

## Design and access Statement

Provision of a one bedroom two storey holiday accommodation unit  
within the existing kitchen utility and store

At  
The Grange  
Thorpe lane  
Fylingthorpe  
Whitby  
North Yorkshire  
15th October 2012

### 1 Historical Information

The Grange is an impressive and large house situated on the main road of Fylingthorpe.. The area is of mixed housing architecturally.

### 2 Existing site and surrounding area

The property is one of many large houses along that area of Thorpe Lane and is situated such that the front and rear gives panoramic views across the countryside

### 3 Proposed Description and Planning Policies

The development will see very little outward change except for the provision of three rooflights and replacement of a door with a window to the front elevation

### 4 Design Principles

The development is so designed so as to blend in with the existing property.

### 5 Construction and Appearance

All materials for the proposal will match as near as possible those of the existing dwelling although as mentioned in paragraph 5 there is very little outward signs of the development. The rooflights and window to the front elevation and similar changes to the rear elevation will enable daylight to penetrate throughout the dwelling and thus save the environmental impact of artificial lighting.

### 6 Environmental Impact

There is no anticipated impact to the environment

### 7 Access

Access is by a new door set where a window is now situated. this replaces one that leads out on to the local pavement giving a much safer access.

