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Riverside Design Group

Barclays Bank House Baxtergate Whitby North Yorkshire YO21 1BW

Mrs H Saunders
Planning team Leader (South)
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

30 November 2012

Your Ref: NYM/2010/0386/FL

Our Ref: MJM/SK/8640

Dear Mrs Saunders

Design & Access Statement for proposed small single storey extensions and the addition of a dormer window to the rear roof slope of the dwelling to improve the levels of accommodation space at Tamarind, Church Lane, Fylingthorpe, for Mr D Vasey.

The building, which is the subject of the accompanying application, is of traditional stone and pantiled construction and was erected some thirtyseven years ago. The property is accessed via a private driveway, leading from the highway, this being Church Lane.

The proposed small extensions, amounting to a little over 14 sq m are designed to provide an en suite bathroom to the main bedroom and to enlarge the floor area of the current breakfast room to improve the existing levels of accommodation. It is also proposed to add a dormer window, of a similar size and pattern to the existing dormer window, to the rear roof slope, the dormer would be roofed in matching red pantiles and have cheeks and fascia constructed using milled lead sheet.

It is proposed that the rear bathroom extension would be constructed using matching red traditional clay pantiles over walls of reclaimed red brick, matching the existing garden retaining walls, and the breakfast room extension would be formed using a brown stained timber frame over matching natural stone walls and roofed with the matching red pantiles described above, to relate to the existing entrance porch.

The existing access and parking arrangements will remain unchanged by the proposals, existing mains drainage and services will be unaffected similarly.

For and on behalf of Mr D Vasey

