

**Proposed Extensions - Wykewood, Downton Road, Staintondale**

Job Ref 1211 Previous planning Ref:- NYM/2009/0631/FL

**Design and Access Statement :- Amended Design GBA Drg No 1211/P1**

**Proposed Development**

It is proposed to demolish the conservatory and extend the existing single-storey dwelling to provide additional bedroom space and a sun room

**Constraints**

***Planning Matters***

The development site lies within the North York Moors National Park and the planning policies of the NYMNP Authority have been referred to. In particular, the design advice contained in the LDF Supplementary Planning Document Design Guide Part 2:- Extensions and Alterations to Dwellings

***Planning - discussions and negotiations***

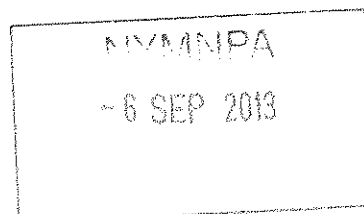
At a meeting with NYMNP planning Officer Helen Webster on 19<sup>th</sup> August 2013, a number of issues regarding possible alterations to the approved plans were discussed. In general, it was thought that:-

- Materials should respect the existing character of the local area with lime mortar pointed stone walls, clay roofing tiles and simple timber casement windows.
- A solid tile roof might be acceptable for the conservatory, but the roofline should be kept slightly below that of the existing building

**Development Design Proposals**

The amendments to the approved design proposals for the extensions take into account the various constraints and design parameters identified above and the principal revised elements of the scheme are as follows:-

- The design aims to replicate the style, scale and character of the local architectural tradition with coursed limestone rubble walling, a new Old English clay pantile roof over the entire dwelling and simply proportioned timber casement windows.



- The conservatory design is amended to incorporate a solid clay pantile roof, with the ridge line slightly below that of the existing building.
- The approved metal flue pipe is replaced by a new brick chimney stack. (Note: - whilst it is appreciated that the NYMNPA design advice is to avoid external stacks, in this case this replaces a similar existing stack on the west elevation. In addition, this is now re-positioned on the east elevation and will therefore be screened from view)
- In addition, the existing unsightly timber barge boards and soffits will be removed, with the roof tiles directly bedded and pointed at eaves and gables. The existing white plastic fascia gutters will be replaced by metal half round gutters supported on galvanised rise and fall brackets and finished gloss black.
- The internal layout is altered slightly. The net floor area is unchanged.
- No decision has yet been taken on the type of heating but in the absence of piped gas, consideration could be given to the utilisation of an air-source heat pump for space heating requirements.

### Access

As before, the development will be accessed from the existing private drive. Resident and visitor car parking will be provided on the existing hard-standing areas. Emergency vehicle and pedestrian access will also be from the existing drive.

The external design levels will allow gentle ramping to the new entrance door to allow much improved accessibility.

*Greg Braithwaite 1/09/2013*

