

Job No 1439

BUMBLE BEE HOLE, HARWOOD DALE, SCARBOROUGH YO13 0LA

Proposal for alterations to the existing dwelling

Design and Access Statement:

1 Background Information and Site Location

1.1 Our client is the owner of Bumble Bee Hole - a traditional stone house with pantile roof on a site of approximately 12 acres close to the village of Harwood Dale. The house is surrounded by its own land and not in close proximity to any other houses.

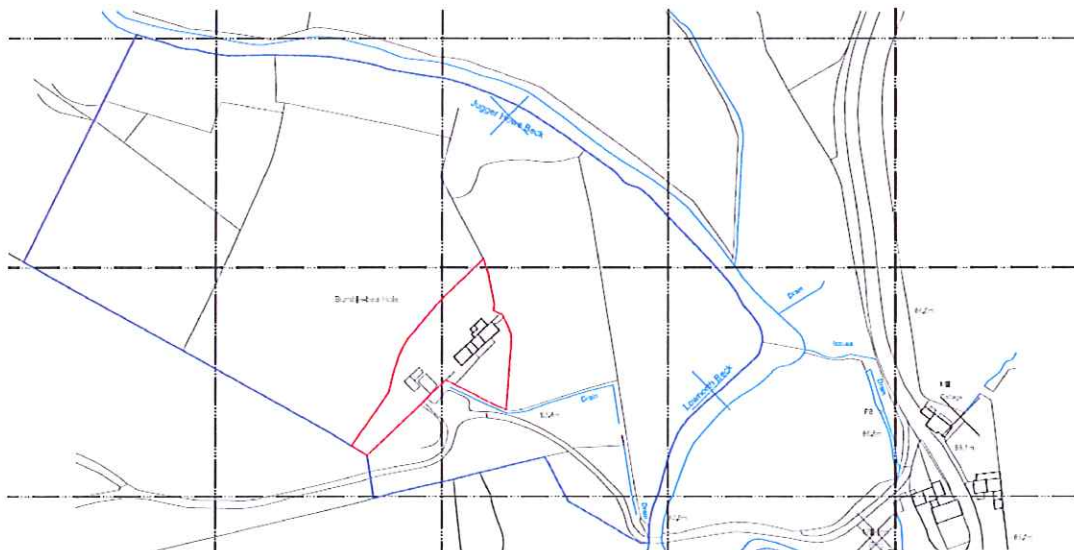


Fig.1 Location Plan

2 Existing house:

2.1 The oldest part of the house is 2 storey and more recent areas are single storey with some rooflights. Over the years the house has been altered and a number of extensions have been added, not always in a manner sympathetic to the original house. These include an inappropriate lean-to conservatory structure which at present is connected to the main entrance to the house.

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Fig.2 Part south-east elevation, the original house



Fig.3 Existing entrance area and conservatory



Fig.4 North west elevation

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Fig.5 Entrance doors to the conservatory



Fig.6 Part south-east elevation with conservatory

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3 Proposal

3.1 Our client wishes to implement a scheme for improvements to the house by removing the conservatory and constructing a single storey extension with new entrance hall, utility and cloakroom. This will enhance the appearance of this side of the house and will be done in a manner sympathetic to the existing house, as well as providing improved accommodation.

4 Design Considerations

4.1 The proposed changes will use traditional materials and detailing, sympathetic to the original building to enhance the appearance of this part of the house, which at present unattractive.

4.2 The proposals will improve the appearance of the house by removal of the conservatory.

4.3 Associated work to the adjacent ground floor study and bedroom windows will remove inappropriate projecting windows (which are leaking and damaging the fabric of the building) and revert to windows in plane of the wall using the original openings.



Fig.7 Part south-east elevation with conservatory and newest part of the house

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5 Access

- 5.1 Access for vehicles and pedestrians is via the existing track which leaves the road at the Mill Inn, Harwood Dale. The proposals will not alter this arrangement and there will be no changes to parking provision or arrangements.
- 5.2 Access to the house remains in a position close to the present entrance and will comply with current Building Regulations as appropriate.



Fig.8 South-west gable end and parking area

Refer to drawing nos. 1439-01A, 02A, 05A, 06A, 07A, 08A for further details.

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