

**DESIGN AND ACCESS STATEMENT**

**FOR  
SUNROOM EXTENSION  
AT  
VIRGINIA COTTAGE  
SPIKER'S HILL FARM, COCKRAH ROAD, WEST AYTON YO13 9LB**

NYM / 2013 / 0 2 2 1 / F L

**CONTEXT**

Virginia Cottage is situated within the curtilage of Spiker's Hill, a working farm. Spiker's Hill Farm is isolated and located at the northernmost end of Cockrah Road, to the north of the village of West Ayton. Virginia Cottage is linear in form with a shallow pantiled roof and rendered walls with etched stone coursing lines. The irregularly spaced windows are small paned white upvc casements.

**PROPOSAL**

This application is to construct a new Sunroom extension to the northern gable end of the cottage.

**AMOUNT OF DEVELOPMENT**

The new Sunroom will be 5.3m square, with a 1.5m projecting glazed gable to the west front. The Sunroom will be single storey with a ridge height of 4.4m and an eaves height of 2.4m.

**LAYOUT**

The new Sunroom is additive in form, with the main body of the Sunroom having a roof that is pitched in the same direction as the host property. To catch midday and afternoon sun, there will be a projecting glazed gable to the west elevation.

**SCALE**

The new Sunroom will be of domestic form, scale and mass, appropriate to the host property.

**APPEARANCE**

As the host property is set within a working farmyard, it was considered inappropriate to extend in 'conservatory' appearance. The new Sunroom is therefore of simple, yet substantial, additive appearance.

The walls will be of natural stone, coursed and jointed in traditional manner, with stone quoins. The roof will be covered with pantiles and pitched at approximately 35°, being steeper than the existing roof, but more traditional to the local form. Lintols will be square ended stone faced concrete.

There will be a projecting fully glazed gable to the west elevation, with visually heavy timber sections to the corner posts, beams and gable framing. These timbers will be dark stained or black painted to give an appropriate agricultural appearance.

All of the new windows are full height openings. All new windows and doors will be of dark stained or black painted timber construction to give an appropriate agricultural appearance.

There will be two rooflights to the east elevation and one rooflight to the south elevation.

The rainwater goods will be black finish.



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**ACCESS**

This is an existing house and the new floors will line through with the existing floors. New internal design and arrangement will generally comply with Part M of the Building Regulations.

**SUMMARY**

The impact of the proposals will have no effect on surrounding properties or the surrounding countryside. There will be no overlooking or loss of privacy.

The extensions will be of appropriate form and scale to the host property.

External materials will be appropriate to the working farmyard in which the host property is situated and will be traditional to the character of the North York Moors National Park.

The proposals will have no adverse effect on the character or appearance of the property or of the North York Moors National Park.

**The proposals are in line with and satisfy the criteria of North York Moors National Park Local Plan.**

**The proposals are in line with and satisfy the criteria of the National Planning Policy Framework.**

**BARRY DENTON BScHons DipArch RIBA**  
**Chartered Architect**

11<sup>th</sup> April, 2013

12 APR 2013



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