



### **DESIGN STATEMENT**

The extension to Hempsyke Farm Cottage is located on the northeast end of the existing building in order to keep the present vehicular access as it is. The ridge line of the lowest roof is carried through into the new extension which uses the slope of the site to end up with a 2 storey frontage facing northwest across the valley. The design of the extension also provides a degree of enclosure to exploit the path of the sun and construction will be made as airtight as possible. Triple glazing will allow the sun to heat up the ground floor in winter, while thermal gain in the summer will be controlled by openable rooflights over the mezzanine floor together with French doors at ground level.

The double garage is located on the south side of the cottage with the ridge again matching the lowest roof on that side to help maintain the balance and symmetrical nature of the existing cottage. Materials will be mainly stone and slate to match those already on the site, but significant areas of glass and timber framing will be introduced on the more private elevations. The front door of the existing cottage will be retained as a shutter but the actual entrance will be relocated into the corner where the extension abuts the original house (currently the secondary door).

In order to accommodate the extension it is necessary to extend the curtilage of the existing cottage. The additional land involved is owned by the applicant and his brother, and whilst it does form part of an agricultural holding (which has been farmed on an annual renewable lease for a many years) the land take is not significant to affect its operation.

### **ACCESS STATEMENT**

There is no change to the existing vehicular access proposed, the garaging taking up area currently used as hardstanding or field. The relocation of the front door into the corner improves access for people with disabilities by making the change in level more gradual. Once inside, the steps down to the lower floor level of the new extension will be designed such that they can be remodelled to accommodate a stair- or platform lift at a later date should the need arise.

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HEMPSYKE FARM COTTAGE  
SNEATON, Nr Whitby YO22 5HY  
EXTENSION & 2 GARAGES  
DESIGN AND ACCESS STATEMENT  
MAY 2013

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