

DESIGN AND ACCESS STATEMENT

FOR

PROPOSED CONVERSION OF EXISTING STABLE TO
EXTEND LOUNGE

AT

NEWLANDS COTTAGE
NEWLANDS ROAD
CLOUGHTON
SCARBOROUGH

PLANS
20 JUN 2013



EXISTING STREET VIEW

FOR

Mr. D M WARD & Ms. V A STEWARD

CONTEXT

It is proposed to convert the adjoining unused stable to provide an extension to the lounge. A new window to the front elevation is required and patio doors to the rear elevation. It is proposed to install a wood burning stove as secondary means of heating. This would require a new flue and chimney. It is also proposed to replace the existing roof construction providing new roof timbers and roofing underlay. The existing red clay pantiles would be used on this roof. The roof space over the extension would be used as storage space accessed from the first floor bedroom through a small door. An 800 x 800 mm rooflight on the rear elevation would be required.

AMOUNT OF DEVELOPMENT

The lounge extension floor area is 11.6 sq. meters.
The storage space over floor area is 11.6 sq. meters.

LAYOUT

The layout is as shown on plans.

LANDSCAPE

No landscaping is proposed

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ACCESS

The access is as existing.



EXISTING REAR ELEVATION