

NORTH YORKSHIRE  
18 MAR 2014

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**PLANNING DESIGN AND ACCESS STATEMENT**

**PROPOSED EXTENSION AND ALTERATIONS TO  
BROOK COTTAGE, WATERLOO, GROSMONT, WHITBY**

**FOR**

**MR. G. & MRS. K. HENDERSON**



imaginative architecture + engineering design

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## CONTEXT

Brook Cottage is a detached two storey three bed dwelling with a single storey kitchen extension built onto the rear along with an attached flat roof garage over the rear yard.

Brook Cottage is located in the village of Grosmont in an area called Waterloo, off the main street and behind Hazelwood Tea Rooms and the Art Gallery and Café.

The North gable of the property faces the road, whilst the front and main entrance faces East onto a garden area. The South gable sits on the edge of a large retaining wall overlooking the Murk Esk River and wooded hillside beyond. The rear faces West that is downstream and towards the railway.

Waterloo is a single width private road leading to a number of residential properties and with access to the rear of those on Front Street.

Because Waterloo falls down hill and Front Street rises from the railway bridge up to the station the property is not readily visible from the public highway.

Brook Cottage has a pleasing simple front elevation with Georgian style windows to each side of the front entrance door, with white painted render walls under a pantiled roof and was probably built around the 1880's/1890. Unfortunately various alterations carried out over time combined with ill-matching extensions to the rear and a lack of maintenance has resulted in a rather tired dwelling in need of some care and attention.

## PROPOSALS

The applicants wish to refurbish and rebuild the extensions on those footprints along with increasing the height of these in order to create a family home. By careful use of materials, and design using steps in roof heights, the accommodation required by the clients has been achieved in accordance with NYMNPAs policies and to the satisfaction of the Officers.

The main cottage is to be re-roofed using natural slate and natural stone copings reintroduced. The render is to be renewed and painted white. New matching windows in timber will be fitted and also painted white. A new porch is proposed on the front elevation positioned centrally in order to realign the entrance on this elevation. This provides symmetry and simple elegance to the front elevation.

The existing chimney stacks will be lined and rebuilt.

The reconstructed extensions to the rear will also be rendered to match the cottage, roof s clad in natural clay pantiles and natural stone copings added. Timber windows and door will be painted.

The front garden and rear yard areas will be tidied and landscaped. A rear boundary wall will extend to the river to provide privacy and a timber door in the wall will provide pedestrian access for the owners to the rear.

A balcony over the river will match the proportions of that to Dene Cottage the neighbouring property to the East.

A Garage will replace the existing for the applicants car.

These proposals are considered to provide a significant visual improvement to the property which is also of benefit to this area of the village.

The front of Brook cottage is approximately 19 metres away from Dene Cottage to the East.

The north elevation is approximately 4.5 to 5 metres away from the Hazelwood Tea Rooms opposite.

The rear elevation to the West is approximately 26 metres from the public conveniences and 30 metres from the junction with Front Street, Grosmont.

The South elevation is on the edge of the river facing woodland on a rising hillside with countryside beyond.

### **SUSTAINABILITY**

It is proposed to significantly increase the insulation in the dwelling by use of Kingspan or similar below new concrete ground floors, between the existing timber joists at first floor and within the roof.

The external walls are to be insulated internally by means of lining these and also externally between the brickwork and the new render.

The installation of an energy efficient form of heating is also proposed consisting of either an air source heat pump or high efficiency condensing oil or biomass boiler.

Solar PV panels may also be attached to the rear south facing roof.

These combined proposals will significantly reduce the existing energy consumption of the property.

The use of local contractors is proposed along with reclaimed and natural materials from local suppliers which will ensure the carbon footprint is kept as low as possible.

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**CONSULTATION AND POLICIES**

The applicants have been in discussion with National Park Planning Officer regarding these proposals over a number of weeks and negotiations have taken place and been agreed in relation to the proposals as submitted. Emails dated 13<sup>th</sup> March from Mrs. Ailsa Teasdale, Senior Planning Officer confirms their acceptance of this proposal.

Therefore these are considered to satisfy the following policies:

Core Policy A	Delivering National Park Purposes and Sustainable Development
Core Policy G Development Policy 3	Landscape, Design and Historic Assets Design
Core Policy J Development Policy 19	Housing Householder Development

For these reasons consideration for approval of this application is requested.