

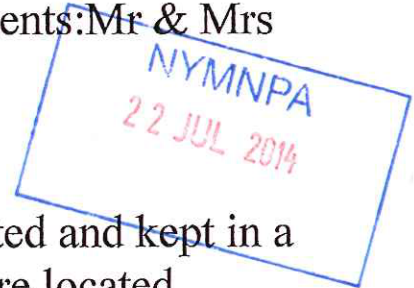
Chartered Institute of
Architectural Technologists

CHRIS C. DENT, MCIAT
BUILDING PLANS DRAWING SERVICE

UNIT 9
HOME FARM
MILL LANE
STILLINGTON
YORK YO61 1NG

Design and Access Statement. Convert garages and outbuildings into ancillary living accommodation for a member of the family.

Linglands Cottage, Gowland Lane, Cloughton. Clients: Mr & Mrs David Cockrill owners. 13 July 2014.



Design process.

The existing buildings have been regularly renovated and kept in a form to enhance the National Park in which they are located.

The south facing roof has had solar panels fitted to allow an element of self sufficiency for the unit, these are to be retained undisturbed.

The whole site is maintained to a very high standard complimenting its location not a problem to the owners who greatly appreciate there living environment.

It is easy to convert the existing structure with all of its existing openings retained just adjusted to suit new requirements. The existing fabric/ shape will be restored to allow full views internally being available. General restoration works are to take place to ensure the continuing use of the buildings for a long time in the future.

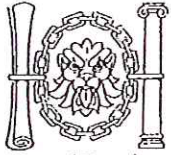
A glazed link is proposed to link the new and old building but avoiding any damage due to fabric of the retained structure, I.E. no interconnection of a new roof to the existing pantiled areas.

The extension is to be built in matching local stone with a natural clay pantiled roof, window to be painted wood with doors either painted or stained as appropriate. The location of the extension is so placed to protect the courtyard feature created to be protected from the roadside noises and the dust produced by passing vehicles. A tree/shrub area will be maintained to add a little natural colour to the road side

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elevation for the public view to be enhanced when passing or visiting the site.

The brief from the clients was to convert the buildings into a self contained apartment for there son to give him an element of independence but with continued close relationship with them.

Daniel Cockrill the son is a full time worker within the boarding kennels & cattery business run from the site and over the years regularly supported by the North York Moors National Park planning authority a fact much appreciated by the applicants and agent alike.

Use.

The whole project is just to create ancillary domestic accommodation for the use of Daniel Cockrill the middle aged son of the household allowing him to continue to live and work the business with his family but with an element of self sufficiency.

Layout.

The existing building runs parallel with the entrance elevation of the cottage that will create a greater element of security to all the building on the holding, any vehicle movements will have to be across this common elevation location. The proposed link and extension are located to create an enclosed courtyard feature to protect the property and lower the noise levels from the vehicles travelling along Gowlands Lane. The features of the extension will match totally the existing main structure.

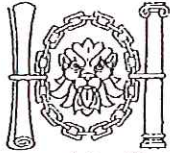
Modest one bedroomed accommodation is to be created as close family ties will be retained but with Daniel having a larger amount of independence.

The layout is so designed to use the existing building to form the main accommodation area with a nominal extension to house essential traditional facilities such as a bathroom/utility/coats and hall.

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Scale.

The whole of the existing building is to be used for the new accommodation with a glazed link at 3.1m x 2m 6.2m² and a facilities area of 4.3m x 4.6m 19.78m², giving a modest total increase of floor area of 25.98m².

Appearance.

The new structure is to be built in materials to match the existing with stone walls pantiled roof painted windows and doors to look totally in keeping with the retained building even when restored.

The project will create a fully integrated look for the passing public with the kennels style units being hidden from view generally, stone and tiled buildings would now be the view from the road.

Landscape.

Existing landscaped areas to be retained but improved to create a natural/soft look to the passing public and a welcoming view for customers dropping off cats and dogs for there stay at Linglands Cottage, to enhance the very desirable reputation the Cockrill have built up over the years they have been in residence and business.

Access.

No changes are proposed to the access to site or the parking arrangements as these work very well as previously approved.

Distribution.

North York Moors National Park
Mr & Mrs David Cockrill.
File.



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