

Design & Access Statement including Heritage Statement

Proposed Alterations to Existing Dwelling, 1 Brow Cottages, Green End, Goathland, North York Moors National Park

1. The Site

- a. The site is located within North York Moors National Park in Green End, Goathland.

2. The Existing Property

- a. The existing property is a Grade II listed semi-detached dwelling situated in Green End, Goathland. The 2-bed Cottage overlooks a garden to the north, which includes outbuildings positioned to the north-east and south of the property. The original dwelling is of stone construction with a pantile roof.
- b. Throughout its history, the existing dwelling has been developed and altered, including roof repairs, new windows, extension to outbuildings and internal alterations to provide a bathroom.

3. The Proposals and Amount of Development

- a. The proposal involves
 1. Addition of proposed 'catslide' dormer to be constructed over existing stairs to allow existing attic room to be used in a safe manner. Dormer to be finished with lead cheeks and roof with traditional lead rolls.
 2. The addition of one conservation roof window required to provide means of escape from the attic.

4. Use

The attic room is currently unusable and unsafe, therefore by carrying out the proposed alterations our clients are hoping to create a more usable living arrangement within their property that is more tailored to their needs.

5. Appearance

- a. The proposed alterations would not create any adverse effect on neighbouring properties, as the alterations have been designed to be sympathetic to the surrounding area and subservient to the existing cottage.
- b. The proposed dormer would overlook the rear garden to the north and would have no impact on the immediate cottage frontage, with a minimum impact on the side elevations.



6. Massing and Scale

- a. The only changes in massing would be the addition of the dormer to the rear elevation of the property, in principle the mass of the dwelling would remain the same.
- b. Scale of the dormer has been kept to the minimum to allow safe access in the attic rooms.

7. Size & Proximity to Boundaries & Neighbouring Properties

- a. The existing house is in excess of 27m from the northern boundary (formed by neighbouring properties and planting), in excess of 5m from the southern boundary (formed by an open boundary), in excess of 2m at its nearest point and 20m at its furthest point from the eastern boundary (formed by an open boundary and stone wall). The northern and western boundary is formed by the existing dwelling.
- b. The proposed alterations would cause no changes to the existing proximity to boundaries, or to the footprint of the property.

8. Materials

- a. The proposed dormer would be finished with lead cheeks and roof with traditional lead rolls, and the window would be timber, painted.

9. Access

- a. Access to the property would be unaltered.
- b. Access around the site would be maintained, with the pedestrian and vehicular access from the main road remaining unaltered.
- c. Access to the attic rooms would be greatly improved.
- d. Access for the emergency services would not materially change.

10. Heritage

- a. Planning Policy seeks to protect the character and appearance of the National Park. The proposed alterations have been designed sensitively as described in the Design and Access Statement above. Consequently, the character of the National Park would be preserved.

