

Richard Green

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NYMNP Planning Dept.
 Re: Siphon Brow Cottage.

08-08-2014.

DESIGN AND ACCESS STATEMENT.

THIS PROJECT IS TO PART CONVERT AN EXISTING OUT-BUILDING. ITS CURRENT USE IS AS A DOMESTIC GARAGE AND STORES.

THE PROPOSED USE IS AS A HOLIDAY COTTAGE WITH DOMESTIC GARAGE SPACE RETAINED. CONSTRUCTED IN 2002 WITH STONE GUTTY WALLS AND CLAY PAINTED ROOF, LITTLE ALTERATION IS REQUIRED.

THE PROPOSED HOLIDAY COTTAGE WILL CONSIST OF A SINGLE BEDROOM, WITH THE OPTION OF A SOFA BED IN LOUNGE, WITH SEPARATE ACCESS TO THE SHOWER-ROOM.

THE CURRENT PARKING/TURNING AREA WILL PROVIDE ADJACENT VISITOR PARKING ALONG WITH GOOD SEPARATION FROM THE HOST DWELLING.

THE EXISTING SCREEN HEDGE AND BOUNDARY FENCE WILL BE RETAINED, AND OFFERS PRIVACY TO THE ADJOINING DWELLING TO THE REAR.

NO OVERLOOKING OR LOSS OF AMENITY ISSUES WILL AFFECT EITHER NEIGHBOUR. THE COTTAGE WILL OFFER NEAR LEVEL ACCESS FOR DISABLED VISITORS.

THE COTTAGE WILL BENEFIT FROM SPECTACULAR COUNTRY VIEWS, WHILST BEING CLOSE TO NEARBY HOLIDAY AND COASTAL AMENITIES.

NYMNP
 22 AUG 2014

Structural Report.

THIS OUT-BUILDING WAS CONSTRUCTED IN 2002, AS A WHOLLY NEW-BUILD STRUCTURE.

BUILT WITH STONE FACED GUTTY WALLS FROM NEW CONCRETE FOUNDATIONS, NEW FLOORS AND RETAINING WALLS ETC. IT IS NOT LIKE THE USUAL 'BARN CONVERSION' PROJECT.

DURING THE COURSE OF CONSTRUCTION, NORMAL INSPECTION VISITS WERE CARRIED OUT BY SCARBOROUGH BOROUGH COUNCIL BUILDING CONTROL SITE INSPECTORS TO ASSESS AND APPROVE ALL MAJOR STRUCTURAL ELEMENTS.

THIS BUILDING HAS SUBSEQUENTLY BEEN MAINTAINED IN GOOD CONDITION BY THE APPLICANTS.

RICHARD GREEN.