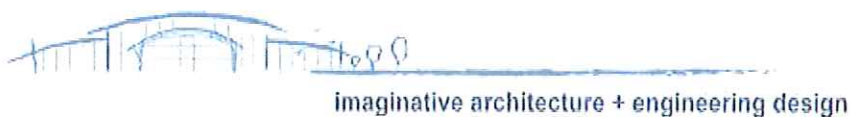


DESIGN AND ACCESS STATEMENT

**EXTENSION AND ALTERATIONS TO COACHMAN'S COTTAGE
AISLABY, WHITBY, YO21 1SY
(Rev B)**

FOR

MR. & MRS. F. LESLIE



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1.0 GENERAL

1.1 Statement

This statement is produced to accompany the planning application to North York Moors National Park for extension and alterations to the side (West) and front (South) of the dwelling.

Details of the proposals are shown on drawings:

D10632-01	Location and Block Plan
D10632-02	Existing Plan and Elevations
D10632-03	Proposed Plans and Elevations

1.2 The Building

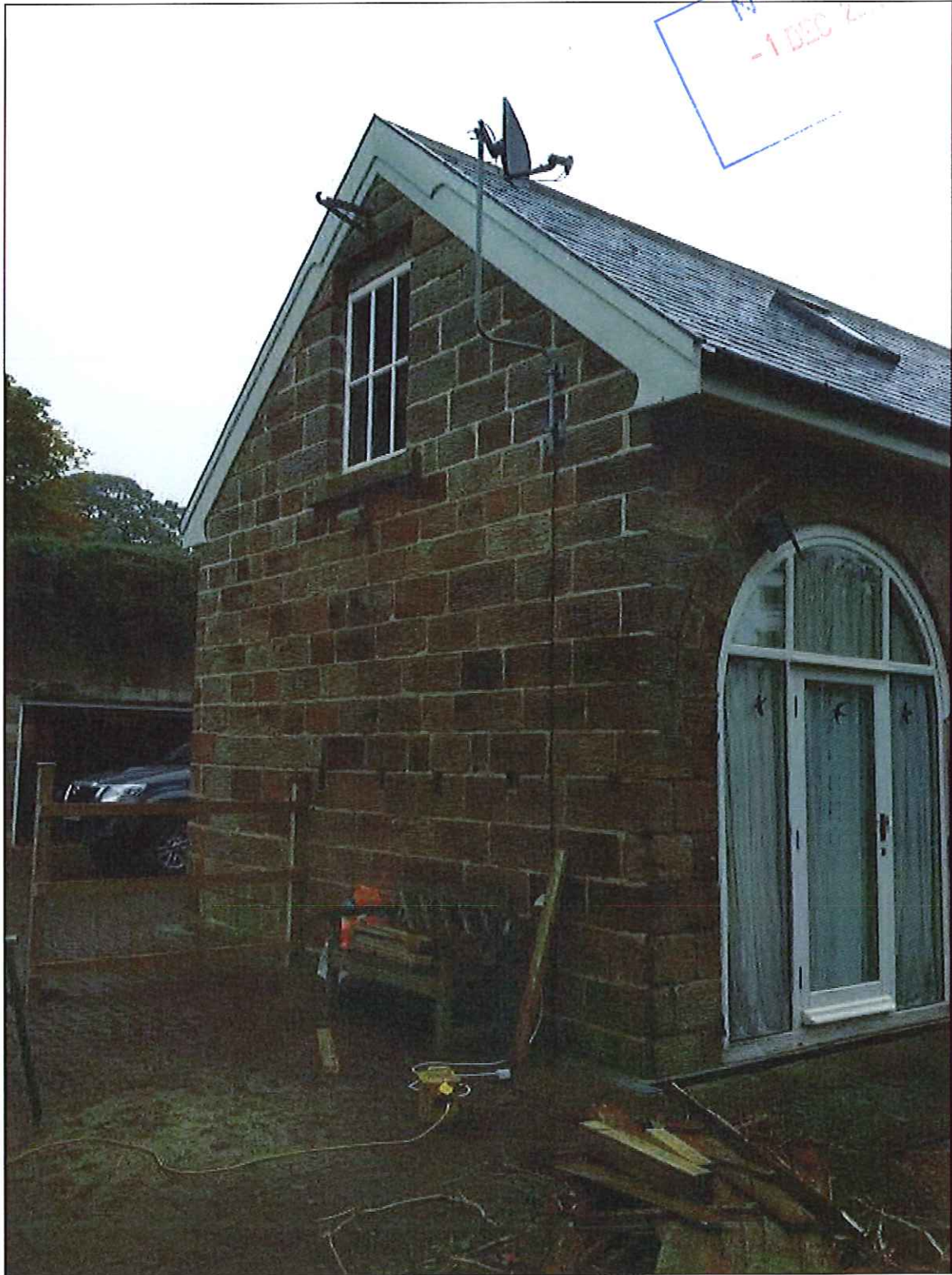
The house is situated to the South West of the main village and is access via a private road that runs South off the Aislaby to Egton Road.

It is constructed in a traditional manor with the house being of coursed stone walls and natural grey slate roof. The house has a number of detailed stone features such as window surrounds and dormer facades.

The adjacent attached former stable block has been converted into living accommodation, it is single storey but with a large roof space formerly a hayloft. The pulley still exists to the West gable.



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-1 DEC 2014



Photograph 1
West Gable



**Photograph 2
South Elevation**

1.3 Liaison

Recent liaison has occurred between the Client and Area Officer of the National Park in respect of general advice and boundary treatment.

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2.0 PROPOSALS

2.1 Description

The proposals are illustrated on drawing D10632-03. They involve the construction of two extensions to the property. One to the front (South) elevation to create a garden room and a second extension to provide improved living accommodation.

This specific requirement for improved accommodation is driven by the needs of the family and is explained in more detail, see section 2.3.

2.2 Design

The two storey extension is designed as a continuation of the existing Stable Block.

Wall and Roof detailing have been replicated to give the impression of originality, as though it was built with 4 bays, which could well have been the case at the time of construction. The glazed arched opening has the same level of detail as the original openings with a plain sawn stone arch.

The slate roof will finish with a timber barge board and the gable will house a high level window to match the current hayloft opening.

The rear will remain plain as the existing elevation.

Rooflights are to be inserted, they will be at different heights to the existing and different sizes to avoid regular consistency which is unlikely to have occurred in traditional 'non-domestic' buildings.

The 'Garden Room' has been designed to help with the layout requirements of the occupants and also to enjoy the views. The glazed South gable specifically contrasts with the stone walling elsewhere to avoid visual conflict between this and the original building elements.

The materials proposed are to be traditional with slate roofing, stone side walls and oak framed glazing to the gable.

2.3 Justification/Requirement

Our clients and owners Mr. & Mrs. Leslie have lived in the property for a large part of their lives but now as an elderly couple cannot live independently.

Fortunately they have a supportive extended family that are keen to help Mr. & Mrs. Leslie live at Coachman's Cottage. The alterations will provide a large independent ground floor bedroom area by extending the existing bedroom. The additional space will facilitate the essential hoisting process which involves 2 carers and associated equipment. Mrs Leslie is permanently wheelchair bound.

The new areas will be large enough to allow good wheelchair accessibility around the room along with their own lounge area.

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The additional alterations will provide family accommodation to ensure constant support and care for Mr. & Mrs. Leslie. The original main house does not provide areas suitable or large enough for current living standards. The largest bedroom in this area is less than 9m² in floor area and there is no first floor bathroom.

As you can see the roof area helps to create the required bed and bathroom space and the garden room creates a living area.



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3.0 CONTEXT

3.1 Policies

This application is likely to be considered in relation to the following policies.

Development Policy 3	Design
Development Policy 19	Householder Development

3.2 Development Policy 3

This policy seeks to ensure that the basic guidelines of good design are considered and allowed to influence the design of all structures.

The following have been considered and the proposal stands up against this criteria:

- Siting, Orientation and Layout; ensuring the special amenity of the area including buildings and landscape is not diminished.
- Scale, Height and Massing; as described in 2.2 these issues have been very much part of the design solution.
- Detailing; this has been kept traditional and reflects the existing buildings.

3.3 Development Policy 19

The requirements of this policy reflect those required by Development Policy 3 and therefore section 3.2 refers.

It should be noted that there is no affect on the amenity of neighbours due to the orientation and layout of the house. The closest building is over the road and sits to the East which is substantially away from the proposals.

The location plan drawing D10632-01 shows the extent of land owned and as you can see the site is large.

4.0 ACCESS

4.1 External

This is not affected by the proposals.

4.2 Internal

All new areas have been designed to comply with the Building Regulations Approved Document Part M.

This ensures an inclusive environment is created.

In this particular scheme the accessibility is of major important. The actual area from the car parking positions is unusually level for this part of the National Park and this allows direct level access to all ground floor areas.

