

**Proposed Demolition of Log Store & Erection of Single Storey
Rear Extension
3 Thorpe Green
Fylingthorpe
Whitby
North Yorkshire**

**Design and Access Statement
Heritage Statement**

Feb 2015



Introduction

The Design & Access Statement has been prepared as required by the Town & Country Planning Act 1990 (as amended by the Planning & Compulsory Purchase Act 2004) and (amended by General Development Procedure (England) 2006). This document has been written in accordance with National Planning Policy advice given in Circular 01 / 2006 (DCLG) "Guidance on Changes to the Development Control System" the level of detail in this document is appropriate to the scale of the application.

The Design & Access Statement relates to a planning and conservation area consent to, "remove a redundant outbuilding and construct an oak and glass flat roof garden room to the rear of an existing dwelling in Fylingthorpe." The application has been submitted to the North York Moors National Park Authority.

The purpose of this statement is to illustrate the processes which have been undertaken in the development of the proposals, in terms of design and access. The document has been prepared in accordance with the recommendations of the CABE guidance "Design + Access Statements".

The principal intention of this document is to demonstrate the quality of the place proposed by the development, its general accessibility and inclusiveness.

Pre-Application Discussions & Negotiations

Formal pre-application advice has been received the previously refused scheme has been amended following a meeting and various discussions between Ms U. Bradwell, the Architect, Mr S. Cooper, Mrs H. Saunders, Planning Team Leader and Mr M. Hill. The large central glazed roof lantern has been omitted in lieu of 3no smaller flat roof lights, the roof of the proposed extension has been made a flat roofing, the extension has been pulled in either side to reduce its length not to lose the definition of the rear stone façade, a stone plinth has been added to the base of the oak posts and the entrance doors have been recessed to replicated the bays of the rear elevation as requested by the planning officers following refusal of our Client's first planning application – planning reference NYM/2014/0517/FL.

The current scheme has been developed taking into account the Planning Officer's advice and is now acceptable has confirmed by Mrs Saunders e-mail dated 23rd February 2015.

Physical Context

The application site is to the rear of 3 Thorpe Green House which sits within the residential area and conservation area of Fylingthorpe, North Yorkshire. The house is a dwelling with a large rear garden.

To the south (rear) of the house is a timber and part stone with corrugated fibre cement roof which was previously used for storage and log/coal shed. The outbuilding is not visible from the road and shows signs of deterioration.



General Character / Streetscene

The application site is located on Main Street, Sledgates and Thorpe Green which is a Conservation area. The property has neighbouring dwellings on both sides.

The application site is situated within the village of Fylingthorpe. The property is bounded on three sides by residential properties. The property lies within the National Park Area though the building has not been listed.

The building has been altered in relatively recent times by previous owners. The property comprises a 18th Century extended two storey stone and slate house.

To the East and West are cottages with large gardens bounded by tall boundary walls and hedges.

Site Appearance / Visibility

The proposed extension is not visible from the road with adjacent residential properties being close up to the roadside and close to the boundaries the rear garden areas are well screened.

Building Styles and Materials

The principle materials for this area of Fylingthorpe are stone, red facing brickwork with slate or pantiled roofs and the existing dwelling conforms to this palette and is constructed of stone with pitched slate roofs. The building also has parapets, stone ornate kneelers, black PVC rainwater gutters and downpipes.

Social Context

The proposal site is within the residential area of Fylingthorpe a Conservation Area.

It states in the Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets that for developments that are not likely to be prominent or intrusive, the assessment of effects on setting may often be limited to the immediate setting, while taking account of the possibility that setting may change as a result of the removal of impermanent landscape or townscape features, such as hoardings or planting which in this instance is unlikely to occur and the proposal will remain out of public view.

A requirement exists under Planning Policy Statement PPS 5: Planning for the Historic Environment to provide information concerning the historic importance of the building in the form of a Statement of Significance of the heritage asset. The significance of 3 Thorpe Green House is not an issue here, as alterations to the fabric of this part of the property, which include the removal of a modern intrusive flat roofed store extension at the rear and two modern bay windows which presently obscure part of the original building, can be seen as having a beneficial effect on the character of the building. The definition of the setting of an unlisted building in a conservation Area, if considered on its own at all, is usually confined to the public view i.e. rear, private garden elevations are generally not cast as 'setting'.

The proposal to construct a single storey rear lean to extension to the dwelling would be in keeping with the local vernacular and of no detriment to the Heritage Asset (Fylingthorpe Conservation Area).

Economic Context

The proposals would provide jobs at the construction phase for local builders, plumbers, electricians etc.

Policies

The Local Development Framework for the area in which the application site is located comprises:

Development policy 3
 Development policy 4
 Development policy 19
 Adopted Design Guide Part 2
 National Planning Policy Framework paragraph 64



With regard to the above policies the proposals seek to fully integrate with the context and atmosphere of the existing area whilst raising the architectural standard with a new design remodelling the rear elevation. The proposal in our view is a reasonable size and scale relative to the existing properties. There will be no adverse impact on neighbours.

Development Policy 3 (Design)

To maintain and enhance the distinctive character of the National Park, development will be permitted where:

■ ***1 The siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment and will not result in the loss of an open space which contributes to the amenity, character and setting of a settlement.***

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■2 *The scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of adjoining occupiers.*

■3 *A high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular.*

■4 *Provision is made for adequate storage and waste management facilities.*

■5 *Good quality sustainable design and construction techniques are incorporated in the development including measures to minimise energy use and where possible use energy from renewable sources.*

■6 *A satisfactory landscaping scheme forms an integral part of the proposal.*

■7 *The design takes account of the safety, security and access needs for all potential users of the development and provides car parking provision in line with the standards adopted by the Authority.*

The proposal would not result in any impact on amenity of local residents, provides a similar comfortable relationship with 3 Thorpe Green House and its grounds and makes the building clearly readable and respects the character of the existing fabric

The proposed extension has carefully considered proportions designed sympathetically to the character of the Conservation Area incorporating careful use of traditional materials and utilising a modern oak timber frame. The materials and details are in keeping with the surrounding area.

The entire South elevation has been glazed full height with slender timber windows. The proposals aim to enhance the appearance of the main stone elevation and to create a usable, comfortable space for the existing occupants.

The scale of the development is in keeping with the surrounding properties as the proposal is a subsidiary structure to the main building, both in form, massing and appearance. The overall appearance of the proposed extension is also in keeping with the local area as many of the adjacent dwellings are detached two storey set in generous plots of stone and slate construction with single storey extensions.

Development Policy 4 (Conservation Area)

Proposals for development within or immediately adjacent to a Conservation Area will only be permitted where they preserve or enhance the character and appearance or setting of the area and where:

■1 **Buildings and features, including open spaces, watercourses, trees, hedges, walls and railings that make a significant contribution to the character and appearance of the Conservation Area are retained and respected.**

■2 The scale, proportions, design detailing and materials of the development respect the existing architectural and historic context with reference to:

a the form, scale, proportions, design detailing and materials of traditional buildings.

b historic plot boundaries and layouts.

c traditional street patterns.

d the relationship between buildings and spaces.

e views into and out of the area.



■3 In cases where the demolition of a feature or building that makes a positive contribution to the character and appearance of the Conservation Area is proposed, there is an overriding justification for the proposal.

The proposal seeks to fully integrate with the context and atmosphere of the Conservation Area, whilst responding to contemporary construction and design opportunities.

Currently there is a timber and stone outbuilding with corrugated fibre cement roof which was used for storage. There is no longer a need for this building and it will be demolished as part of the proposals. We feel that this will greatly improve the site and provide a quality oak framed extension which will not only enhance the appearance of site but enhance the conservation area.

Development policy 19 (*Householder Development*)

Proposals for development within the domestic curtilage of dwellings will need to take full account of the special qualities of the Park's nine landscape character areas and architectural character of settlements and will only be supported where:

■1 The scale, height, form, position and design of new development does not detract from the character and form of the original dwelling or its setting in the landscape.

■2 The development does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling.

■3 The development does not harm the amenities of adjoining occupiers by reason of noise and disturbance, smell or other adverse impact.

■4 In the case of annexe accommodation, the development is ancillary to the main dwelling in terms of its scale and specification, in the case of new build it is physically attached to the main dwelling and in all cases the annexe will remain under the control of the occupier of the main dwelling

Our proposal essentially involves minimal impact to the existing house or any other neighbors. The extended element of the scheme aims to embrace original design features

sympathetically with a simple contemporary flat roof oak structure to the rear of the main house to provide an extended family space. We have purposely stepped in the extension from the main house walls so as to be subservient to the main house.

The proposed extension would not result in direct overlooking of rooms to the neighbor's property nor their amenity space. The extension would not cause any significant loss of light to neighbors as the extension is sited to the South of the property.



The new construction would be a well insulated structure to meet current Building Regulations and the external materials used would complement those of the existing dwelling.

The existing property is two storey and the proposed extension would be single storey. The proposed extension is smaller in comparison to the main dwelling to reflect its subordinate nature in the context of the existing house. This will be consistent with the general scale and character of development in the locality.

The development blends well with the varied type and form of buildings along this side of Sledgates and Thorpe Green, there is no uniformity of dwelling design and in design and siting terms the development will fall within the general parameters of neighbouring developments.

The proposed extension is contemporary in character with an exposed oak frame and full height glazing allowing visibility of the rear stone elevation. The proposed stone chimney breast will be from reclaimed stone from the demolished outbuilding.

Materials

Walls: Stone chimney breast;

Roof: Slates or tiles;

Windows: High performance double-glazed and argon-filled hardwood windows;

Rainwater goods: Black UPVC guttering and down pipes to match existing;

We believe that the standard of design of the proposal and materials are of a high quality. It respects the character of the existing fabric, responds to the locality and has been designed in a highly sustainable manner in respect of its construction and performance.

Site Evaluation

Introduction

It is proposed to construct a single storey flat roof oak framed garden room within the rear garden of the existing house in Fylingthorpe. The existing timber storage building to the west of the site is to be removed. The proposal reclaims and reuses materials where possible, not only to be sympathetic, but to also aid sustainability.

Design Principles .

The design seeks to create a light bright family living space, benefiting from the sun and views of the garden. Our aim has been to create the essential character of a traditional local building. We are expressing a rediscovery of old techniques to create a striking but practical design.

The design is based on using an oak framed structure using mortise and tenon joints with wooden pegs for the new extension. The oak structure becomes part of the beauty and character of the property. We ensure that all the timber on our projects comes from well-managed woodland. Competent registered joiners i.e. FSC certified or PEFC make up the oak structures and timber supplied with supplier's chain of custody registration number to ensure timber is from a sustainable source. We are committed to the use of oak as a core material in our sustainable projects and combine the best of traditional construction methods with modern technology.

Local building materials give towns or districts their own local character and identity. To ensure the individuality of these areas is retained, new development should be constructed of materials appropriate to the area and in keeping with adjoining buildings. The intention is to utilise local natural materials where possible, including stone, slates and timber.

The new oak extension respects the locality, enhancing the character of the Conservation Area in terms of design, scale, massing, height, density, layout, materials and colour. The extension will be relatively modest in size clearly defining the new and the existing structures.

Layout

The extension is to the rear amenity space and provides a clear open plan living space with views of the garden utilising the existing openings of the bay windows for access into the extension.

Scale

The proposed extension has been designed to be appropriate in scale and has the roof space open to expose the oak beams internally.

Landscaping

The existing dwelling already has an established garden area to rear of the property with an existing hedge, wall and fence to the boundaries to give privacy. Our Client intends to relay the stone flags to the patio area as shown on the plans and reset the herb garden further back into the garden.

Appearance

The proposed extension has been designed to look as if the main house has been extended over time, to give the building more character. The materials utilised in the construction have been chosen to sit sympathetically with the surrounding buildings and the conservation area.

The solid walls are to be constructed in reclaimed stone from the demolition to match the main house. The windows will be slender metal casements. The roof will be finished in slates, again to match the main house. The eaves will be exposed oak rafter feet and the rainwater goods will be cast iron effect, in black.

Access

Vehicular paving in the vicinity of the existing dwelling will also be paved with wheelchair friendly materials. Pedestrian route to the entrance of the dwelling will also be paved with even non-slip paving that is suitable for pedestrian and wheelchair use.

Conclusion

The proposals are for a high quality contemporary single storey extension.

In accordance with Policy there is no adverse impact on any features of special architectural interest in fact the proposed oak framed extension will contribute to the character and appearance of the Conservation Area.

This application seeks to fully integrate with the context and atmosphere of the area, whilst providing much needed additional family accommodation.

The proposals for the new extension to 3 Thorpe Green House has been carefully considered to have the minimum detrimental impact on adjoining occupiers and the visual amenities of the area.

The use of materials to match the existing and the adoption of many adjoining details are sympathetic to the local vernacular.

Taking all these factors into account and having regard to all material considerations we trust the Planning Department will support our proposals.

