

DESIGN & ACCESS STATEMENT

March 2015

**RAVENHURST,
CHURCH ROAD,
RAVENSCAR.
YO13 0LZ**



Client: Mr & Mrs D. Russell

Agent: Hayes Associates

This Design and Access Statement is submitted in support of a planning application for the conversion, part demolition and rebuilding of the former domestic garage, to form a sun room, with glazed bay. In addition a free standing, domestic garden shed will be erected.

DESIGN

Physical Context

The application site is located adjacent to the cricket ground, in the coastal village of Ravenscar.

Site Area & Boundaries

The site extends to 1,583m² in area and the existing garage is 17m². The additional floor area created by the bay is 4m². The garden shed will be a standard domestic, timber garden shed, approximately 3m x 4m.

Social Context

Domestic dwelling property within one ownership.

Local Distinctiveness

There is an eclectic mix of houses and traditional agricultural buildings in the locality. Ravenhurst is a typical example, early 20th Century architecture, a steep pitched, gabled property with pitch faced coursed stone and dressed quoins.

Sustainability

The proposal includes insulating the walls and roof and the glazed bay will exploit the orientation to enjoy solar energy.

Community Safety

The upvc sliding doors will have a high security locking system.

Use

The purpose of the conversion from a domestic garage to a sun room, is to exploit the views of the garden and make the garden area interact with the dwelling. The Garage was not used for parking and houses the boiler and gardening storage. The provision of the garden shed will release the area for recreation.

Appearance

There will be very little difference in appearance apart from the bay window provision. The shed will be within the mature shrubs and garden features and will be virtually concealed.

Access

Vehicular & Transport Links

There will be no changes.

Refuse & Storage

There will be no changes.

