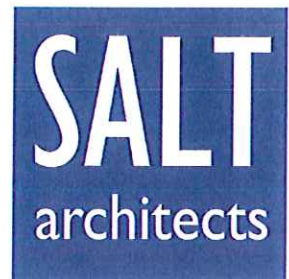


NYM / 2012 / 0 0 3 3 / L B 1

## Design and Access Statement

Riverview Cottage  
Hackness  
Scarborough  
YO13 0JW

M and R Johnson



August 2011.

**Contents:**

**Introduction**

**Background Information**

**Physical Context**

**Photographic Record**

**Design**

**Conclusion**



## **Design and Access Statement**

Rear extension at Riverview Cottage Hackness Scarborough YO13 0JW

### **Introduction**

This report has been prepared on behalf of our client to support a full Planning Application for a rear extension for a new bedroom and en-suite shower room at first floor level with a study on the ground floor.

### **Background information**

Description: The site is located at Riverview Cottage Hackness Scarborough YO13 0JW, and is presently a stone walled and pantiled roofed cottage elevated above the nearby roadway. The rear garden area will be the site of the proposed extension. It is proposed that the new extension will be built adjoining the existing dwelling. The new extension will be built towards the North of the existing dwelling.

Applicant: M and R Johnson

Agent: SALT Architects, Woodend Creative Centre, The Crescent, Scarborough, North Yorkshire, YO11 2PW

### **Physical context**

The site is located within the rear garden of the dwelling and access to the site is presently via an existing drive leading up to the raised timber decking on the West of the dwelling and onto the site.

The garden slopes upwards to the North.

All main services are connected to the building.



NYMNP

16 JAN 2012

### Photographic record

Photograph 1:  
South Elevation of the existing house  
from the roadway. This will be the front  
elevation to the dwelling. The two  
storey extension is to the rear of this  
elevation and below the existing ridge



Photograph 2:  
West Elevation where the extension will  
start just to the rear on the dwelling



**Design**

The design has been generated after careful consideration of the information in the NYMNP design guide for dwellings and the rear extension suggestions:

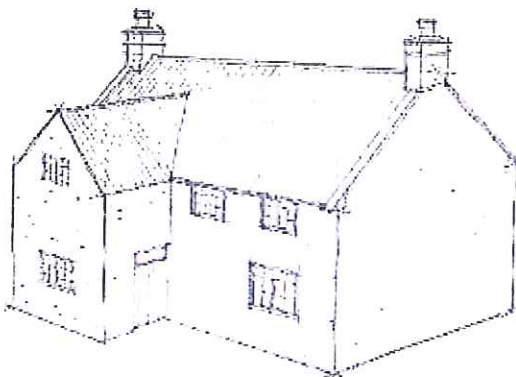
**3.2 Rear Extensions**

Although a rear extension may have less immediate impact on the street scene, the same subservient approach is required and care should be exercised to ensure that the mass of the extension does not adversely impact on the space about the dwelling or the neighbouring properties.



A simple lean-to extension ensures the rear aspect of the building remains the dominant form and is a traditional way of extending.

As with side extensions, the gable width of a two-storey extension should be narrower than that of the main building enabling a lower roof height, and the side wall should be set in from the gable. For single storey lean-to extensions, the eaves wall should be greater than the depth of the extension to achieve the right proportions.



A two-storey extension maintains the eaves line of the original building but being narrower, its ridge is below the original roof ridge line.

NYMNP

16 JAN 2012

The design is focused on the roof to ensure its ridge is below that of the ridge to the existing main roof and complies with the design guide recommendations. The reclaimed pantiles will be used as much as possible to maintain the overall appearance of the roof. The new wall to the West elevation is also set back from the existing main West wall to maintain the outline of this wall against the extension.

The accommodation is predominantly around the main bedroom at first floor level with its en-suite shower room. This has the benefit of stretching from North to South and has the side elevation facing West.

The side entrance to the house is retained and enters into the entrance hall area which acts as a utility and boot area.

To reflect the residential nature of the extension and to adhere to local policies, the roof to the extension will be pitched and be covered in pantiles to match the existing roof.

## CONCLUSION

In examining local policy guidelines, the proposals have addressed the major issues of:

- Layout, density and design. In terms of layout the scheme responds to the contours and features of the site.
- Materials. The intended finished building materials are in keeping with the established local palette.
- The design respects the special character of the existing neighbouring houses in terms of design, scale, interlinking masses and level of detailing intended. The submitted drawings clearly show the immediate context of the proposals in plan and elevation illustrating the issues highlighted above.

16 JAN 2012