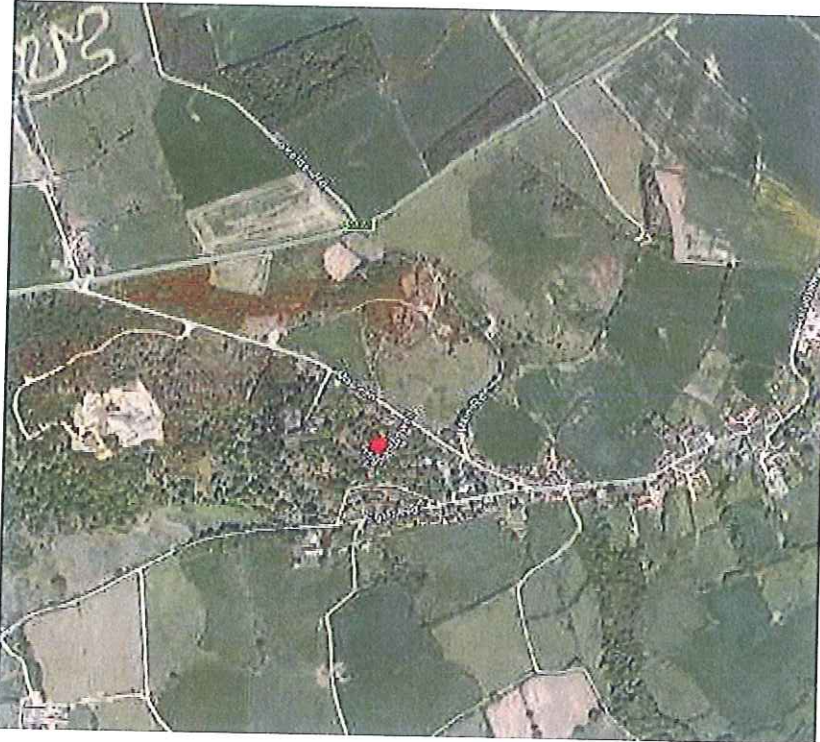


KEEPERS COTTAGE, HIGH CRAGWELL, AISLABY, WHITBY, YO21 1SZ

KC PL-07 Design & Access Statement

INTRODUCTION.



Aerial view of the existing Keepers Cottage site location in the village of Aislaby.

This planning application seeks approval for the extension and internal refurbishment of an existing residence in the village of Aislaby, Whitby.

The proposals include the clearance of recent extensions to the original host building along with the removal of a detached concrete blockwork garage.

The new residence will include the provision of a new two storey contemporary extension, new basement accommodation and subterranean garage both of which will be set into the existing site topography and concealed by the soft landscaping.

The drawings included with this document are as follows:

- CK PL-01 (NO REV): Site location plan.
- CK PL-02 (NO REV): Existing & proposed site plans.
- CK PL-03 (NO REV): Existing & proposed ground floor plans.
- CK PL-04 (NO REV): Existing & proposed elevations.
- CK PL-05 (NO REV): Existing & proposed elevations.
- CK PL-06 (NO REV): Existing & proposed elevations.

This supporting statement is to be read in conjunction with the above drawings.

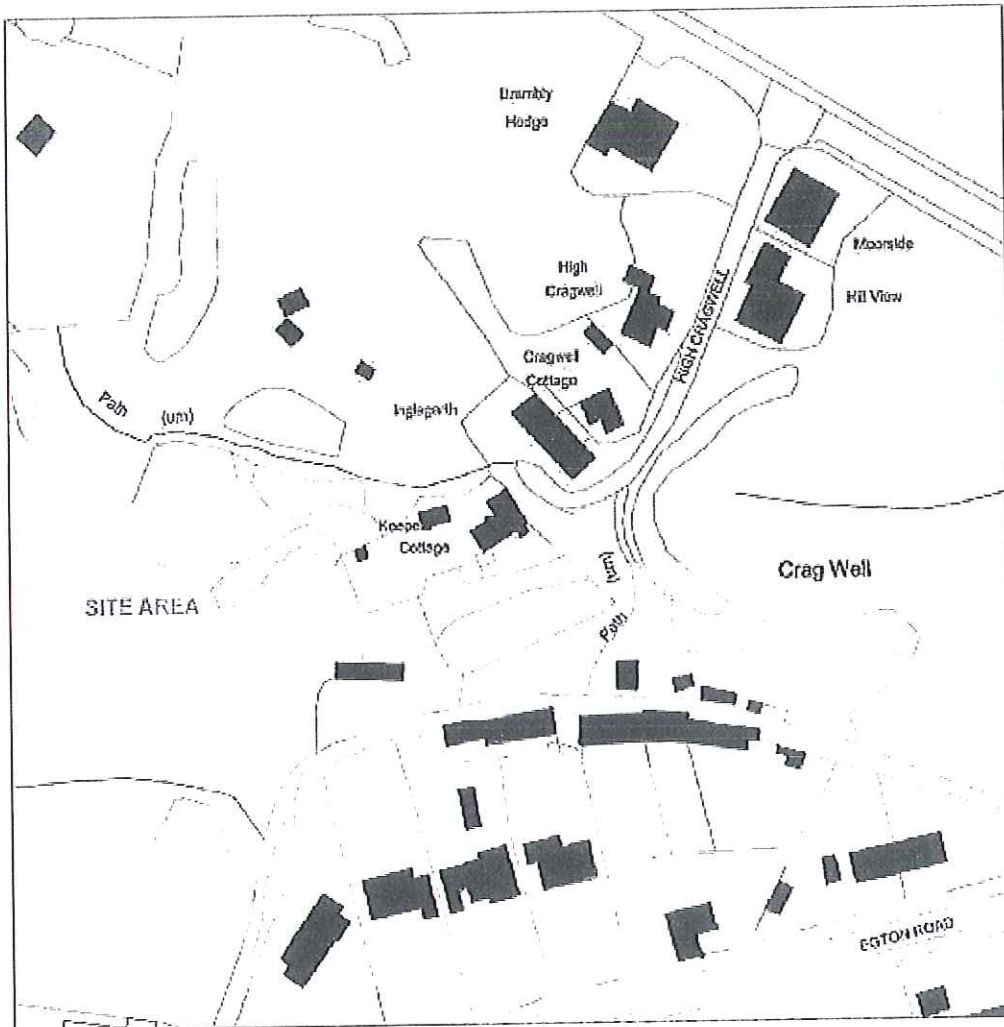


DESIGN STATEMENT

Use –

The application is for the extension of the existing residential use and includes a new basement construction and replacement subterranean garage.

Layout –



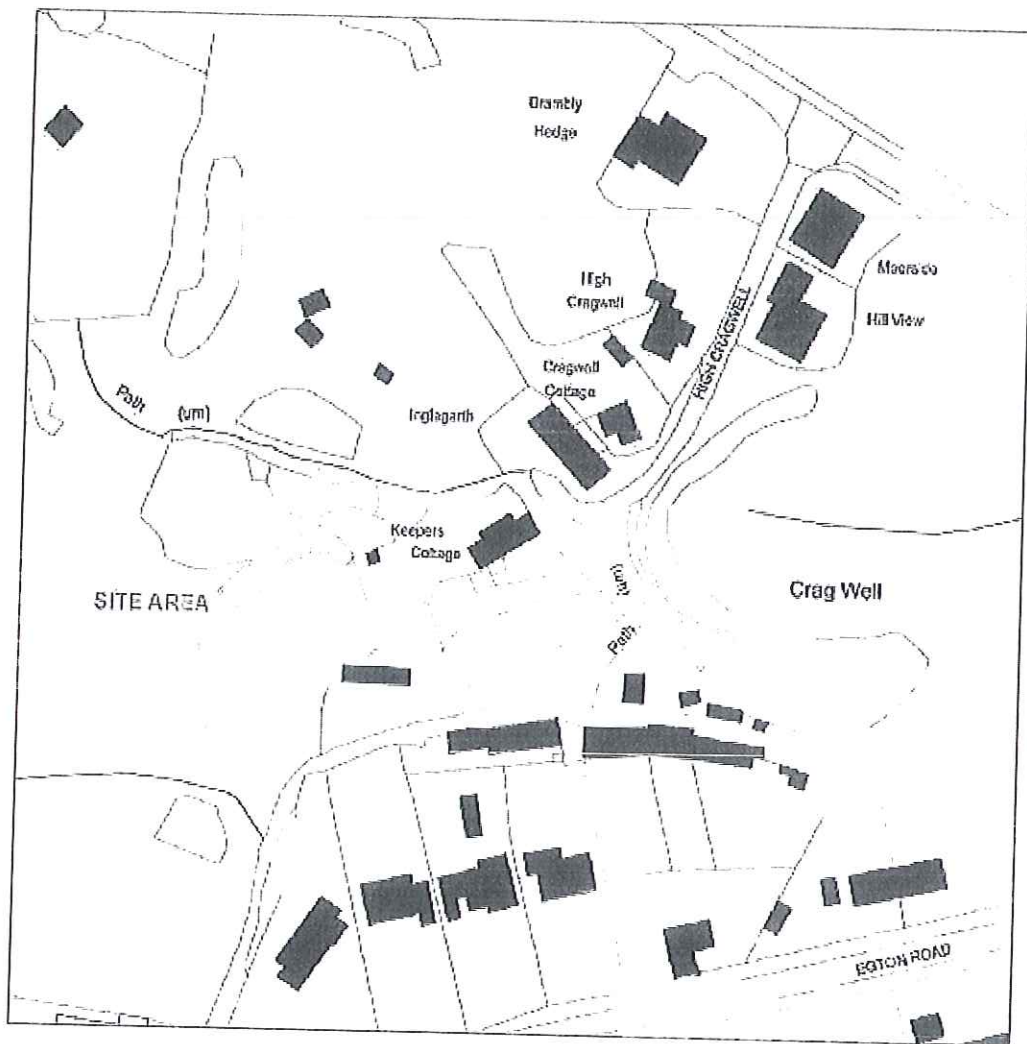
The above figure ground diagram illustrates the existing site layout and surrounding site context.

The existing figure ground diagram illustrates the existing Keepers Cottage site layout, site area hatched in pale green and the surrounding context of other residences located along High Cragwell and to the base of the hill side running parallel to Egton Road. As can be seen, even with the variety of recent extensions added to the host building the presented footprint is small in comparison to some of the surrounding properties.

Located at the end of a private lane known as High Cragwell, the application site cannot be seen from the principle roads running through Aislaby and has no visual presence in the village itself.

The isolation of the site from the surrounding area is enhanced further by the steep topography of the area (falling north to south through the above plan) and the density of mature vegetation across the hillside in which the site is located.

NYM/2012/0046/PL
23 JAN 2012



The above figure ground diagram illustrates the proposed site layout and surrounding site context.

The proposed figure ground diagram illustrates how the existing extensions will be removed to create and present a strong traditional gable form to the end of High Cragwell, a more common feature in the village rather than the extended form at present.

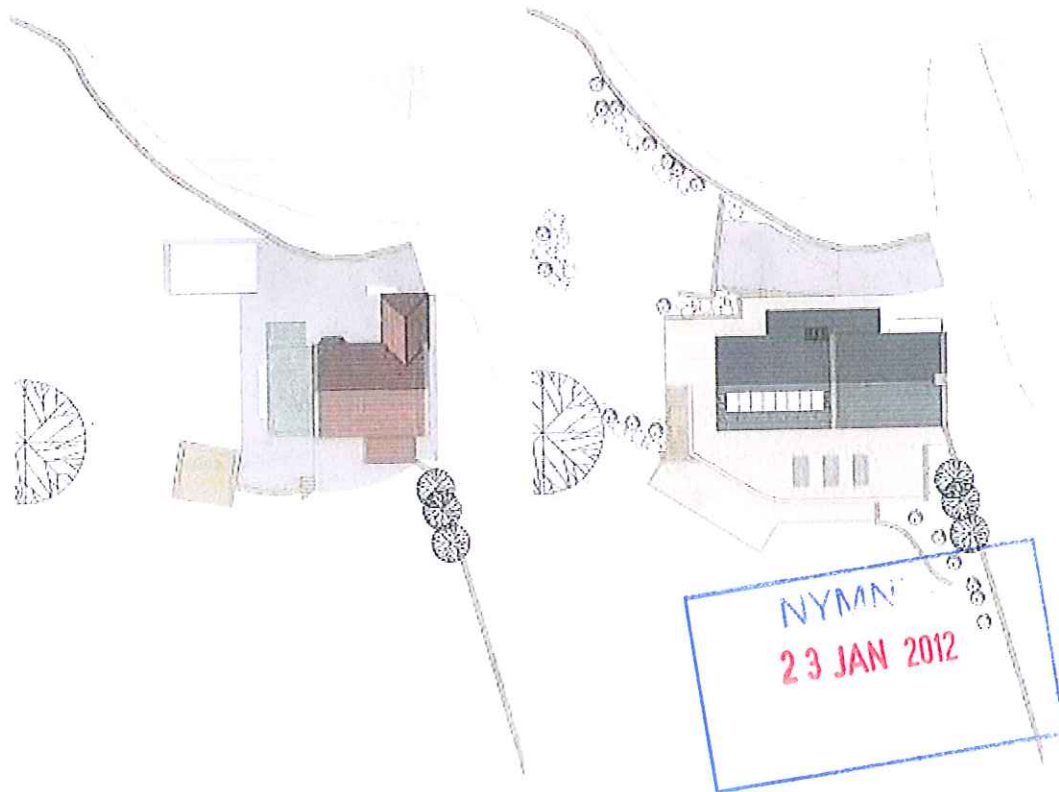
The new two storey extension will then project from the host building in a south westerly direction creating a linear footprint which runs in sympathy with the topography of the site, this too further reflects the typology of the surrounding site context.

To the north of the extended building the existing vehicle access will remain in its current position and allow access to the new subterranean garage. The new garage is set into the ground with only the entrance to the structure visible from within the site. The entrance itself will be set within a drystone wall which is then shaped to read as a retaining structure to terraces running through the remaining private garden area.

To the south of the residence a new external terrace will be formed over new basement accommodation. Again the position and form of this structure has been informed by the existing topography and how that is currently shaped by a series of retaining wall structures. The exposed finished face of the basement will also be clad in drystone walling to reflect the other walls within the site.

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Amount –



The above diagram illustrates the detailed existing & proposed site layouts to the left & right respectively.

The existing and proposed site layouts as illustrated above show how the recent extensions to the original building will be cleared away and the new two storey extension added to form a linear building running parallel to the topography of the site.

As the host building has been stripped back to its fundamental gable form and volume, the new above ground extension amounts to 100% addition to the original structure which creates a balanced elevation between the traditional detailing of the existing masonry structure and the modern appearance of the extension. During the pre-application discussions it was recognised that the proposed size of the modern extension did appear to go beyond the expectations of Development Policy 19; however, the Senior Planning Officer allocated to the enquiry and Head of Regional Development considered this acceptable due to the sites isolated location.

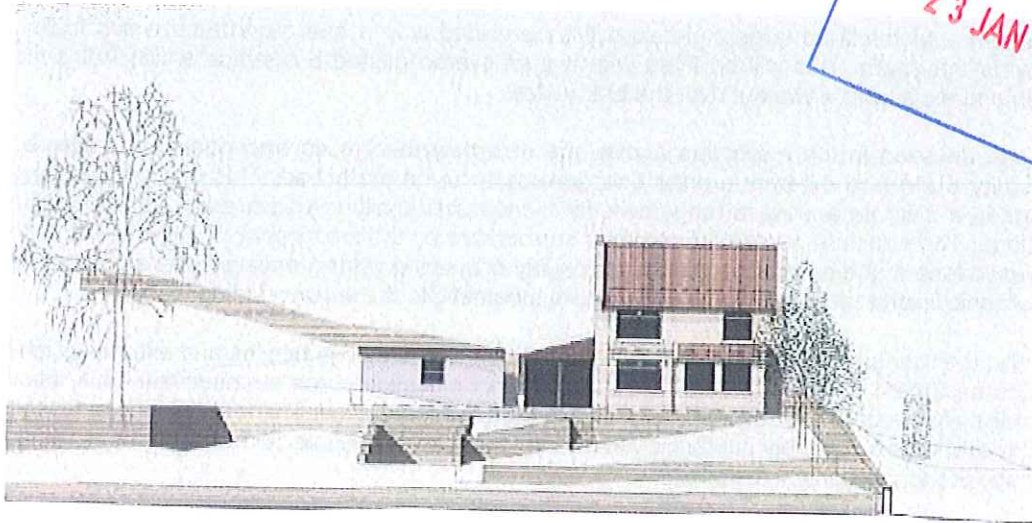
Whilst the site falls within the village of Aislaby it does not have any form of street frontage and cannot be seen from Main Road or Egton Road which run to the side and below the site. The site is further visually separated from the village by the surrounding mature vegetation that surround the site on all sides. The unusual result is that the proposed works will have no material visual impact on the surrounding landscape.

In terms of comparable physical sizes, the application site itself is approximately 2006sqm in area with a building footprint of 102sqm (ground floor footprint of the proposed residence) set within it. This illustrates the scale of the site in relation to the proposed building which offers a substantial area of amenity to the completed building.

It is this combination of site location, size of the original structure, the design approach taken and scale of the surrounding site in the title of this property that makes this proposal unique and so it should be judged accordingly. The positive aspect of this situation is that it precludes any transferable precedent being created through any approval granted by this application.

Scale & Appearance -

23 JAN 2012



The above diagram illustrates the detailed existing & proposed southerly elevations.

As a result of the pre-application discussions held with the North York Moors National Park the design approach taken has been one of preservation of the original building with the addition of a modern contemporary extension that takes full advantage of the site setting and views out over the Esk Valley.

The existing building will be cleared of the various piece meal extensions that have been built over recent years. In addition, the existing window openings have also been considered with regard to scale, proportion and detailing in order to make the apertures within the existing fabric read as more traditional with a higher quality of finish than is currently the case.

The new extension will be contemporary in design but utilise traditional materials such as masonry, slate and glass in its finish. The objective is to create a balanced elevational composition that clearly illustrates the progression that the original structure has undergone.

The new ground floor accommodation will house a kitchen and dining area with peripheral WC, storage and utility spaces; whilst the original building will provide the living room and staircase to basement and first floor levels.

The first floor will provide two comfortable double bedrooms with storage space. One will be provided with an ensuite while the other will be served by the principle bathroom. The master bedroom, which will be largely glazed will be provided with a shallow terrace which looks towards the south. This will be fitted with a cantilevered glazed balustrade which will give open and expansive views out over the Esk Valley.

As can be seen in the elevations above, the new basement accommodation will create a masonry plinth and external ground floor terrace to the main house. This accommodation provides a discrete annexe arrangement for friends and family to visit and stay at Keepers Cottage. The structure is set back into and surrounded by the topography of the site with the exposed face of the basement finished in roughly coursed drystone walling material to create an organic finish that will be softer and more sympathetic to the surrounding landscape.

Finally, the new subterranean garage will adopt the same design principles and external finish as the basement. Set into the hill side, only the front elevation of the structure will be visible from the private courtyard off the site entrance from High Cragwell. The remaining side walls and roof will be completely subterranean and landscaped to read as further terraces running through the topography of the site.

Landscaping –

The proposed extension works and external terracing take place within a relatively contained area of the site with vehicle access directly off High Cragwell.

This containment of the works area combined with the proposed works sequence of garage, basement, extension minimises the levels of disruption and disturbance caused to the surrounding area. The major excavations take place at the outset of the project with the bulk of the external ground reinstatement coinciding with the commencement of the above ground extension.

In addition, the creation of the subterranean structures first creates useful material storage and site welfare facilities for the duration of the project and so will prevent the inevitable creep of building debris across the site.

This design and construction approach has been taken to ensure that all the existing trees on the site will be preserved and protected for the duration of the construction works. Root protection areas will be guarded by 'heres' fencing to prevent vehicles compacting that area or materials being stored close to the trees themselves.

On completion of the key stages the grounds will be reinstated as hard or soft landscaping as shown on the site plan. The finish will return to predominantly maintained grass land which is the current site condition. Any new tree & shrub planting will be drawn from native species appropriate to the regional setting of the site.

ACCESS STATEMENT

This is a privately owned property which is undergoing a complete refurbishment in order for the applicant to reside on this site for the foreseeable future. Despite the limitations of the sites topography, accessibility and movement within the site and building alike have been key considerations of the completed scheme.

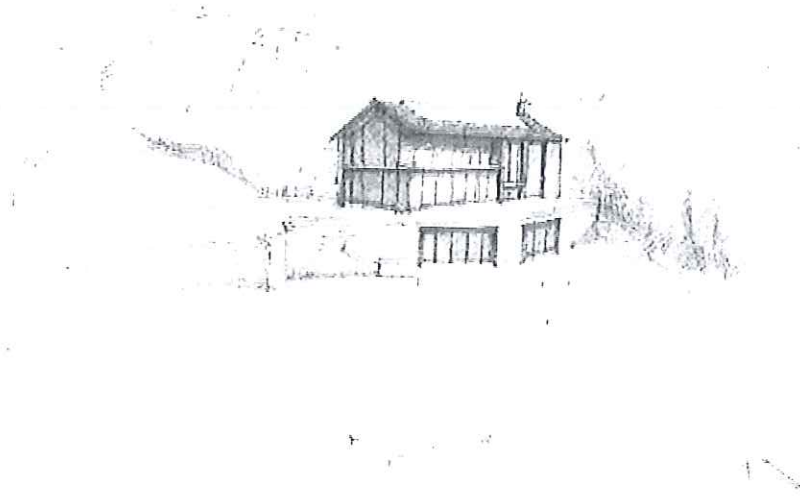
The design of the interior of the building is open and fully accessible, utilising a semi ambulant design approach for the staircase between levels. This not only delivers a greater level of accessibility but also makes for a more comfortable and manoeuvrable stair to use on a day to day basis.

The circulation areas in the house are reasonably generous and where rooms are enclosed for privacy, there approach, entrance and movement within the space have been carefully considered, particularly when those spaces are then furnished.

The building as a whole will be designed to be fully accessible and from a technical side will be fully compliant with the requirements of Part M of the approved documents.



FEASIBILITY STUDY AND PRE- APPLICATION DISCUSSIONS SUMMARY:



The illustration above was used in the opening pre-application discussions and gives an impression of how the completed building sits into the surrounding site context.

The application proposals assembled for Keepers Cottage have involved a detailed pre-application enquiry with both a senior planning officer and the head of regional development for North York Moors National Park.

The enquiry itself began as a request for a replacement dwelling. The illustration above shows the initial proposal for a contemporary home to replace the existing dwelling; the issued drawing was then supplemented by a site visit held on 17 November 2011 to which formal comments were received on 18 November 2011 in a letter from the North York Moors National Park Planning Authority.

Whilst the reaction to the principles of the scheme design was positive, the fundamental principle of a replacement dwelling on that site was not felt to be acceptable and the preference was for an extension and refurbishment of the original structure.

The applicant then reconsidered the proposals on that preferred basis and made steps to retain as much of the original structure as possible which would allow for the progression of the site to be clearly legible in the completed building.

The traditional fabric would be retained and enhanced; the new extension would be contemporary in design but would utilise traditional materials of stone, slate and glass to create an addition to the property that results in a coherent whole on completion.

The guiding principles of the application scheme are as follows:

- To create a modern family home to allow the long term occupancy of the applicant on this site that provides 21st Century accommodation for both the applicant and friends and family that may visit Keepers Cottage.
- To employ high quality building techniques, materials and renewable energy sources to make the building as cost effective as possible in terms of long term life cycle costs associated with the operation and future maintenance of the building.



- To construct a building that is respectful to the host building, its context and surroundings but also takes advantage of the aspect and orientation of the site looking over the Esk valley in a southerly direction.

With regard to the renewable energy sources the proposals are based on provision of a ground source heat pump for heating and hot water along with Photovoltaic Solar panels for on site electric generation.

The two websites listed below give some useful information on the principles of each system:

<http://www.geothermalint.co.uk/ground-source-heat-pumps/index.php#benefits>

<http://www.energysavingtrust.org.uk/Generate-your-own-energy/Solar-panels-PV>

The commitment to invest in the renewable technologies requires a significant uplift in the financial investment for the site. However, the applicant is confident that should the scheme as proposed receive support from the North York Moors National Park Planning Authority, then they will be able to construct a working model of how a traditional building can not only be simply extended but also fully upgraded into a modern, efficient structure fit for current standards of living.

