

DESIGN AND ACCESS STATEMENT

SITE: Fyling Garth, Fylingdales Whitby
APPLICANT: Mr and Mrs Hallett

27th January 2012

1.0 PREFACE

This report has been prepared in order to accompany a Planning application for a proposed first floor extension that will provide living accommodation for Mr and Mrs Halletts' daughter.

2.0 DESIGN AND ACCESS

Fyling Garth is set within a well screened site near to Boggle Hall, Fylingdales. The house was built in 1913 for the Rowntree family of York. The house is constructed of solid reinforced concrete, including the roof which is covered in bitumastic paint.

The daughter of Mr and Mrs Hallett has relocated back to the area to live at Fyling Garth in order to care for her parents. This planning application is for a proposal to provide onsite accommodation for Ms Hallett within a first floor extension.

Due to the nature of this reinforced concrete house and its unique roof, a number of options have been explored in order to incorporate the required additional living space. Options such as an independent log cabin, inhabited coach house and the first floor extension have been discussed with North York Moors National Park Planning Authority (Ref NYM/ENQ/07468). The first floor extension was deemed to be the least intrusive option for the site.

A number of designs have been explored for the new roof over the first floor extension: pitched, flat and hipped, refer to figures 1,2,3. Following discussions with a Structural Engineer and the client it was decided that a flat roof over the extension was the most appropriate choice both for aesthetic and structural integrity reasons. The other two roof options would have required disturbance to the concrete roof, which would be an extremely difficult construction process given the bulk of the concrete within this roof, refer to figure 4 showing the chimney breast and concrete rafters. More importantly though it was felt that the proportions of the flat roof complimented the geometry of the opposite side of the house where there is a balcony over the extended ground floor. Subsequently the main roof would keep its unique shape intact.

The flat roof will be covered in a single play membrane with high quality detailing, and the walls will be rendered to match the main house. The proposed windows will be the same proportions as the existing windows and the window to the existing landing will be reused.



Figure 1



Figure 2

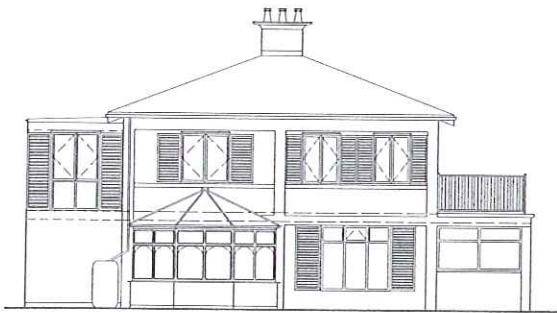


Figure 3



Figure 4

NYM/12A
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