

Our Ref: s.4390
Date: 18th January 2012

DESIGN AND ACCESS STATEMENT

PROJECT

Dormer window alterations

Section of Original Farmhouse
Bayness Farm,
Robin Hood's Bay
Whitby
North Yorkshire
YO22 4PJ

APPLICANT – Mr and Mrs Thomas



1.0 PREFACE

- 1.1 This document is a Design and Access Statement to accompany the application for listed building consent.
- 1.2 The proposal consists of the following elements:
- Alter dormer window to North West Roof Pitch
 - Construct two dormer windows to south east roof slope following removal of the existing single dormer
- 1.3 The proposals are as per design feedback received from the NYMNP officers that have attended site in the past 12 months.

2.0 THE SITE

- 2.1 The subject building is part of Bayness Farm. The house was built in the late 17th Century.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The existing dormer window to the north west roof pitch is to be revised as per the attached plans. The existing dormer serves the first floor landing where head room is critical to being able to utilise the stair. The dormer is to be reconstructed as per the design feedback received from the NYMNP.
- 3.2 The existing felt covered dormer to the south east elevation is to be removed and two more traditional dormers constructed. The new dormer windows will serve the same bedroom and the w.c.

4.0 ACCESS

- 4.1 No changes are proposed in respect to vehicular or pedestrian access onto or around the site. The application relates to the dormer windows only.



5.0 LAYOUT

- 5.1 No changes to the internal and external layouts are included within this application.

6.0 SCALE AND APPEARANCE

- 6.1 The proposals for the north west dormer include reconfiguration, reduction in scale together with removing the stonework. The side cheeks will be formed in lead with the roof in tiles to match the main roof slope.
- 6.2 Proposals for the south east dormer include the removal of the existing arrangement and the construction of two dormer windows. The cheeks of both dormers are to be formed in lead with the roofs in matching tiles to the main roof slope.
- 6.3 All windows are to be of a timber frame specification.

