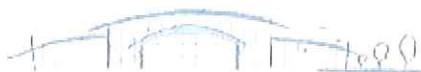


NYM / 2012 / 0104 / FL

PLANNING DESIGN AND ACCESS STATEMENT

**PROPOSED LOFT CONVERSION, HIPPED ROOF OVER
EXISTING GARAGE AND CONVERSION PLUS
DETACHED STORAGE BUILDING**

**AT FIELD HOUSE, DUNSLEY, WHITBY, NORTH YORKSHIRE
FOR MR. G. & MRS. J. SARGEANT**



imaginative architecture + engineering design

bhd
partnership

Address: Airy Hill Manor,
Whitby,
North Yorkshire,
YO21 1QB

CONTEXT

The existing property consists of a detached bungalow and holiday cottage on the edge of the hamlet of Dunsley which was constructed in the 1960's.

It is constructed of natural stone laid in random coursing with a large hipped roof, deep soffits clad in plain red clay tiles with a number of protrusions incorporating smaller hips to break up the mass.

A large garage and kitchen plus utility area and pantry are attached at the southern end of the property which has a flat felted roof.

At the northern end of the property is a holiday cottage linked to the main dwelling by a flat felted roof.

The site falls towards the northern end and as a result there are a number of steps up to the front entrance door of the dwelling which is positioned centrally in its length.

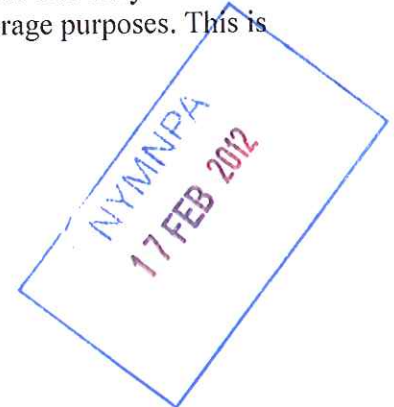
The dwelling lies parallel with the lane leading to Sandsend and has open fields to the rear and the northern end looking out to sea.

The land to the north is screened from the lane by an existing large mature hedgerow of traditional trees and shrubs, Hawthorn, Blackthorn etc. and a post and wire fence.

Field House has neighbouring properties to the south west which are Dunsley Lodge and also the south east.

On the southern boundary is an electric transformer on post and overhead power lines. The applicants are in discussion with NEDL regarding this in relation to the proposed roof over the garage and kitchen.

The loft area over the main dwelling is large, open and spacious and is currently accessed via a loft ladder located in the hall. It is largely boarded and used for storage purposes. This is highly suitable for conversion.



PROPOSALS

The applicant's proposals involve the following:

Conversion of the loft/roof area above the main dwelling to form a large Master Bedroom, ensuite bathroom, and dressing room plus a study.

A staircase is to be fitted within the existing study alongside the front entrance door and hall.

The proposals incorporate a number of roof lights to the front and rear elevations and also the end elevation facing north east.

However a dormer roof with a pair of French doors is also proposed at the rear overlooking the fields.

The front entrance to the main dwelling is to be emphasised and enhanced by means of a hipped roof built off stone pillars which will be smaller than those on either side so as not to clash or make the front elevation appear too fussy. This will provide an area for the applicants and their visitors protected against rain and bad weather and is therefore also a practical requirement as well as being aesthetic.

The proposed shed is to serve as an additional means of storage for the applicant's lawn mower, garden tools and bikes etc. and also for logs and fuel and is to be located within the existing garden.

This larger building is to be positioned on the site of the existing timber shed, tucked in behind the high hedge on the western boundary alongside the lane. This location is considered to be the most appropriate because the natural screening is good. The existing hedge consists of high Hawthorn trees mixed with traditional hedgerow trees and shrubs consisting of Willow, Ash, Blackthorn and Dog Rose etc. between approximately 3metres and 4 metres high, it is close to the dwelling and readily accessible from the existing drive.

The building is to be 5.216 metres deep x 8.214 metres wide with a 28° pitch to ridge and constructed of a timber frame with horizontal timber boarding and cedar shingle tiles to the roof.



SUSTAINABILITY

The use of natural clay tiles to match existing and natural stone walling to also match the existing dwelling will form the basis of “a sustainable ethos” to the project.

The use of recycled materials to form zero carbon insulation or “earth wool” by Knauf will be used to upgrade the existing insulation and to also use in the proposed extended areas of the roofs and conversions. This will include full fill cavity wall insulation throughout the property, 100mm to 150mm insulation between first floor joists, 250mm to 300mm insulation laid in the flat ceiling areas above the first floor rooms, and 75mm insulation between the existing rafters and across the underside plus foil-backed plasterboard with a skim finish.

The proposed garden storage building is to be a “Finnforest” building or similar timber framed building, clad with timber boarding to the walls and cedar shingles as roof tiles. All of which are natural materials and very sustainable.

A new energy efficient form of heating is to be considered by use of an Air-Source Heat Pump and zoned controlled system, or high efficiency condensing oil boiler combined with log/multi-fuel stoves.

Solar panels are proposed in order to provide energy for the hot water heating system and to reduce the energy consumption required. These are to be located on the end elevation fixed to the existing hipped roof adjacent to the garage, which is the most southerly of the elevations and has the minimum visual impact from the public highway.

The panels as proposed are those sized by Velux as part of their Solar Hot Water System.

PLANNING POLICIES

The proposals are considered to comply with the following planning policies:

Core Policy A	Delivering National Park Purposes & Sustainable Development
Core Policy G	Landscape, Design and Historic Assets
Development Policy 3	Design
Core Policy J	Housing
Development Policy 19	Householder Development



For these reasons consideration for approval of the application is requested.