

PLANNING DESIGN AND ACCESS STATEMENT

**PROPOSED EXTENSION AND GLASS HOUSE AT
"GLENHOLM", THORPE LANE, FYLINGTHORPE, WHITBY**

FOR

MR. G. JAGGS & MS. S. KEATS



imaginative architecture + engineering design

bhd
partnership

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

INTRODUCTION

The property is semi-detached and constructed in or around 1904/1905 or the turn of the 20th Century.

It is a brick built property with a rendered gable wall and stone detailing to window heads and cills at the rear.

An existing timber "lean-to" greenhouse or conservatory is attached to the gable wall and is in poor condition and in need of such significant repair that it would have to be replaced.

The rear of the property was extended and rebuilt in 2006/2007 following the receipt of Planning Consent in March 2006.

This work was done in association with the neighbours, at Burnside to the north east who also carried out a significant amount of work to the rear of the property along with the shared parking area and steps.

The property is located primarily two storeys below the level of the road and has mature woodland to the rear (north west) and side (south west) boundaries. As a result this part of the property is not visible from the road or public space.

The proposal involve the removal of the existing timber lean-to building on the side of "Glenholm" and the replacement extension to consist of a two storey building to form a simple small extension to the lounge and entrance porch at ground floor level with a glazed structure above to form a conservatory at first floor level.

CONTEXT AND MATERIALS

The proposed building would be some 4.450 metres long x 2.6 metres wide. The height to eaves would be in the region of 5.0 metres from ground level and height to apex of the roof would be approximately 6.0 metres high from ground level.

The ground floor extension would provide "a focal entrance" when approaching the property which is currently lacking, along with an entrance porch.

The first floor conservatory or "glass house" gives a lightweight appearance to the extension and "a reason" for the existing external glazed door at first floor level on the landing which is permanently sealed, as this is to be renewed and will form the means of access.

The walling at ground floor level is to be of brickwork to match the existing house as closely as possible.

The lintels and cills are to be of natural stone and the windows and door along with the conservatory are to be in hardwood, double glazed and painted in a colour to satisfy the NYMNPA.

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13th March 2012

NYMNPA
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The entrance steps are to be in natural stone and along with the lintels and cills are to be of reclaimed stone if possible.

The existing render to the existing gable wall is to be carefully removed and the brickwork beneath cleaned and re-pointed and made good.

The proposal will be overlooked by Caytam Cottage to the south west but will not be seen or visible to other properties and therefore is not considered to have a detrimental impact upon the area.

SUSTAINABILITY

The proposed extension and works will use natural materials as far as possible, timber, glass and reclaimed stone details.

The cavity walling will be "full-filled" with insulation and both the ground and first floors will incorporate 150mm zero carbon insulation in order to provide as low a "U-value" as possible.

Combined with a high specification conservatory in terms of energy efficient low-emissivity cavity of 16mm between the double glazing and to achieve a U-value of 1.6 W/m²K.

Heating will be from an electrical system and panel or skirting radiators.

ACCESS

Regrettably the existing levels and large number of steps from the parking area to the ground level entrance are such that it is extremely difficult for any visitors with mobility problems.

Nevertheless the applicants are willing to be of assistance if at all possible.

PLANNING POLICIES AND PRE-APPLICATION ADVICE

The applicants sought pre-application advice from Mrs. Hilary Saunders, Team Leader and Senior Area Planning Officer.

Drawings were sent for comments in February 2012 following her site visit and discussions with the applicants in 2011.

The response letter dated 9th February 2012 ref: NYM/ENQ/7032 provided the advice required and the plans have been amended to take account of that by simplifying the roof design.

The result being the plans as submitted.