

Mr R Crosbie

Extension to Cottage at 5 Mill Lane, Iburndale, North Yorkshire

Design & Access Statement

1st July 2011

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1.0 Assessment of Context

1.1 The Surroundings

The site is situated in a small hamlet some 4 miles or so from the nearest main town of Whitby.

The hamlet comprises mainly small cottages both terraced and detached, but there is little or no commercial activity, the nearest shops being located in nearby Sleights, which is about 1 mile away.

The site lies within the boundaries of the North York Moors National Park, but is understood not to be a Conservation Area.

1.2 The Site

The site consists of an end cottage in a small terrace of four and has a single parking space, together with an enclosed garden and patio to the side.

The garden to the adjoining dwelling at no.7 Mill Lane extends behind no. 5, and as such there is no access out from the rear. A timber fence approximately 2 metres high separates the two properties along the eastern boundary, and provides the necessary privacy.

To the front is a small garden which is raised above the access road level and is retained by a natural stone wall. A short flight of steps from the parking bay gives access to the main entrance door.

The current access is by way of Mill Lane, which is a narrow winding lane and cul de sac, giving access to a further 8 or 9 properties.

The cottage itself is essentially 3 storey, the attic being utilised as a second bedroom, with access from the first floor landing.

The dining area is located in a predominantly glazed single storey flat roofed extension, which has been added to an original single storey lean to part of the property, which accommodates the Kitchen and Bathroom.

The purpose of the alteration works is to demolish the flat roofed area and replace it with a traditionally designed 2 storey building, which will accommodate the dining room at ground floor level, and provide a much needed third bedroom and ensuite shower room at first floor level.

The provision of sliding folding doors will give direct access to the patio and garden areas.

### 1.3 Listed Buildings

The building is not Listed.

### 1.4 Social Context

The premises are used periodically by the owner, but are also used as a holiday cottage for 30 weeks or so during the year, thereby ensuring regular occupancy.

### 1.5 Economic Context

As with many similar properties in the area, it provides good quality holiday accommodation which is essential to the tourist industry in this part of the country.

It is ideally placed for exploring the North York Moors, and is conveniently placed for the main towns and villages of Whitby, Scarborough and Robin Hoods Bay.

The proposed improvements will ensure the continued use of the cottage, and will contribute to the tourist industry both directly and indirectly.

## 2.0 Involvement of Community Members

The development is not considered to be of a contentious nature and will not cause any inconvenience or disruption to the adjoining occupiers. As such, it has not been considered necessary to consult with the neighbours or other members of the Community.

## 3.0 Evaluation

The proposed extension has been designed in scale with the existing building and has a direct association with the current use.

The design and choice of materials have been carefully considered to ensure that the extension is of a traditional appearance which compliments the surrounding properties. Indeed it enables the existing incongruous flat roofed conservatory structure to be removed.

The proposed use is entirely compatible with its rural location and is conveniently served by public transport.

## 4.0 Scheme Design

### 4.1 Use Justification



The extension will enhance the property, both from a visual, as well as a functionality point of view, and is considered to be appropriate for the area.

4.2 Landscaping

Further landscaping of the site is not considered to be necessary in this instance.

4.3 Appearance

The building is to be constructed using traditional materials generally to match the existing premises, and is typical of the vernacular style.

The new extension does not incorporate any windows which would result in any overlooking of the neighbouring properties, and is considered to be visually far superior to the existing flat roofed conservatory.

4.4 Flood Risk Assessment

The premises do not lie within a Flood Plain, and are situated in an elevated position some 1200mm or so above the road level

There is no history of serious flooding in the area.

The plan area of the new extension does not exceed the area of the present building footprint, and as such there will be no additional discharge into the existing drainage system.

