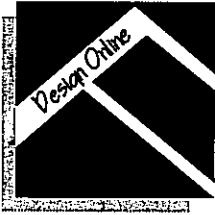


# Woodcock Billington LLP

A Royal Institute of British Architects Chartered Practice

Membership Number 2673708



Principal:  
Consultant Architect:

Vincent P Billington B.Sc (Hons), M.C.I.A.T. I.C.I.O.B.  
Barry G Woodcock J.P., Dip Arch (Hons), A.R.I.B.A.

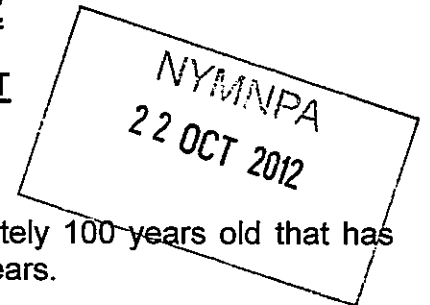
PO Box 181, Bridlington YO15 9AB

*Chartered Architects - Designers - Project Managers*

**Alterations and Extensions to Moor Lodge, Moor Road,  
Aislaby North Yorkshire, YO21 1SZ**

**DESIGN AND ACCESS STATEMENT**

**OCTOBER 2012**



1. The application site is a detached dwelling of approximately 100 years old that has had various modern extensions and alterations over the years.
2. The application is for a small infill extension to form a cloaks, lobby and external back door to improve circulation within the dwelling and link the kitchen more directly with the Utility and rear access.
3. Due to the various extensions over the years the Utility is presently only able to be accessed via the Living Room.
4. The proposed extension is a single storey infill between a two storey part of the dwelling and a single storey modern extension and as such has no impact on surrounding properties whatsoever being completely hidden by the existing boundary treatments.
5. The design of the dwelling extension is in keeping with the original dwelling in having a hipped tiled roof and coursed sandstone wall finish to match the existing dwelling.
6. The garage extension is to form a garden store to the rear as there is presently little space within the garage when vehicles are within the garage. The garden store will be used for the storage of garden equipment and has been designed to be slightly smaller than the lines of the original building. The garage extension will be constructed from sandstone walling and pantiled roof with timber doors and windows to be in keeping with the original garage structure.
7. The garage extension will not impact on any neighbouring property and is considered to be in a scale in keeping with the scale of the dwellings on the site.

WOODCOCK BILLINGTON LLP Registration No. OC340143

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WOODCOCK BILLINGTON DESIGN, WOODCOCK MANAGERS or WOODCOCK ASSOCIATES