

DESIGN & ACCESS STATEMENT

for a

TWO STOREY EXTENSION

And

ENCLOSURE of EXISTING PORCH

at

CRAWWELL COTTAGE

AISLABY

NYMNPA
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1.00. PROJECT BRIEF.

The brief for this project comprises of the proposal for the removal of an existing single storey bay window structure and the construction of a two storey extension. The existing Porch is to be enclosed in stonework. Other works, which are not 'development' in the Town & Country Planning Act, are to be carried out in order to improve the property.

The principle reason for the proposal is to re-locate the bathroom from its present Ground Floor location to a new site at First Floor Level. The existing Bay Window extension which is attached to the Sitting Room does not contribute much in the way of useable space and is in need of replacement due to its condition.

A Design and Access Statement is required because the site lies within a National Park. The D&A Statement has been prepared in accordance with requirements of DGLC Circular 01/2006 and guidance offered in the CABE publication 'Design and access statements'.

2.00. DESIGN PROCESS.

2.01. Physical Context.

Cragwell Cottage occupies a site within a small group located some distance to the north west of Aislaby village. The construction of the property is of a traditional nature and comprises of thick stone walls and clay pantile roof finish.

2.02. Social & Economic Context.

The property is set in a mature residential area and the proposal respects the scale of the host property. It is consistent with the established use of the property and therefore does not pose any adverse affects upon the existing residents of the area.

The economic contribution to the community would be that;

- The property has become to be run down and unkempt. The refurbishment and improvement of the building and gardens represents an investment by the applicants and a consequential benefit of overall improvement of the area.

2.13. Planning Policies.

The project is required to address the North York Moors National Park Planning Authority's Local Development Framework.

3.00. INVOLVEMENT.

The applicant has had a pre-application consultations with the local Planning Authority and it would appear that the replacement of the existing addition is appealing from at least a visual perspective.

4.00. USE:

Dwelling



5.00. AMOUNT:

Existing 64m². Demolition 5m² Residue 59m². Proposed 2/9.8m² + Residue = 79m².

6.00. LAYOUT:

In order to minimise the amount of extension necessary to form adequate spaces for the various rooms, the Sitting room has been re-located to the westerly side of the house along with the master bedroom. These two rooms require the larger amount of floor space by nature of their proposed use. In order to access rooms from a common landing at first floor level, the staircase is set to the easterly side of the main house. The new accommodation required is a dining Room and a second Bedroom and these can easily be accommodated in a modest extension as shown. The Dining Room being more or less equivalent to the area of the existing Dining Room and similarly with the second Bedroom.

8.00. SCALE:

Domestic and consistent with buildings of this nature.

9.00. LANDSCAPING:

As existing.

10.00. APPEARANCE:

The extension is to match the host property in construction, scale and form.

11.00. ACCESS.

As an existing building which is proposed to be extended there is no requirement to make alterations to the existing access arrangements.

END

