



NYMP

27 May 2015

Revised Design & Access Statement

Ref. NYM2014/0849/FL

Proposed Property Alterations Change of Appearance At :- "Woodlea"
Newholm, YO21 3QY



The existing appearance of the property being in London brick and 70's wide landscape Windows in Pure White. We believe it is not in keeping with the traditional style in the Village and propose to improve the external appearance with a finish more sympathetic to the village.

Incongruous with the origins and traditional appearance of the village, our intention is to blend more using a breathable render in cream or off white a look that can be modern contemporary but also cleverly blends with a traditional backdrop.

The house name is "Woodlea" and our first thoughts were to use wood cladding together with the render but after consultation we are happy to dispense with the cladding, using only render an example of which can be seen in the attached photo marked "example" and how well the render blends with anthracite windows.

From an ecological view the interior has been insulated to a high spec using wool in the cavity and insulation backed plaster board for the inside of the exterior walls. In addition by putting on the exterior render this will further enhance the thermal qualities of the building achieving we believe below u values of 0.25 set by building regulations.

The proposed alterations to the second floor are to further bring the house in keeping with the village utilising existing boarded and windowed space. Again following consultation we are happy to reduce the number of dormas from 3 to two and change the style to "Catslide" as shown on the revised drawings below the main roof ridge. The 2nd floor space is already boarded with a window at one end. By further improving the space to the 2nd floor we are providing additional useable space in one store room and one

bedroom with ablutions making a total of four bedrooms consistent with the existing permissions for the existing dwelling. We no longer seek to raise the height of the roof.

Addition of a second Driveway.

Our proposed property alterations are to best utilise the space per foot print by creating rooms in the 2nd floor, one being storage with the other having potential to restore the 4th bedroom.

The basic design for "Woodlea" is a 4 bedroom house and we do not intend to change this.

Parking

"Woodlea" has a generous plot particularly to the west and to improve off road parking from 2 to 6+ we request permissions to create a second driveway to the west elevation. This would be 2metres from the boundary and span 5.5m as shown on the attached site plan copy. We are confident that the existing bushes can be trimmed to reveal sufficient line of sight enabling safe exit. We accept line of sight regulations and that the new drive substructure is to be re-enforced.

Also for the existing driveway has a concrete plinth for one car but adjacent to this is room for a second vehicle to be parked.

AMENDED

Notes