

NYMP

Design & Access Statement

Ref. 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 wood facias and covering the brick work with a contrasting render in white/cream, a look that can be modern contemporary but also cleverly blends with a traditional backdrop.

The house name is "Woodlea" meaning "Woodview" and we intend that the 1st floor is clad with horizontal red cedar wood boards and use a weather proof render for the bottom half. This look can be seen at the new "Whitby park and ride" as well as in the attached photo marked "example" and how well the two finishes go 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 and cladding this will further enhance the thermal qualities of the building getting we believe below u values of 0.25 set by building regulations for the largest expanses of the coldest external walls.

The proposed alterations to the second floor are to further bring the house in keeping with the village utilising existing boarded and windowed space and introducing 3 attractive dormers facing the rear looking over Woodland and to the sea the three dormer apex 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. To provide better ceiling clearance we are seeking to raise the roof profile with a small insertion to the existing apex. (Included in the plan).

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