

15 JUL 2015



Proposed Annex

Moraine, Ravenscar

NYM 115
15 JUL 2015

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This Design and Access Statement is submitted as part and in support of a formal planning application made on behalf of the client.

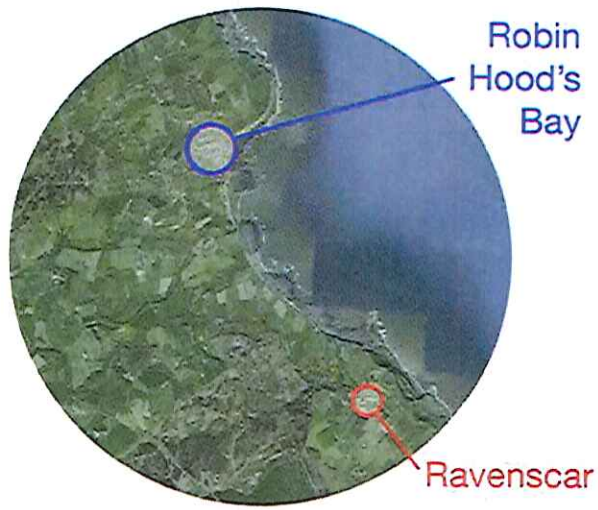
The application site is in the village of Ravenscar and within the residential settlement area.

The purpose of this document is to provide a comprehensive design and access statement which addresses and describes the relevant components of the proposed development including layout, scale, landscaping, appearance, context and change of use.

Much thought and consideration has been given to the character of the surrounding area in order to identify an appropriate architectural response for the site.

Introduction



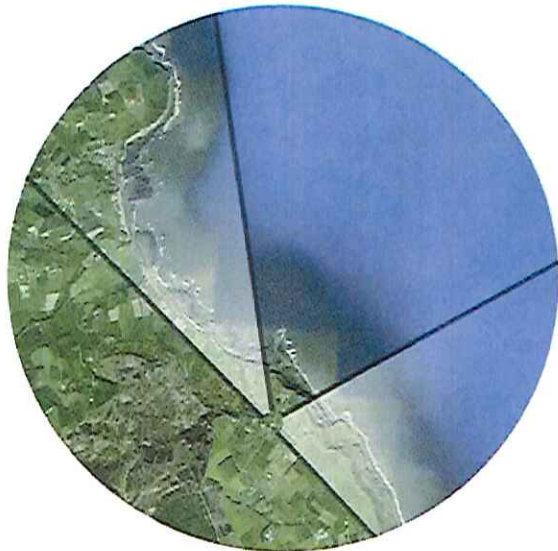


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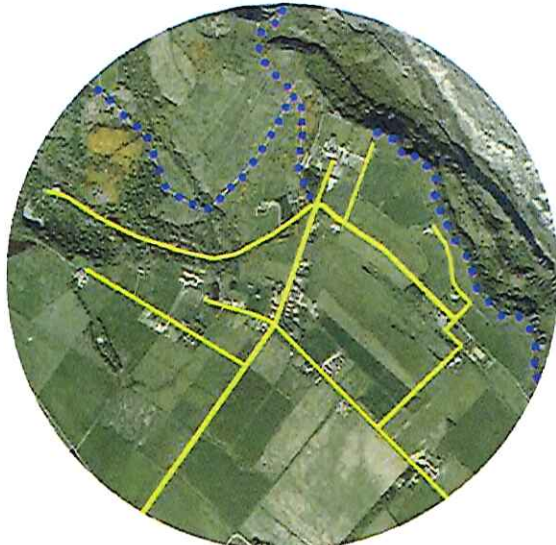
Moraine
Raven Hall Road
Ravenscar
Scarborough
YO13 0NA

Site Location



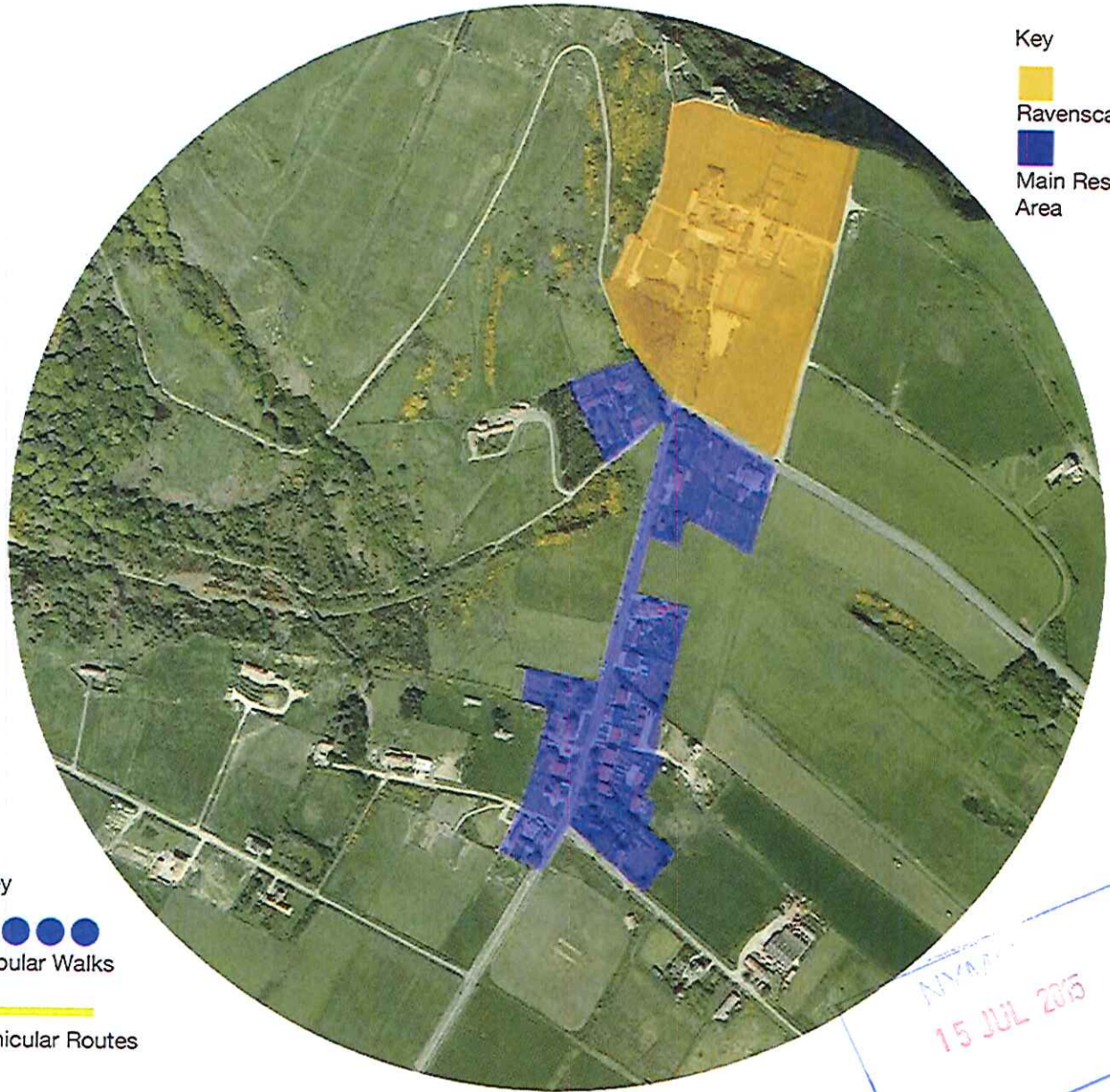


Views



Routes

Key
● ● ● ●
Popular Walks
—
Vehicular Routes





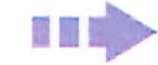




Key
■
Ravenscar Hall
■
Main Residential Area

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Site Analysis



-  Pedestrian Access to Village
-  Vegetation to Remove
-  Vegetation to Retain
-  Boundary
-  Views Out
-  Views In
-  Vehicle Access to Site

Site Constraints

Tree to be removed in garden

Site overlooked from neighbouring dwellings

Proposed extension needs to be kept single storey to not effect the views of neighbouring dwellings

Site Opportunities

Views towards coast and neighbouring fields

Sufficient parking already provided

Site is close to centre of Ravenscar Village

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Site Evaluation





Existing Dwelling



Neighbouring Dwellings



Ravenscar Church

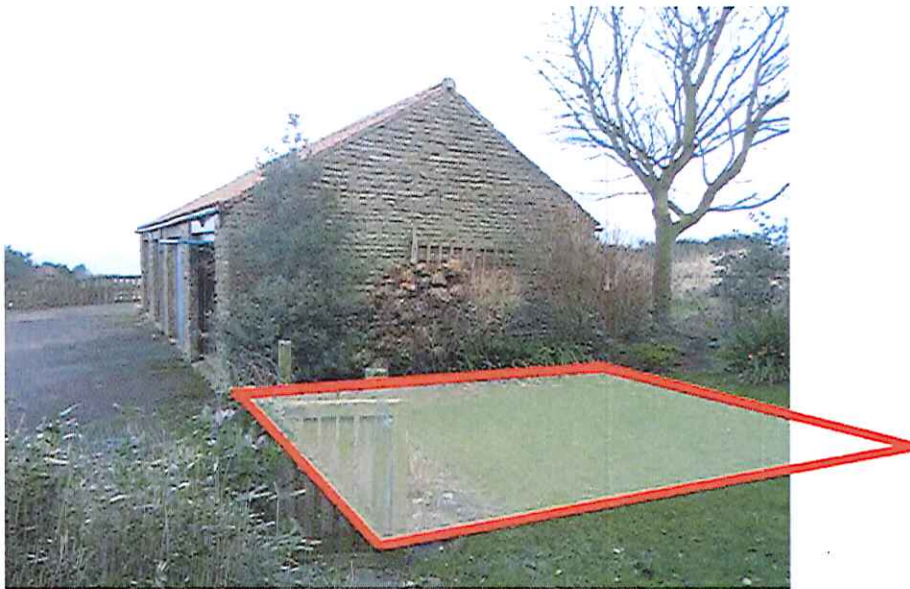


Ravenscar Hall

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Visual Assessment of Surrounding Area

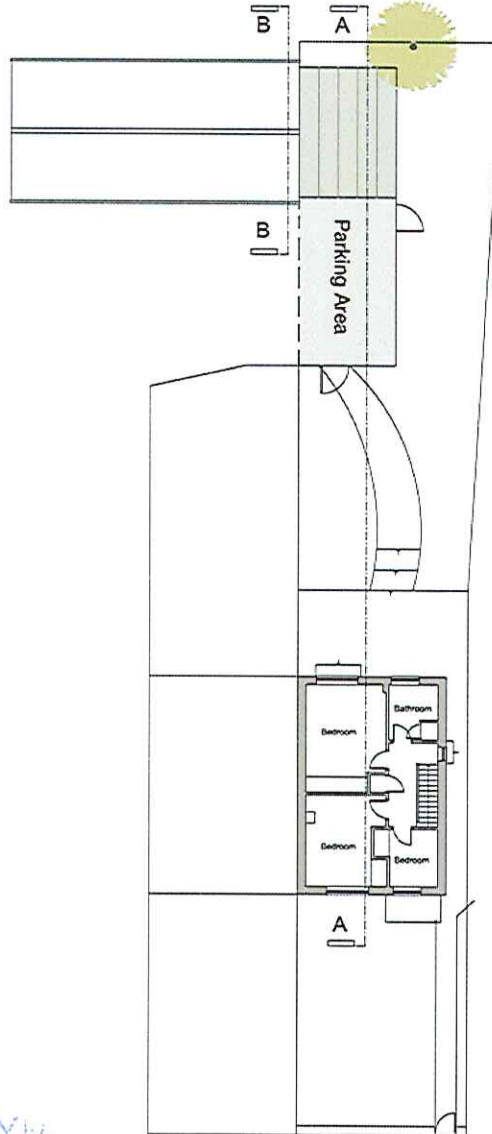
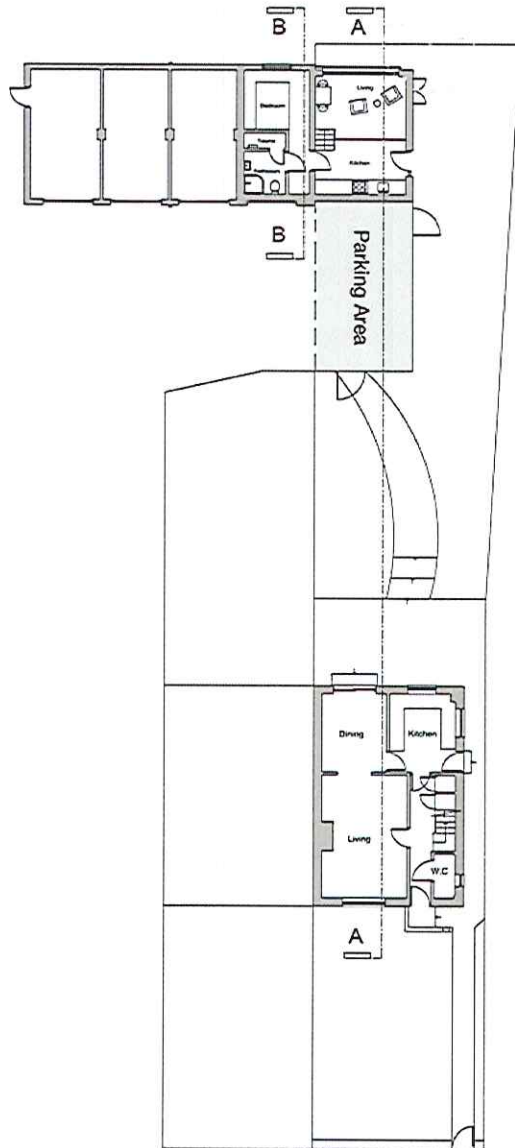




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Site Photographs and Area to be Developed





The proposal is to create an annex in the garden of the dwelling, Moraine. The property is used as a holiday home and the owners require an additional bedroom to accommodate their family and other guests. In developing the proposals it was evident that an extension to the existing dwelling house was not feasible without impacting on neighbouring properties. Thus alternatives were considered which ultimately resulted in the development of the current proposals.

The existing garage is not needed for its original purpose and is only used for storage. By utilising this space with an extension of similar proportions the design would have minimal impact on neighbouring properties or indeed the main dwelling house. A key requirement for the design was that the appearance of the garage as part a block of 4 similar garages should be retained and that the extension should be no higher than the existing ridge line and should encroach no further into the property garden than the existing parking spaces. No windows were to look towards neighbouring properties only over the open fields to the rear.

The property makes a significant contribution to the local and wider economy with guests dining at local hotels, public houses and restaurants, using the local shops and visitor attractions including the nearby National Trust visitor centre. The new annex should enhance the appeal of the property, provide more flexible accommodation and be more suitable for the current owner's needs.

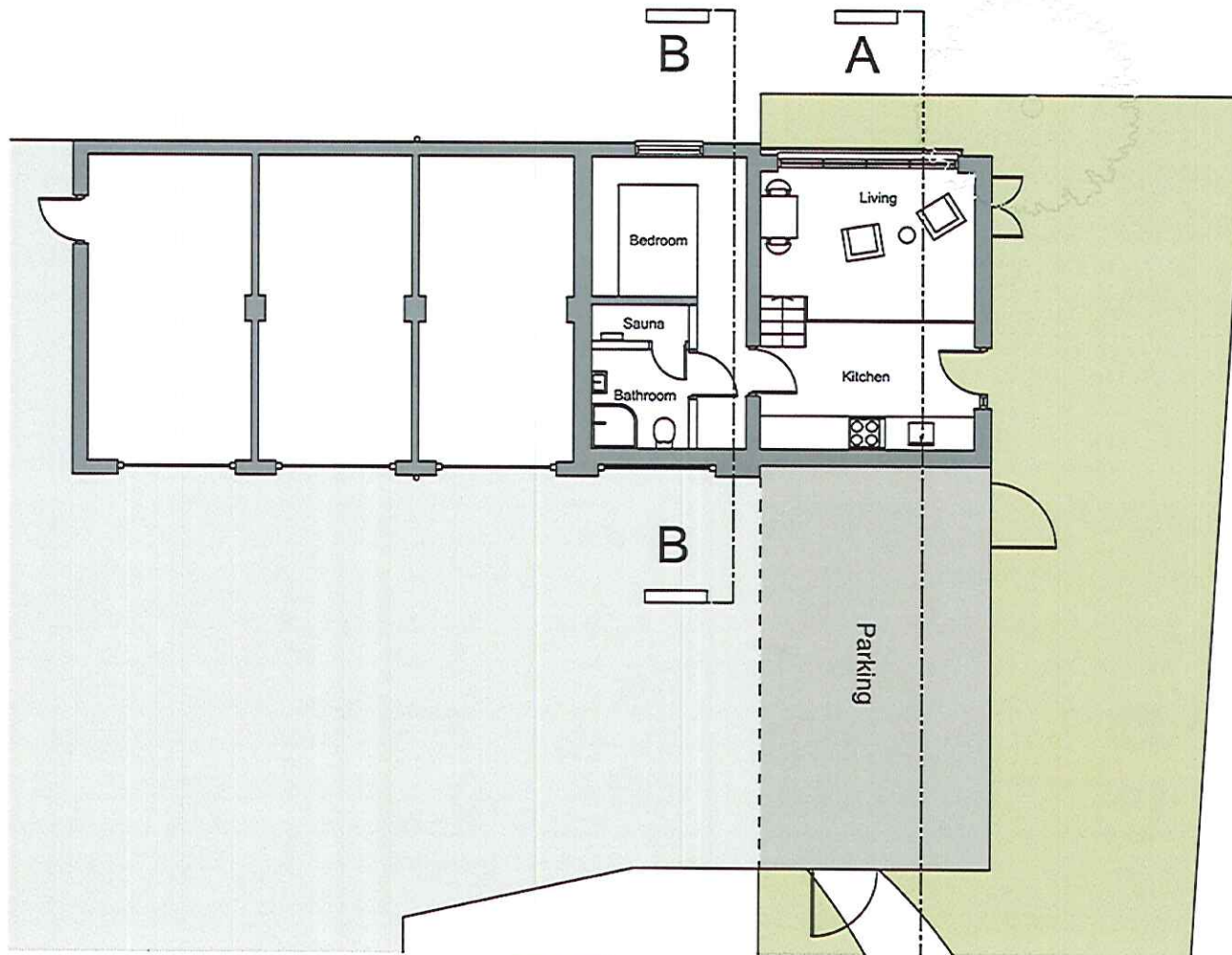
The proposed site is part of the North Yorkshire Moors National Park. Consideration has been given to the height and scale of the design to not create a detrimental impact on neighbouring area. It is considered that with consultation with both the Local Authority Planning Department and the Conservation officer for this area that the proposed extension will contribute greatly to the village of Ravenscar.

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Proposal





The design proposal shows how the scale and mass of the building is consistent with existing neighbouring garages. By keeping the scale and mass consistent it allows the proposal to sit more harmoniously in the surroundings.

The internal layout has been well designed to allow for a small but functional accommodation.

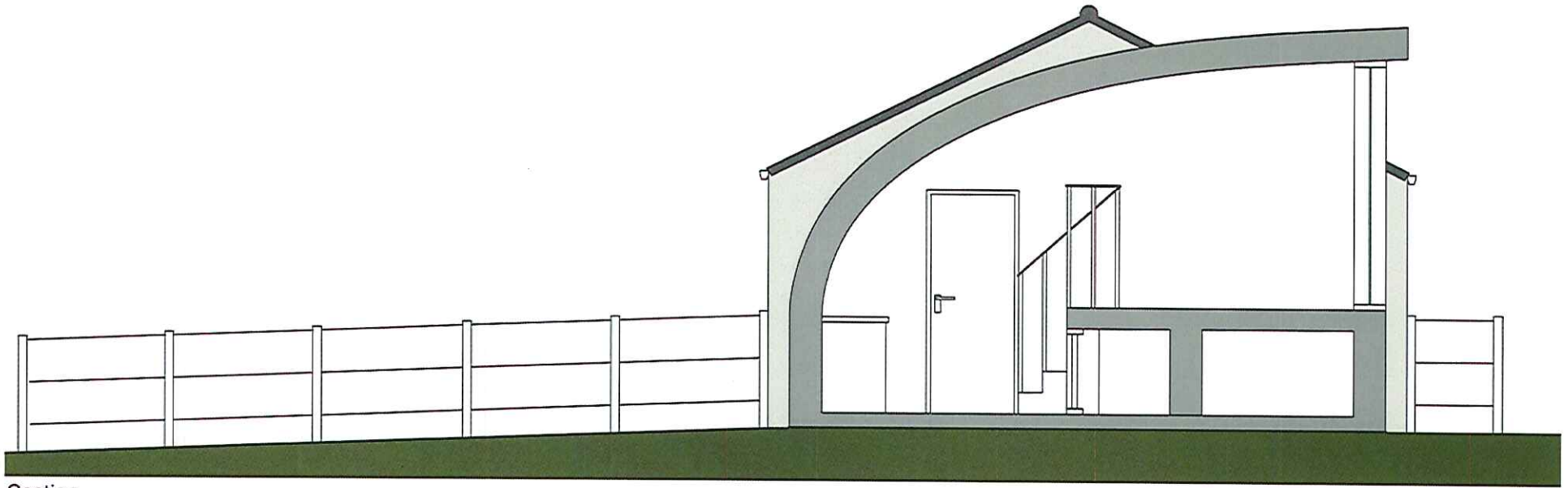
The design includes a small kitchenette, living and dining space, double bedroom and bathroom including sauna.

No windows have been included on the West elevation to prevent overlooking onto the parking area and reduce neighbouring properties looking into the property.

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Layout





Section

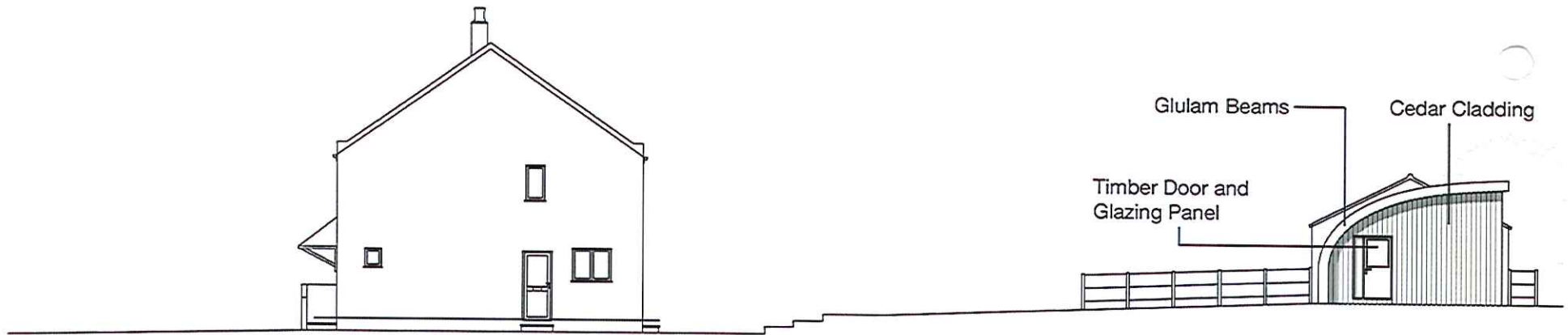
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The design incorporates an arched roof to create an innovative, contemporary and unique design for this small extension. The arch is to be constructed using glulam beams.

The internal floor height steps up from 150mm to 1150mm to gain better access to the surrounding views. The space below has been incorporated for storage.

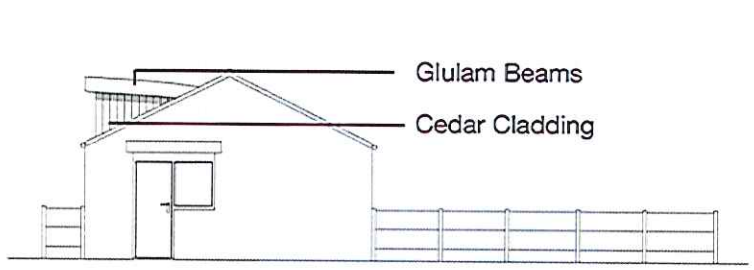
Design



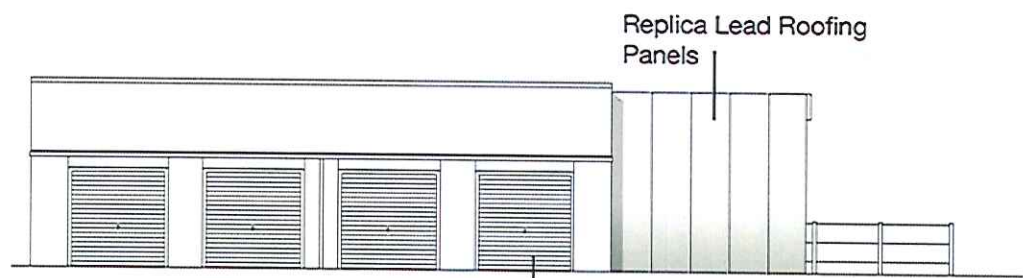


Glulam Beams
Cedar Cladding

Timber Door and
Glazing Panel

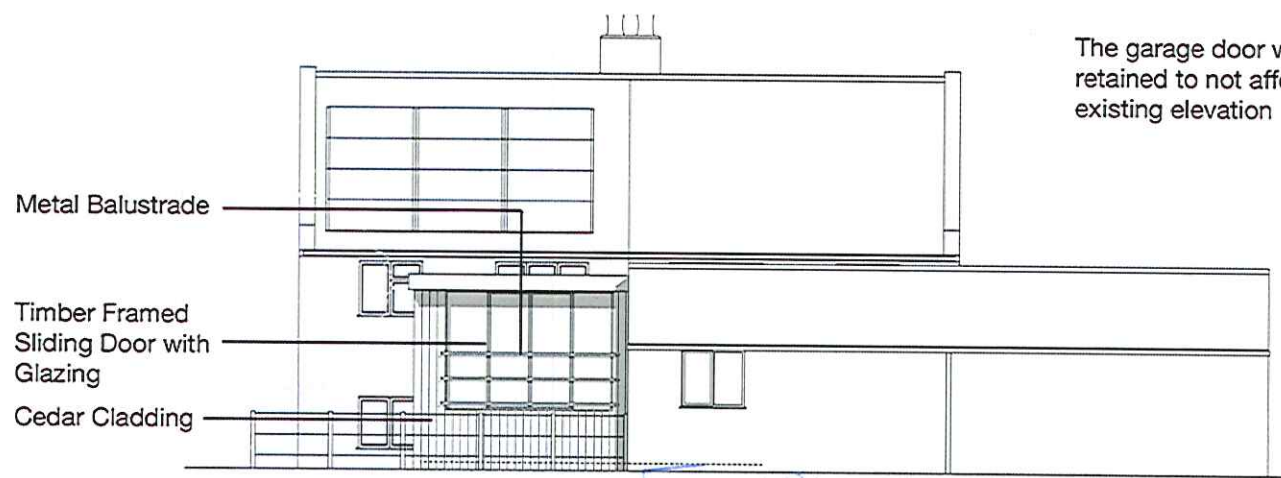


Glulam Beams
Cedar Cladding



Replica Lead Roofing
Panels

The garage door will be
retained to not affect the
existing elevation



Metal Balustrade
Timber Framed
Sliding Door with
Glazing
Cedar Cladding

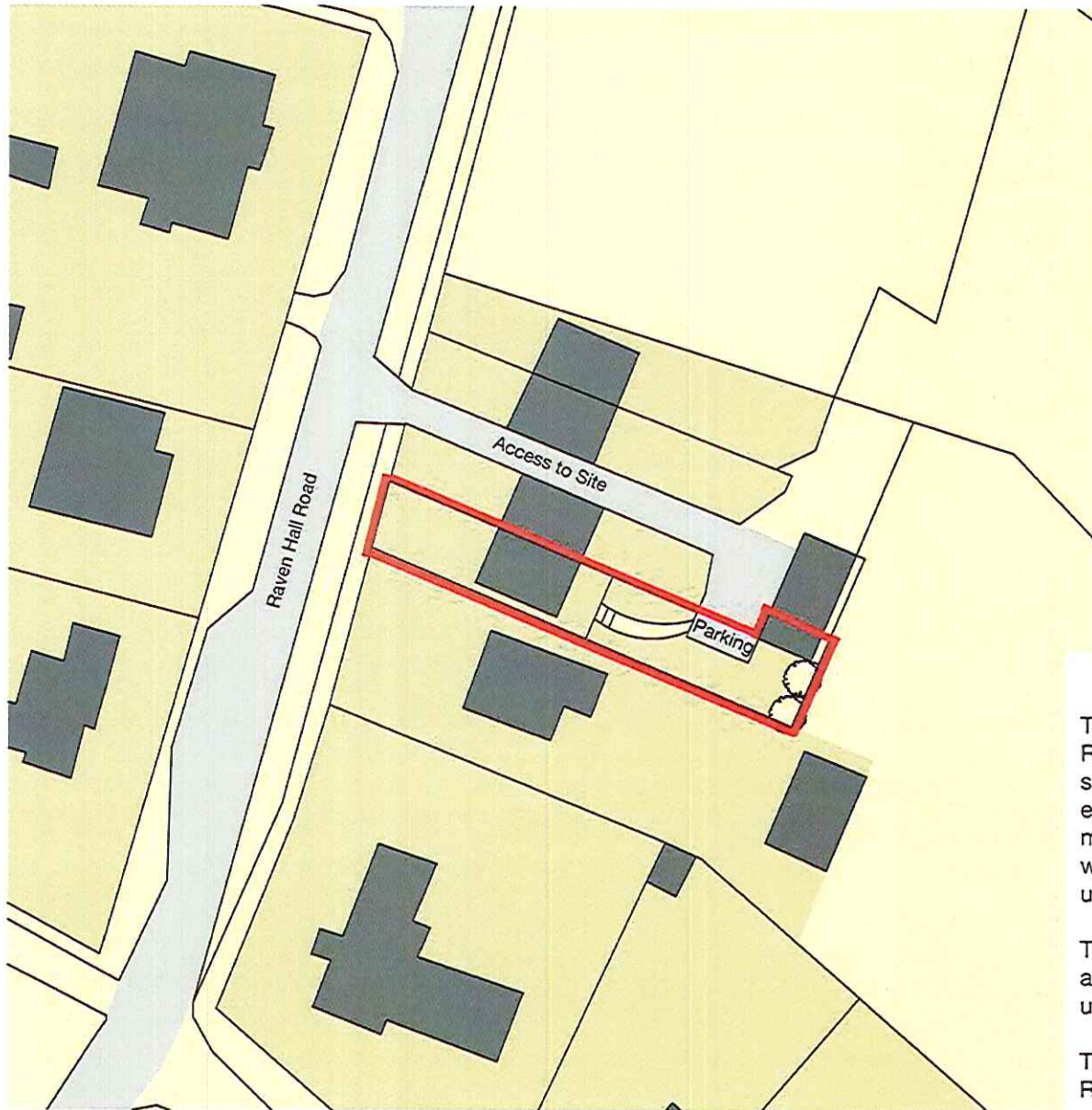
Great consideration has been put into the elevational treatment to every elevation to create a unique identity to the built form. The elevation consists of a mixture of materials which compliments its contemporary form and creates distinctiveness.

The building material pallet includes replica lead roofing panels, and cedar cladding. The glulam beams will be exposed to emphasise the arched design.

Elevational Treatment

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The proposal is accessible to all users via a shared drive off Raven Hall Road. The Parking for the property is private and the space provided is more than adequate for the small number of extra cars the development would create. The parking needs are met and avoids the need for vehicles to park on the highway where they could adversely affect the safety of other highway users.

The dwelling will be designed & built in accordance with the approved building regulations document Part M Access to and use of buildings.

The proposed property will be in the sustainable village of Ravenscar with public transport links to Scarborough.

Access





Where feasible in the construction of the building fabric and the operational requirements of the building occupiers, measures will include improved thermal performance, reduced carbon dioxide emissions, low carbon on-site energy provision and consideration towards relevant sustainability policies outlined in the Scarborough Borough Council Local Plan.

The buildings location and orientation provides a East, South and West elevation. This maximises natural day lighting and reduces the need for artificial lighting. The South-East façade includes a large glazed area allowing for the incorporation of passive solar gain which will reduce carbon use and enhance user comfort. The glazing will have solar control glazing that will match the current 'U' values (clear glass double glazed). The walls and roof structure will be highly insulated to achieve the current U' Values. This will offset the heat loss to the glazed elements. The property is designed to achieve the required SAP rating as set out in the Building Regulations.

The key sustainable features and opportunities within the proposed development include:

- Consider provision of renewable energy technologies.
- Water conservation.
- Access to sustainable forms of transport.
- Environmentally conscious building material selection, including use of recycled materials.
- Energy reduction and associated carbon savings over standard practice.
- Adherence to the principles of best construction practice.
- Management of the construction process to help to minimise the environmental impact of its operations and reduce potential for pollution of soil, water and air.



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It has been demonstrated that the proposed development is sustainable and is in accord with, and supported by local planning policies. This Design and Access Statement shows that the proposed development has been designed to provide a positive addition to the surrounding area. It is therefore requested that, as there are no adverse impacts which would significantly and demonstrably outweigh the benefits of allowing this application, it should be approved.

Summary

