

DESIGN AND ACCESS STATEMENT
FOR
PROPOSED CONVERSION OF EXISTING OUTBUILDING
AT
WOODLEIGH HOUSE, AISLABY WHITBY.

1.0 **INTRODUCTION:-**

Woodleigh House is a listed building with a walled garden and adjacent long, single storey outbuilding. The outbuilding has been used as a garage and workshop in the past. In recent years the maintenance of the building has been a little neglected. The property now has a new owner who would like to carry out appropriate maintenance to the building and with that in mind would also like to generate a modest income to support that work.

The current owner would like to convert the garage to form an annexe to the dwelling to be used for holiday accommodation.

2.0 **DESIGN:-**

2.1 **Amount:-**

The building is existing. Proposals are to provide domestic style accommodation suitable for a small family. The intention is to make use of the existing building and there are not any plans to extend the property.

2.2 **Layout:-**

The proposed plans make the most use of existing room layouts including door and window openings. For example the lounge is located in the present garage as it has the largest opening. There is an existing first floor store and use has been made of this to provide a landing, bathroom and bedrooms. A new floor over the garage area is proposed.

2.3 **Landscaping:-**

Woodleigh House already has ample parking and turning area for vehicles and an ample garden. There are not any plans to change the existing landscaping.

2.4 **Appearance:-**

The property is a listed building and, therefore, the intention has been to make maximum use of the existing features and minimise any change necessary for the change of use from workshop to domestic accommodation.

2.4.1 **Elevation facing neighbours:-**

On the Western side of the property the barn faces directly onto neighbouring properties, Woodleigh Cottage and Woodleigh Lodge, (a recently converted outbuilding). Woodleigh house has a right of way across the neighbouring and adjoining land.

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Proposals for the West elevation are that all door and window openings will remain as existing.

There is a total of 4.no small roof lights to the building as existing, 3 of which face directly onto the neighbouring properties to the west. Proposals are to modify the location of these roof-lights slightly to suit the new room layouts. The number of roof-lights facing the neighbouring properties is to be reduced from 3 to 2 (see elevation drawings).

2.4.2 Elevation facing road(North):-

No changes are planned for the North elevation facing the public highway.

2.4.3 Elevation facing East (Woodleigh House garden):-

This elevation is within the walled garden of Woodleigh House and is not readily visible to the public or neighbouring property.

To reduce any possible impact on neighbouring accommodation, a modest door has been added at the location of an existing window. Another very small opening has been enlarged by a very modest amount in order to provide a small kitchen window.

3.0 Access:-

Access is existing. There is ample level parking and turning already in use on the site.

Therefore, there is effectively no change required to access arrangements.

Signed for
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