

Design Access Statement

Brambly Hedge, Aislaby Whitby

The proposals for this development arise from the applicants need to create a new storm porch to improve the thermal heat loss of the dwelling. This structure of the lean-to is sub-standard and the proposals would be an obvious improvement.

The family are long standing residents of the area and are happy in their current location and have no desire to move house. It therefore was an easy decision to adjust their existing property in such a way to achieve their goal.

The dwelling is quite a large detached house in a quiet residential area, not overlooked by anyone and bounded by domestic properties on one side. It was felt that the addition of a small entrance porch would not be intrusive or out of scale and would not be easily seen from any public highway. It was designed in such a way as to minimise impact on the neighbouring properties, and I believe this has been achieved. The site can easily absorb such a low impact development and easily satisfy the family needs of improved heat loss and a space to shelter from the elements when entering the property.

The appearance of the dwelling is that of a tired brick built structure and an attempt has been made to improve the overall appearance by installing sandstone corner stones with rendered finish between.

There are also car parking access issues with this development, and therefore the need to improve the parking arrangements on site has also been addressed. The present design does not allow for more than one car space to be situated within the curtilage of the site it was therefore decided to create additional parking as shown on the proposed plans. This is a main route into Aislaby and on road parking is not advisable. Both vehicular and pedestrian access will be improved.

We feel that the proposals are in keeping with the original house design and actually enhances the property and should create no practical issues during construction.

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