

DESIGN AND ACCESS STATEMENT

PROJECT: Stoupe Brow Cottage, Browside, Ravenscar, YO13 0NH –
Replacement of Conservatory with Lean-To Shelter

APPLICANT: Ms Jackie Clare

DATE: 27th November 2015

OUR REF: 4934

NYM/KAP/2

14 DEC 2015

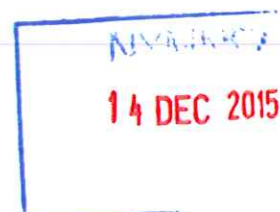


1.0 INTRODUCTION

- 1.1 This report has been commissioned by Ms Jackie Clare who owns the subject property with her partner Wim Hautekiet.
- 1.2 This Report has been prepared by Mr Louis Stainthorpe. Louis Stainthorpe is a Chartered Building Surveyor. He holds an Honours Degree in Building Surveying and is a professional Member of the Royal Institution of Chartered Surveyors.
- 1.3 The details set out in this document are to assist the North York Moors National Park Authority in reviewing the proposals put forward. Full details of the planning application are contained within the design drawings together with the household application for planning permission for works or extension to a dwelling under the Town & Country Planning Act 1990.
- 1.4 Pre-application planning advice was sought from the North York Moors National Park Planning Authority. A response was received in a letter dated 11th November 2015 reference NYM/2015/ENQ/11761 from Mrs Jill Bastow. The feedback received was that although the works were to a domestic dwelling they were to an extension and not the original cottage. It is understood that the extension received permission in 1992 to which the proposed lean-to will be attached. No advice was given with regards to the design of the proposals set out.

2.0 THE PROPOSED DEVELOPMENT

- 2.1 This application is for the removal of an existing upvc (white plastic) conservatory and to replace this with a covered loggia style extension with replacement of the canopy linking across the rear of the property to another conservatory.
- 2.2 The proposed works are on the north elevation of the cottage to an extension that was added in around 1992. The north elevation faces away from the roadway and is not the principle elevation.
- 2.3 The proposed extension is to be constructed in more traditional materials including low level sandstone walls, open timber structure comprising posts and braces with a clay pantile covered lean-to roof incorporating conservation grade rooflights.



3.0 THE SITE

- 3.1 The subject cottage is located near the North York Moors National Park village of Ravenscar. The position is relatively remote with only isolated farms and cottages in the vicinity.
- 3.2 Given the property's location on the bank side running down to the former railway line there are open views of the sea. The coastal views stretch from Raven Hall across to Robin Hood's Bay.
- 3.3 The village of Ravenscar lies approximately 14 miles from the popular coastal town of Whitby with other villages such as Robin Hood's Bay and Fylingthorpe in close proximity. The town of Scarborough lies within 15 miles drive down the coast in a southerly direction.
- 3.4 Facilities in the area are extremely limited. Nearby towns and villages are utilised for services.
- 3.5 Ravenscar is one of the earliest examples of the British Chemical Industry. Alum was mined and processed here and contributed to England's power and wealth for over 200 years. Today one of the principle mining sites nearby is owned and cared for by the National Trust. The works at Ravenscar closed in 1862. It is anticipated that at some point the subject cottage would have been linked to the industry for housing general workers or managers.
- 3.6 The extension is to the north elevation where there are patio areas and concrete pathways that in turn link to planted borders and a sloping garden down towards agricultural fields. The proposed development is on the site of one of the existing conservatories that is to be removed. This section of land is flat.

4.0 AMOUNT OF DEVELOPMENT

- 4.1 The proposal relates to a replacement structure that is slightly larger than the existing conservatory. The gross external floor area of the conservatory measures 3.1m x 3.5 equating to 10.85m².
- 4.2 The proposed lean-to structure measures approximately 5.9 x 3.1m equating to 18.3m².
- 4.3 The link building across the centre of the north elevation is to be reconstructed in a matching style to the proposal and will take the same footprint as the ~~previous~~ structure that is to be removed.

5.0 USE

- 5.1 The existing use is as a conservatory linked through into the ground floor study via a set of patio doors. The doors are to be retained. As the structure is proposed to be open then this is a garden shelter or similar.

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6.0 LAYOUT

- 6.1 The existing and proposed ground floor plans clearly demonstrate the layout including the position of the rooflights. No proposed internal reconfiguration works to the principle section of the cottage are proposed.

7.0 ACCESS

- 7.1 Access to the property is directly off a single track to the south. There is car parking provision on the site with small yard areas to the front elevation. The proposed shelter at the rear can be accessed through the building and also by a patio and concrete path at the rear.

8.0 MATERIALS

- 8.1 The existing materials to the conservatory are upvc (white plastic) windows and doors incorporating double glazing. The roof is a polycarbonate twin sheet arrangement. The exterior walls at low level are completed with randomly laid natural sandstone. The proposal is to utilise more traditional materials in-keeping with the original cottage. This includes low level sandstone walls, sections of timber structure (posts and braces) and a clay pantile roof incorporating conservation grade rooflights.
- 8.2 As the structure is primarily open to the wall then this will open out sections of the existing north elevation where the walls are in sandstone.

9.0 CONCLUSION

- 9.1 The proposals are an improvement to the existing arrangements on site. The traditional materials are more in-keeping with the area. There is an increase in the gross internal area of approximately 7.5m² which has no detrimental effect on the overall aesthetic.

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