

# **PROPOSED ALTERATIONS TO LISTED BUILDING BUILDING KNOWN AS LOWDALE HALL SLEIGHTS NR. WHITBY NORTH YORKSHIRE**

## **DESIGN AND ACCESS STATEMENT**

### **Access**

The property is reached by a private drive leading to parking areas at front and rear. This arrangement is unchanged as a result of alterations and therefore access is not an issue in this case.

### **Design**

The principles of the alterations are as outlined the attached heritage statement as below:-

The side elevations and rear elevations of the building have been considerably altered over the years and 20th century alterations include a conservatory some flat roofed extensions and new windows. Many of the external alterations result from the conversion of the house into 2 dwellings in the 1960's which resulted in considerable internal re-arrangement. It is considered that many of these alterations both internal and external do not enhance the appearance of the building and are unsympathetic in scale and character. As openings have been made in external walls and the extensions are considerable it is difficult and impractical to totally reinstate the original appearance but the proposed alterations which will include particularly replacement of windows and doors will be more sympathetic to the existing original building and will enhance its appearance.

In addition the intention is to convert the building back to its original use as a single dwelling. This means that features such as arbitrary positioned dividing partition walls and additional staircases which alter considerably the character of the internal space can be removed and as a result more of the original character will be apparent.

Details of design are provided on the attached plans and the general scope and description of the proposed works but particular items of design are mentioned below:-

1. There are no alterations envisaged to the frontage of the building apart from a vent grille to be inserted at first floor level in the external wall. This will be provided with cast iron design (detail attached) which is appropriate to the style of building.
2. The replacement windows will be composed of small panes (see scope of works attached for details) which although not exactly replicating the original windows will be more in keeping with the character of the building and represent enhancement of the original.
3. The balustrade to the existing flat roof which forms a balcony is in the form of glass panels with a grey powder coated frame. It is considered that this modern construction is acceptable in this case since it represents an understatement and is light in appearance but at the same time will improve the appearance of the flat roof construction in a subtle way.