

## **Design & Access Statement**

### **Lilac Cottage – Wombleton**

Lilac Cottage is a stone under pantile terraced cottage in the village of Wombleton. The property is currently a residential dwelling and will remain so after development of the proposed scheme. The dwelling is now and will remain one unit. The cottage currently occupies a building footprint of 53 square metres. Under the proposed scheme this footprint would increase to 59 square metres. This represents an increase in footprint of 6 square metres. The existing single storey rear extension will be replaced with a two storey extension providing much needed bathroom & bedroom accommodation at first floor level.

Lilac Cottage falls within the Wombleton conservation area but has no listing status and is south of the North York Moors National Park. Every attempt has been made to keep development at the rear of the property and to maintain the existing street scene.

The proposed scheme remains a two bedroom property relocating the bathroom to the first floor and expanding the existing kitchen area. The applicant was keen not to over develop the cottage and attempt to include a third bedroom. However, as the property stands the second bedroom, kitchen and bathroom are unfit for purpose.

Care has been taken to use existing materials in the construction of the new extension. Traditional stone walls with a pantile roof are the applicant's preferred materials of choice.

Access to the property will remain unchanged with personnel doors present at the front and rear. The new staircase complies with current building regulations and replaces the existing stair which the applicant believes to be a hazard with very high rises, shallow goings and restricted head height.

It is worthy of note that the new tenant is visually impaired and will benefit from a full size modern stair, ground floor WC and a bathroom within close proximity of the bedrooms.

For the avoidance of doubt, the existing parking arrangements will be unaffected by the proposed scheme.