

Design & Access Statement

Knavesmire View, Back Lane Harome, YO62 5JA

Mrs E Sylvia Andrews

Demolition within a conservation area of a single storey side extension to the east and erection of a two storey extension on the same footprint. Erection of a single storey sun room extension to the south (rear) of the property.

Use

Knavesmire View is a two storey dwelling at the northern edge of the Harome Conservation Area and lies entirely within the development limits. The property is now and under the proposed scheme will remain a residential dwelling.

Amount

The existing building sits on a footprint of 76 square metres providing accommodation over two floors. Under the proposed scheme, the building footprint will increase to 90 square metres, an increase of 14 square metres. This increase in the building footprint is entirely due to the single storey sunroom at the rear of the property which faces south and into the applicants own back garden.

The existing property provides a gross internal area at ground floor level of 58 square metres with an additional 44 square metres of gross internal area above. The proposed application sees an increase in the gross internal area of the ground floor of 13 square metres providing a total of 71 square metres downstairs. Above, the first floor gross internal area rises to 58 square metres from the existing 44, an increase of 14 square metres.

Historical Environment

The property lies within the Harome Conservation area with the principal elevation facing open farmland to the north. Situated on Back Lane, Knavesmire View does not form part of the Harome Main Street, street scene. The changes to the principal elevation are a consequence of demolishing a single storey extension to the side of the property which has been a much later edition to the dwelling and is now in poor condition and beyond economic repair. The applicant seeks to demolish the existing side extension and replace it

with a subservient two storey extension which is set in from the main dwelling to show a clear later addition to the property. In addition a rear sun room will be added. This falls entirely within the applicants own back garden and cannot be seen from back lane. The applicant believes the removal of the side extension will greatly improve the character of the conservation area and that the entire scheme does not detract from the Harome Conservation Areas value as a heritage asset.

Layout

Arranged over two floors the proposed scheme provides typical residential accommodation for a detached dwelling with kitchen, dining and sitting rooms at ground floor level in addition to a utility room and WC. The first floor provides 3 bedrooms with bathroom facilities.

Scale

The applicant has been keen not to overdevelop the site keeping the new two storey side extension subservient to the main dwelling by lowering the ridge – compared to the main dwelling – and setting the principal elevation of the proposed extension back from that of the existing property. The sunroom has been kept low at the eaves with a shallow pitch to reduce impact on the existing property and to protect against any loss of light or amenity to neighbouring dwellings.

Landscaping

The landscaping at Knavesmire view will remain largely unaffected by the proposed scheme with gravelled parking areas to the north and east being maintained. The remainder of the garden will remain unchanged laid predominantly to lawn.

Appearance

The existing property is of stone and render construction under a traditional pantile roof. The new side extension will be in stone under a pantile roof to sit well with the existing dwelling and bend with the principal elevation. To the rear the sunroom will be of block and render construction under a shallow pitch zinc roof. Windows and doors will be double glazed and timber painted.

Access

The applicant, whilst currently active and mobile, is a senior citizen keen to provide facilities that may be beneficial to the elderly and people with restricted mobility. The ground floor is open plan in nature with shower room facilities being provided downstairs. Parking arrangements at the front of Knavesmire View allow passengers to alight in close proximity to the front door assisting in access and egress of the dwelling.

For the avoidance of doubt, pedestrian rights of way are not effected by this proposed scheme and the development will not impact upon the highway.