

Design and Access Statement

Proposed Extension and Open Fronted Garage Block to Lake House,

Welham , Norton, Malton YO17 9QF

USE

A domestic extension is proposed to provide a larger kitchen on the ground floor with adjacent utility, larder and wc, the replacement dressing room and bathroom on the first floor are as a consequence of constructing the larger kitchen on the ground floor.

An open fronted garage with an attached log store is also proposed.

AMOUNT

The proposal is for a larger kitchen in keeping with the existing house room sizes.

The open fronted garage is for two cars

LAYOUT

It is proposed to demolish the existing extension on the south end of Lake House and re build the larger extension which extends a further 3.0m in a southerly direction.

Garages are required closer to the main house; the existing garage is adjacent to the barn.

SCALE

The extension will have a ridge height lower than the original house and extend 7.5 M in a southerly direction from the main house gable.

LANDSCAPING

The existing green house will be demolished to make way for the garage and log store, the garage will be accessed from the existing gravel driveway adjacent to the house.

There are a number of mature trees to the west of the extension which provide a natural screen to the extension.

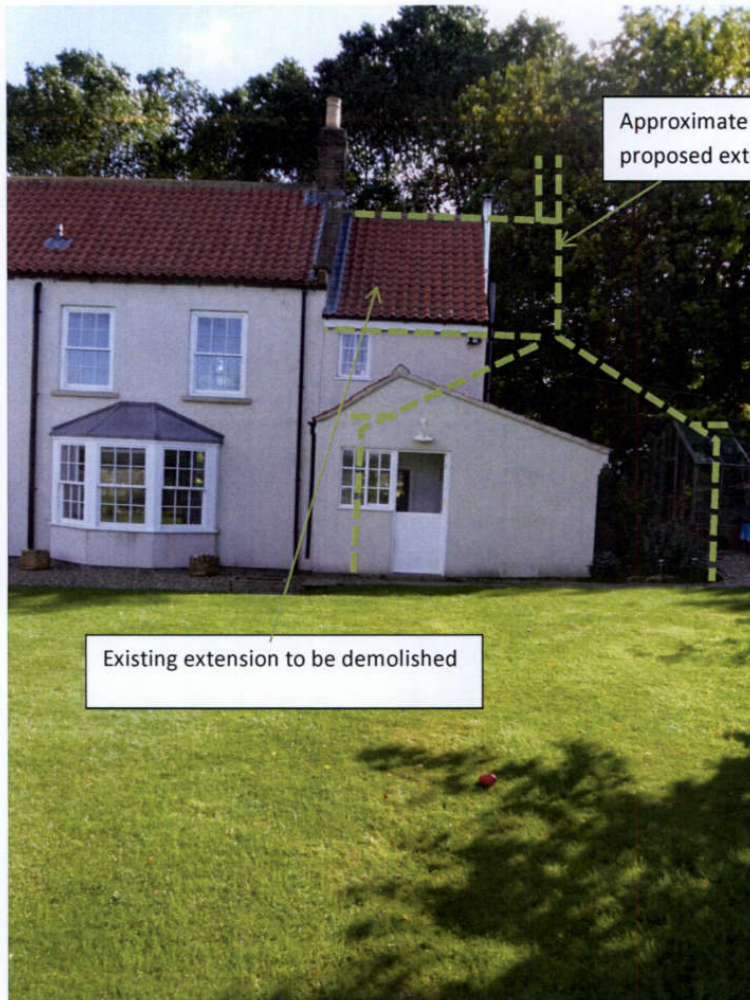
APPEARANCE

The extension takes its form shape from the existing extension with the addition of a single storey gable on the west side to match the two storey gables at the north end.

Walls will be finished in Monocouche render to match the existing with a natural clay pantile roof.

ACCESS

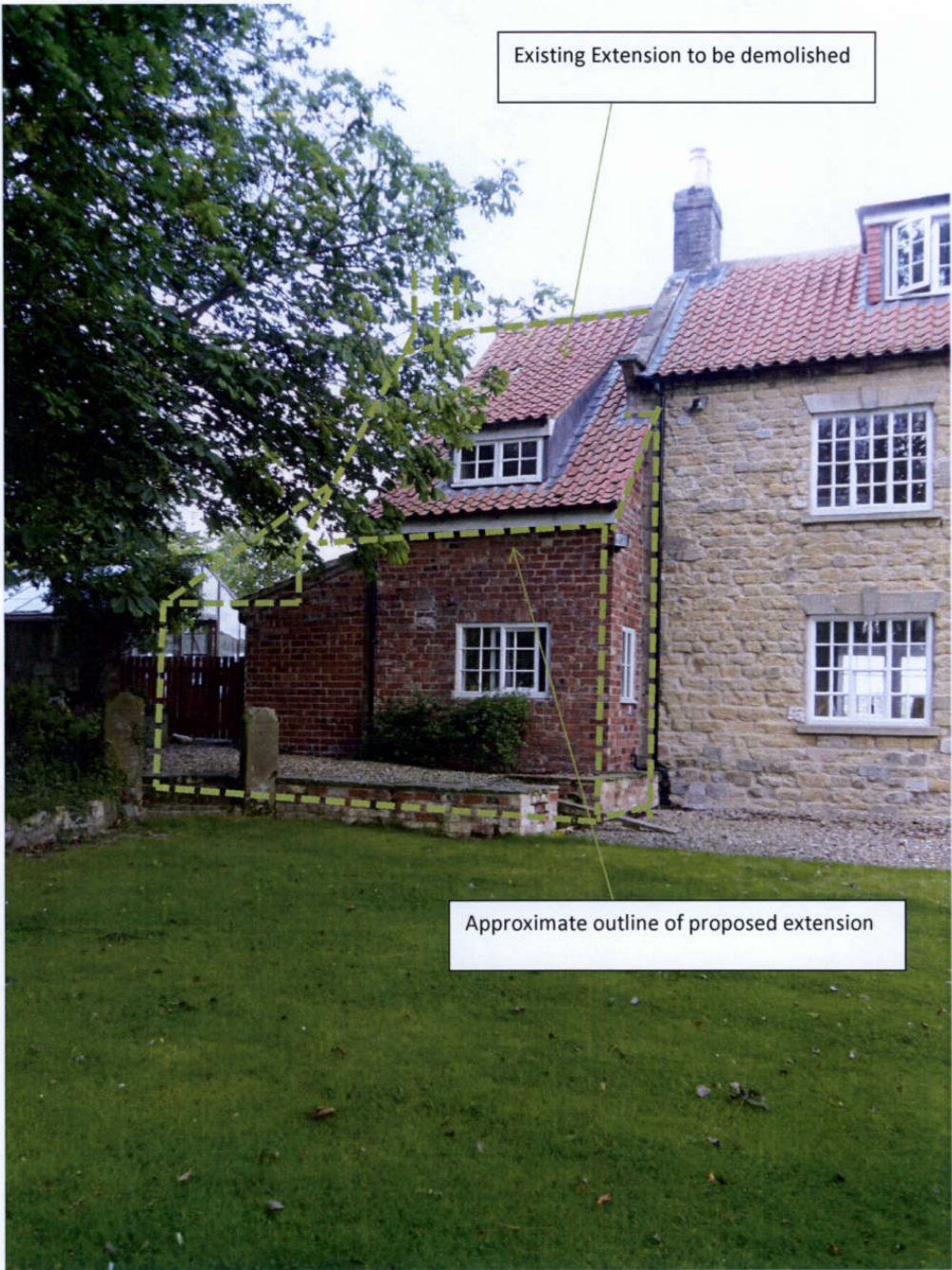
Access arrangements to the existing house will remain the same with the benefit of a garage closer to the house.



Approximate outline of proposed extension

Existing extension to be demolished

Lake House - Existing South End from West Side



Existing Extension to be demolished

Approximate outline of proposed extension

Lake House – South End from East Side.