

Project number Project title

PD231	Renovation of 18 The Mount, Malton to include demolition of existing lean-two extension to the side and construction of replacement extension, enlargement of existing window and inclusion of new window to the East elevation, removal of window to the South elevation and replacement with French doors and the removal of 2No. chimney stacks.
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Assessment carried out by

Date

Richard Webster	20 th June 2017
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DESIGN, ACCESS & HERITAGE ASSET STATEMENTS

1.0 SITE ANALYSIS

- 1.1 18 The Mount, Malton is a two and three storey, stone built, semi-detached property off The Mount in the conservation area of Malton (refer to OS Site Location Plan). The original three storey property is thought to date back to the late 1800's with a two-storey extension added at a later date.
- 1.2 The proposed development lies within the site boundary as indicated on both the site block plans and site location plan.
- 1.3 No works are proposed to the roads and accesses outside of the site boundary. (Refer to the site block plan)
- 1.5 The existing footprint of the site is 231m².

2.0 PROPOSAL AND RATIONAL

- 2.1 Having recently purchased the property the applicants are keen to sympathetically renovate the property to make it fit for modern, family, living.

3.0 SIGNIFICANCE OF HERITAGE ASSET

- 3.1 As stated above the property falls within the Malton conservation area. It's my belief that the heritage asset is the relationship of the property within the streetscene of the conservation area. Both the applicants and agent believe the proposed renovation and alterations are sympathetic to the existing building (heritage asset) and the conservation area as a whole.

4.0 DESIGN PRINCIPLES

- 4.1 As stated above the proposal is to sympathetically renovate the property to provide a family home that's fit for twenty-first century living and for the applicants and their young family.

- 4.2 Externally the main alteration is the demolition of the existing single storey, brick built, lean-two extension to the side (South) of the dwelling. A single storey, flat roofed, extension on a slightly increased footprint is proposed as a replacement. The proposed extension is designed using finishes that will complement the existing property and the wider conservation area. As with any new extension it is impossible to match the existing stonework and pointing details so the proposed external walls are to be rendered with a finished colour to match the existing stonework. New windows and doors will be powder coated aluminium frames (slate grey), double glazed units. The roof will be finished with a GRP or membrane material hidden behind a powder coated aluminium gutter / fascia (slate grey). With this in mind it is the agents and applicants view that the proposed extension is sympathetic to the character and appearance of the original property and its neighbours in terms of siting, scale, character, materials and design.
- 4.3 The other main external alterations are the enlargement of an existing window and the inclusion of a new window at ground floor level on the Eastern elevation. Both the new and the enlarged windows will be in a style and colour to match the existing windows. An existing window opening on the ground floor of the South elevation will be enlarged to form French doors into the proposed dining area.
- 4.4 The existing sash windows are in various states of repair with many having already been repaired or refurbished previously. Upon specialist advice, the applicant proposes to replace all the windows with new timber framed, double glazed, sash windows in a style and colour to match the existing.
- 4.5 Similarly the two chimney stacks to the extended part of the dwelling at the rear are in a poor state of repair, showing structural cracks and leaning. It's proposed to carefully remove the existing projecting chimney stacks to below roof level and to make good the roof coverings over.
- 4.6 Localised stone repairs to friable and eroded stonework is also proposed. This work will be completed by a competent contractor familiar with working on historic buildings. At this stage, it is envisaged that this work will include for careful defrassing of loose and friable stone prior to repointing. Localised replacement of stone will also be necessary to excessively eroded stone. Again the exact scope of stone replacement will be confirmed on site in due course following erection of safe access.
- 4.7 Internal alterations include removing the internal walls between the existing kitchen, utility and storage rooms forming an open plan kitchen / dining room. Part of the existing WC is removed to form an access through from the proposed dining room to the entrance hall with the existing door between the kitchen and sitting rooms blocked up. The wall between the existing sitting room and study is also removed to form a new family room.
- 4.8 It's the applicants and agents opinion that there's no inherent loss of private amenity space about the dwelling with the addition of the proposed extension. The property sits in adequate grounds to accommodate the new development. It isn't thought the proposed alterations adversely affect the private amenity of neighbouring properties. Whilst new windows are proposed to the Eastern elevation at ground floor level they aren't considered to overlook any private amenity space with garages and outbuildings been directly to the East. The properties and private amenity areas to Middlecave Road are set further back some 16m to 23m away.

4.9 It's understood that many of the above alterations don't require planning approval as they fall under the properties permitted development rights but are included in this statement so the works to the property can be understood and viewed as a whole.

5.0 DESIGN SOLUTIONS

5.1 The following drawings show the Design Solution and form the basis of the Planning Application:

- 1 PD230-01 Existing Ground & First Floor Plans
- 2 PD230-02 Existing Basement & Second Floor Plans
- 3 PD230-03 Existing Elevations
- 4 PD230-04 Proposed Ground & First Floor Plans
- 5 PD230-05 Proposed Basement & Second Floor Plans
- 6 PD230-06 Proposed Elevations
- 7 PD230-07 Existing & Proposed Block Plans & OS Site Block Plan

6.0 SITE ACCESS / CAR PARKING

6.1 Vehicular and pedestrian access to the property remains as existing.

7.0 BUILDING ENTRANCES

7.1 Building entrances to conform to current building regulations.

8.0 PLANNING POLICY

The following planning policies have been considered, above, while developing this scheme

Ryedale Plan- Local Plan Strategy;
Policy SP12 Heritage
Policy SP16 Design

National Planning Policy Framework (NPPF)