

Proposed Alteration/Extension
Montreal Grange
Coulton
Hovingham
York YO62 4NQ
Ref: YSRU1050760



DESIGN & ACCESS STATEMENT

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On behalf of Ian Mosey Limited



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Location

Montreal Grange is located in a rural area immediately adjacent to/off Coulton Lane. The hamlet of Coulton is located approximately .5km to the south with the settlements/villages of Gilling East and Hovingham approximately 3km and 4km to the north and east respectively. Situated in a rural area and within the Howardian Hills Area of Outstanding Natural Beauty (AONB), the surrounding land includes pasture and arable farmland with significant areas of woodland nearby. There is a neighbouring property, Montreal Farm, located to the immediate south of Montreal Grange, however, this is well separated by a high level wall and there are no overlooking/privacy issues. The feed production mill of Ian Mosey (Feed) Limited is located nearby at Black Dale Farm, Coulton Lane.

Use

The property comprises a single residential dwelling, converted from a range of traditional farm buildings in/around 2004. It is constructed with both stone and brick faced walls beneath pitched clay pantile covered roofs. The accommodation currently comprises:

Ground Floor: Entrance Hall, Living Room, Dining Room, Kitchen/Breakfast Room, Utility, Cloakroom/W.C., Inner Hall (inc stairs), Two Bedrooms with En-suites.

First Floor: Landing, Principal Bedroom with En-suite, Two further Bedrooms, Bathroom and storage.

Externally: Entrance/driveway from Coulton Lane with parking and 4 bay open garage, front garden to north, enclosed garden and patio to rear/south with external store. Field to the west, to other side of Coulton Lane.

The proposal is to retain the same residential use but to extend the house and increase it in height in parts to improve the layout and circulation that is currently compromised. Upon completion, as shown on the drawings, the accommodation will comprise:

Ground Floor: Entrance Hall, Living Room, Sitting Room/Dining Room, Kitchen/Breakfast Room, Utility, Cloakroom/W.C., Nursery, Office, Bathroom/W.C.

First Floor: Landing, 4 Bedrooms, Two En-suites and Family bathroom.

Externally: Unchanged, as above.

The proposed alterations are of particular importance to the owners/occupiers due to the existing compromised layout and circulation challenges. Stephen Mosey who lives in the house with his wife

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and children has a growing family and the space/layout needs to be improved to accommodate modern family living and to ensure there is good connection between the internal spaces.

Stephen Mosey is the manager of the feed mill and living in very close proximity to the mill is a requirement of the position. Accordingly, with very limited local housing stock available within immediate proximity of the mill, these proposed improvements to Montreal Grange are very important.

Scale

The existing Gross External Floor Area (GEFA) is c 379m² (Gross Internal Floor Area (GIFA) of c315m²). Upon completion of the proposed works, the GEFA will be c457m² (GIFA of c390m²). The existing footprint is c249m² and upon completion, this will increase to c285m², a difference between the existing and proposed of c36m² or a 14% increase.

It can be seen from the proposal that to accommodate the changes, the building in part is being extended and heightened. This is required as currently both the ground and first floor layouts and circulation is heavily compromised with restricted/ poor access between the west and east sections of the house.

To accommodate the required changes, the proposal is to add a single storey lean-to link to the south elevation that will only be visible from within the rear enclosed courtyard garden. There is also the need to lift part of the house, as shown/indicated on the drawings.

Accepting that the external ground levels slope slightly, the current eaves height and ridge height of the part of the house to be lifted is c3.2m and 5.5m respectively. The proposal is to lift the eaves by c1.4m to c4.6m and ridge by 1.4m to 6.9m and 1.6m to 7.1m, the step uplift required to accommodate internal ceiling height requirements. The proposed lifts to the eaves and ridges have been kept to a minimum and are either at or below the existing main part of the house.

Design and Appearance

The changes are required for the reasons stated above. Care has been taken in the design to respect the size, scale and character of the existing building and all materials proposed are to compliment what is there. The works will include a combination of brick and stone faced walls with an oak frame proposed for the east facing glazed gable. The main roof covering will be clay pantile, as exists at present and the small section of flat roof to the rear, above part of the hall, will have a lead covering.

To the north elevation, rather than attempt to match the existing stone and coursing, it is proposed that there will be a change in materials from the existing stone facing with the raised/lifted wall to be traditional clay brick faced such as that available from York Handmade Brick Co Ltd, Alne. This will respect the original single storey part of the building with the brick section identifying a required change in the building, the change necessary as part of building progression through occupancy

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need. It will also enable a clean connection in construction at the corner joint from the brick that surrounds the oak frame to the east elevation.

The north elevation extension incorporates dormers to match in size/appearance those in the west section of the north elevation providing light and views to the three bedrooms, these windows do not overlook any property. There are two small conservation rooflights to this north roof elevation providing light and natural ventilation to the bathrooms.

The south elevation facing into the courtyard garden, now includes a single storey brick and clay pantile projection, this required to improve the connection between the west and east parts of the house. This will not be visible having no impact on the neighbouring Montreal Farm. Similarly, the design of the lifted section of the house, with the first floor landing to the south side of the house, means that the neighbour will not be overlooked at all with the three small conservation rooflights included to provide light rather than views.

It is expected that with the existing high wall between the subject and neighbour that this proposal, involving lifting the ridge of part of the house by only/between 1.4 and 1.6m, the impact on the neighbour will be minimal and is unlikely to be noticed. With the subject property/Montreal Grange located to the north of the neighbour/Montreal Farm and considering the existing boundary wall, it is expected that the extension and increase in height will have no impact on the neighbour in relation to shadowing or loss of view.

An opportunity has been taken with the east facing gable to incorporate large modern/contemporary designed oak framed windows providing good levels of light and excellent uninterrupted views of the surrounding countryside benefitting the new Living Room and Bedroom above. This design is considered to compliment the more traditional remaining parts of the property and will be of a high quality specification. This part of the property is not overlooked and will not impact on any immediate neighbouring property/dwelling, with the nearest neighbour located on the outskirts of Coulton some c400 distance.

Landscape

Beyond localised landscaping that may be undertaken as part of the proposed extension/alteration to the building, which would be small in scale and likely be confined to the enclosed courtyard area to include repositioning of fencing and gates within the curtilage, plus paving and soft landscaping works, no extensive landscape intervention is planned.

Access

The proposed extension/alteration works will not, upon completion, affect any existing highway or right of way or increase access/egress flow of traffic to and from the highway/Coulton Lane. The proposal is merely an extension of an existing single dwelling.

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The proposal will include the improvement of access to the rear from the enclosed courtyard area, to include if/where possible some level access provision to the dwelling via changes to the external paved areas to include gentle slopes in the paving in part replacement of steps.