

### 32 Bondgate, Helmsley, York, YO62 5BR Design & Access Statement

#### site and intentions

32 Bondgate is small two bedroomed cottage located on the A170 in Helmsley.

The proposal is ultimately to extend the property to the rear. This would be achieved with a sympathetic two storey extension and an single storey small kitchen extension that would bridge a gap to an existing outbuilding located in the back yard.

The new two storey extension would replace a very tired single storey flat roofed kitchen extension built using poor quality red bricks by the previous owners. This will allow the owner a more comfortable standard of living by adding additional living space and a first floor bathroom. The kitchen extension aims to allow more living space to the main part of the house. The cottage at present only has a small living room which is accessed of the main roof in and out of Helmsley the A170.



The new two storey extension will have a double pitched roof with clay pantiles to match the existing main roof. It is intended to run a heating system off two solar panels positioned on the main roof of the extension. As many of the properties have had similar extensions within the past ten years we see that it would have little impact on the character off this row of cottages and could only be seen as an improvement by removing a old flat roof extension.

#### access

Access to the property will remain unchanged to the front and the entrance would now be into the new kitchen extension.

#### form, massing & design

The overall design endeavours to bring this property up to date whilst imposing minimal impact. The proposals would have little effect on the street scene as the new extensions would only be visible from the yards of 30 and 32 Bondgate.

#### construction of extension

The extensions would be built using traditional methods. Cavity limestone walls with limed mortar joints to match the existing stonework in size and coursing.

#### roof

Roof construction -insulated warm roof construction with clay pantiles and Lead valleys . Two number rooflights to the kitchen extension will allow as much natural light into the new kitchen as possible.

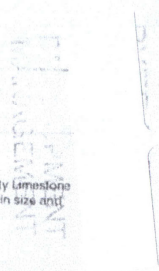
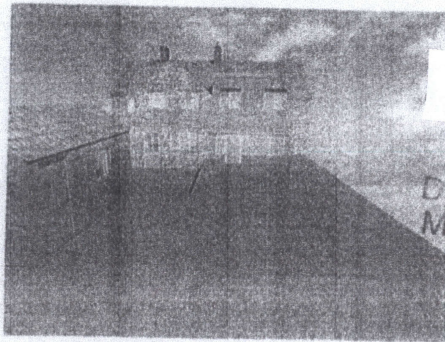
#### doors/ windows

The rear elevation of the proposed kitchen is to have a semi glazed timber door and timber casement windows in a traditional style.

#### rainwater goods

The rainwater good are to match the existing which is cast iron but we would propose that we use pvc 'U' replica's, the gutters will be fixed by rise and fall brackets.

The rainwater goods would be joined to the existing drainage system and rainwater harvesting is intended with the introduction of rainwater butts. The foul water will also use the existing combined drainage system.



DESIGN  
MATERIALS  
16/1