



The Planning & Design Associates

Planning.. Architecture.. Interiors.. Landscape

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DESIGN, ACCESS & HERITAGE STATEMENT

CLE-525-01-DAS

PROPOSED TWO STOREY FRONT EXTENSION, LOFT
CONVERSION WITH REAR DORMERS AND
ROOFLIGHTS AND RAISING OF A SINGLE STOREY
ROOF AT THE OLD POTTERY, NORTON.

July 2019



AERIAL VIEW OF THE SITE

INTRODUCTION

This design statement is prepared generally in accordance with the requirements set out by DCLG Circular 01/2006 – Section 3. The appraisal will follow some of the process advocated by the CABE Guide to good practice. Please read in conjunction with the drawings submitted with this application.

The Old Pottery is in the Norton-on-Derwent Conservation Area so this is a householder planning & demolition in a conservation area application, for a proposed two storey front extension, loft conversion with rear dormers and rooflights and raising of a single storey roof, which will allow for a mezzanine floor.

The Old Pottery is mainly constructed of stone, some of which has been rendered, with red clay pantiles and a brick chimney. The windows are timber effect Upvc casement windows. The building has been extended and altered at various points, the most recent extension being a conservatory to the rear, which has been designed to look like a modern extension rather than to be in-keeping with the original building, whereas the other extensions and alterations were designed to reflect the existing building style.



FRONT ENTRANCE
(WHERE EXTENSION IS PROPOSED)

USE

The use of the building will not change and the use of the majority of rooms will remain as is, except for one bedroom which will become a bathroom and the area used for the staircase to access the proposed loft conversion.

AMOUNT AND LAYOUT

The existing footprint of the building is 163.5sqm and the proposed footprint would be 170.5sqm.

The proposed works would add an additional 5sqm to the internal ground floor area increasing it from 135sqm to 140sqm and an additional 41m² to the internal first floor area (including the mezzanine where the roof is to be raised), taking it from 21.7sqm to 62.7sqm. Taking the total internal floor area from 156.7sqm to 202.7sqm.

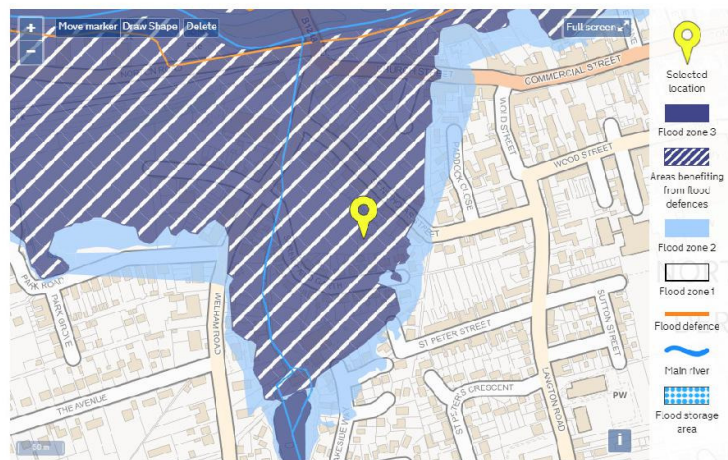
The internal layout is not changing too dramatically, with a bedroom changing to a bathroom and area for the new staircase up to the proposed loft conversion and the original bathroom would be accessed from the proposed extension, rather than through the living room as is the existing situation.

APPEARANCE AND SCALE

The proposed two storey front extension will be built from stone to match the other sections of the building which are built from stone.

Where the new sections of wall are required to raise the roof to the end section of the building the front and side will be rendered and the rear wall will be stonework to match the existing stonework.

FLOOD RISK



The Environment Agency Flood Maps for Planning confirm that the location is in Flood Zone 3 but in an area benefitting from flood defences.

The floor level will match the existing so the situation is not being made any worse.

ACCESS

The main access to the dwelling will still be from the front but via the proposed two storey extension.

The access to the site will remain as existing.

HERITAGE & PLANNING STATEMENT

The Old Pottery lies within the Norton-on-derwent Conservation area. There are no listed buildings within the immediate vicinity of The Old Pottery.

The Old Pottery is not similar in appearance or character of any of the houses or buildings which surround it. The houses on St Nicholas Street to the east and north are primarily terraced houses, as are the majority of other buildings in the conservation area in the immediate area of the site and the houses to the south on Spring Field Garth (which are outside of the conservation area) are either semi-detached houses or semi-detached bungalows. So, any alterations to The Old Pottery should not have too much affect on the impact within the conservation area or the area as a whole. The Old Pottery is generally not visible from any of the surrounding streets and only visible from the rear of the surrounding buildings

The proposed extension is designed to be sympathetic and in keeping with the existing building, in that the materials to be used will match exiting and it will be subservient to the main section of the building. The materials to be used for the section which is to have the roof raised will also match the existing materials.

National Planning Policy Framework refers to need for conserving and enhancing the historic environment and Section 192 states that 'In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

The proposals comply with Ryedale's Local Plan because the design is in line with Policy H13 – Extensions to existing dwellings: which states that 'The development is sympathetic to the character and appearance of the original property and its neighbours in terms of siting, scale, character, materials and design;' and 'it would not have an adverse effect on the streetscene.....'

The proposed extension will be in-keeping with the existing building. The alterations improve the usable spaces within the building which should make the building a more desirable property to live in. If the building is being lived in, it should be being maintained, conserving it for the future.

CONCLUSION

The proposals will improve the dwelling to suit the applicant's requirements and improve the internal layout with minimal impact on the neighbouring dwellings. The scheme complies with the Local Plan Policies and NPPF, respects the historic character and is appropriate for the size of the plot.

The applicant hopes that Ryedale Council is able to support this planning application for the extension and external alterations.