

## 4 The Terrace Oswaldkirk Helmsley





#### Location

4 The Terrace Oswaldkirk is located within the Oswaldkirk conservation area. The property forms the western half of a pair of stone and tile semi-detached dwellings (A) likely to date from the mid-20th century. It forms part of a wider context in that there is an additional pair of matching semi-detached dwellings located further to the east of No. 4. (B)

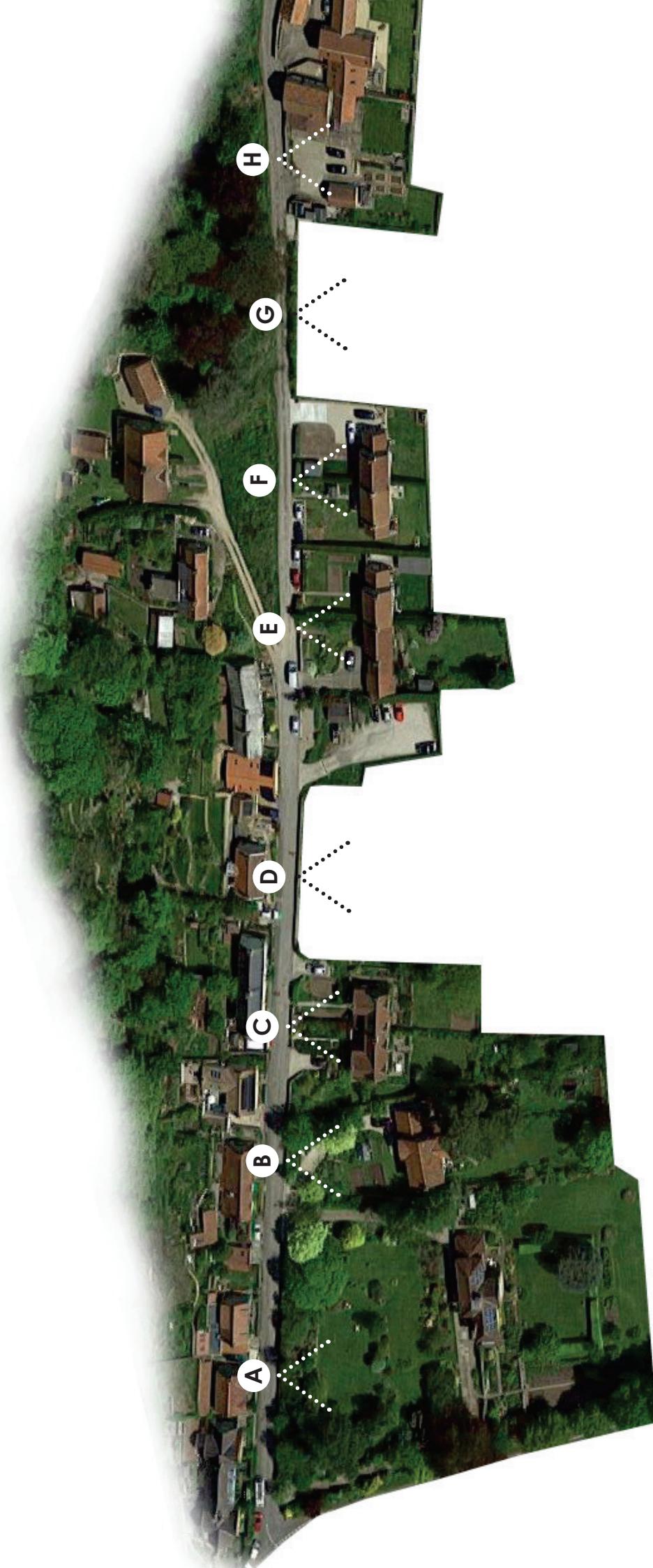
Dwellings to the west of No.4 (C) alter the linear layout of the street with gable ends facing the road with a newer development (D) set back altering again the face of the building line. The property is set back from the road behind a long front garden which due to the sloping topography is significantly set down from the road level. An undeveloped field to the east forms one of two Visually Important Undeveloped Areas along the street.

The adopted conservation area appraisal describes this part of the conservation area as occupying a quiet 'no-through' road on the east of the village. It principally comprises slightly elevated terraced properties to the north side of the road and immediately pre and post-war semi-detached properties set in large garden plots on the lower (south) side of the road. Large gaps between the twentieth-century properties where the fields come up to the road with established mature planting and boundary walls give the street a more rural character than the rest of the village.

The property also lies within the Howardian Hills Area of Outstanding Natural Beauty. It is therefore important to maintain the subservient nature of not only the south side street front but also the subservient nature of the extension to the main host dwelling.

## Street Scene (South)

4 The Terrace



**View H**  
Looking towards farm house with single storey modern extension with large expanse of glazing



**View G**  
Visually Important Undeveloped Area



**View F**  
Looking towards semi-detached properties



**View E**  
Looking towards semi-detached properties with annex (applicants property)



**View D**  
Visually Important Undeveloped Area



**View C**  
Looking towards semi-detached properties with gable ends facing the road



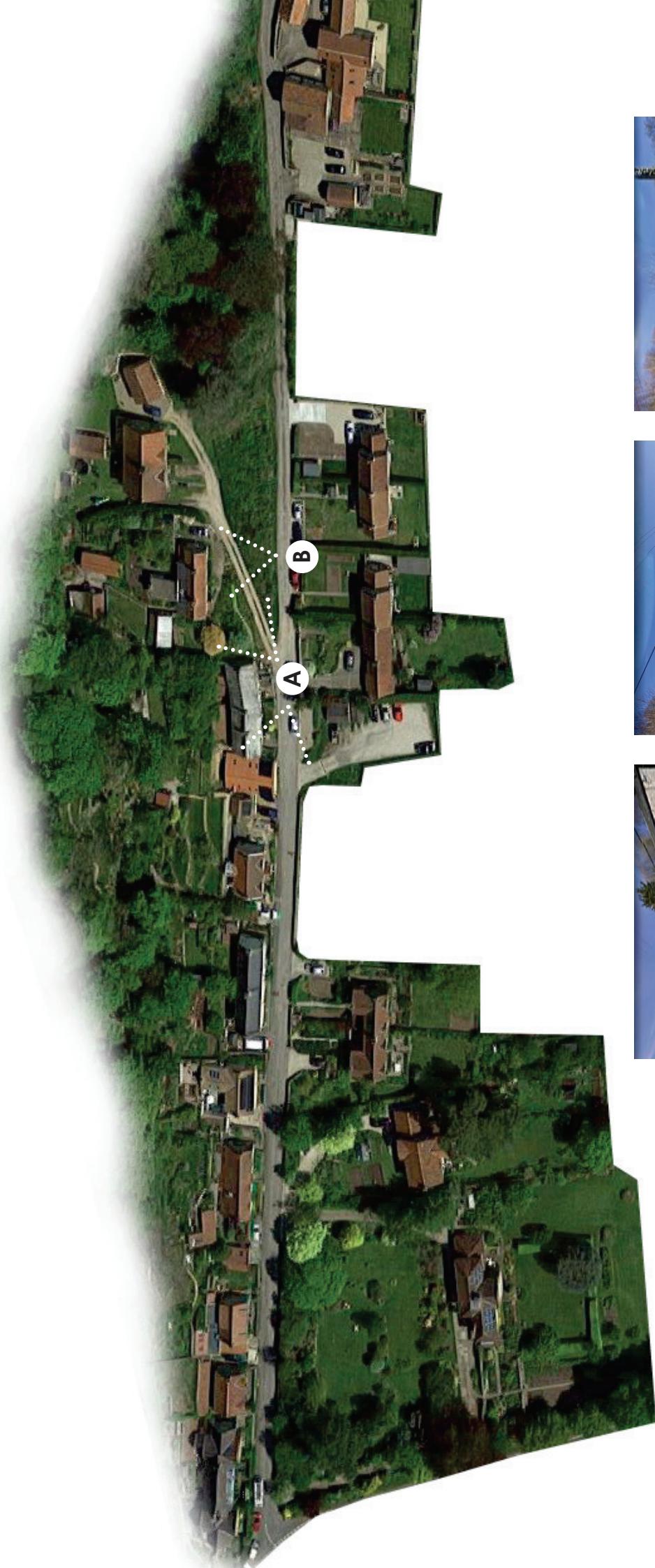
**View B**  
Looking towards 'large' single property with modern appearance



**View A**  
Looking towards 'substantial' single property with modern appearance

## Street Scene (North)

4 The Terrace



**View A (West)**  
Looking along the street towards junction  
B1363 (access road)

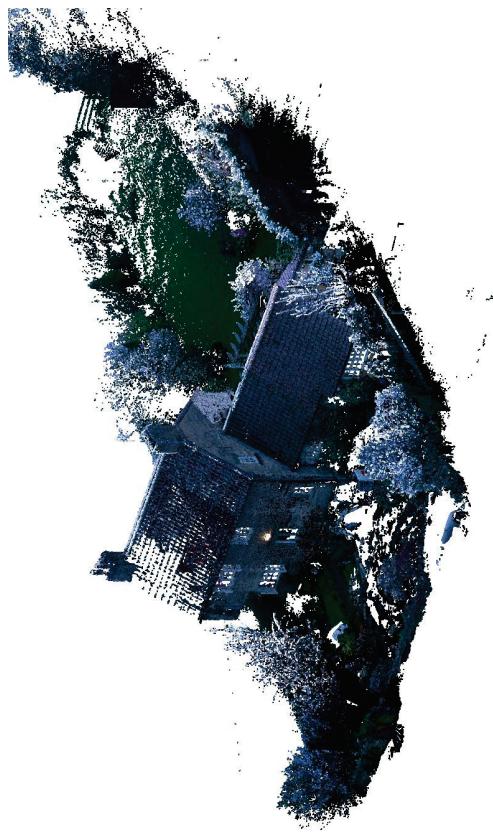


**View A (East)**  
Looking towards dwellings opposite  
applicants property which are significantly  
higher than the south side of the street  
(side view)



**View B**  
Looking towards dwellings opposite  
applicants property which are significantly  
higher than the south side of the street  
(front view)





3D Digital Scan

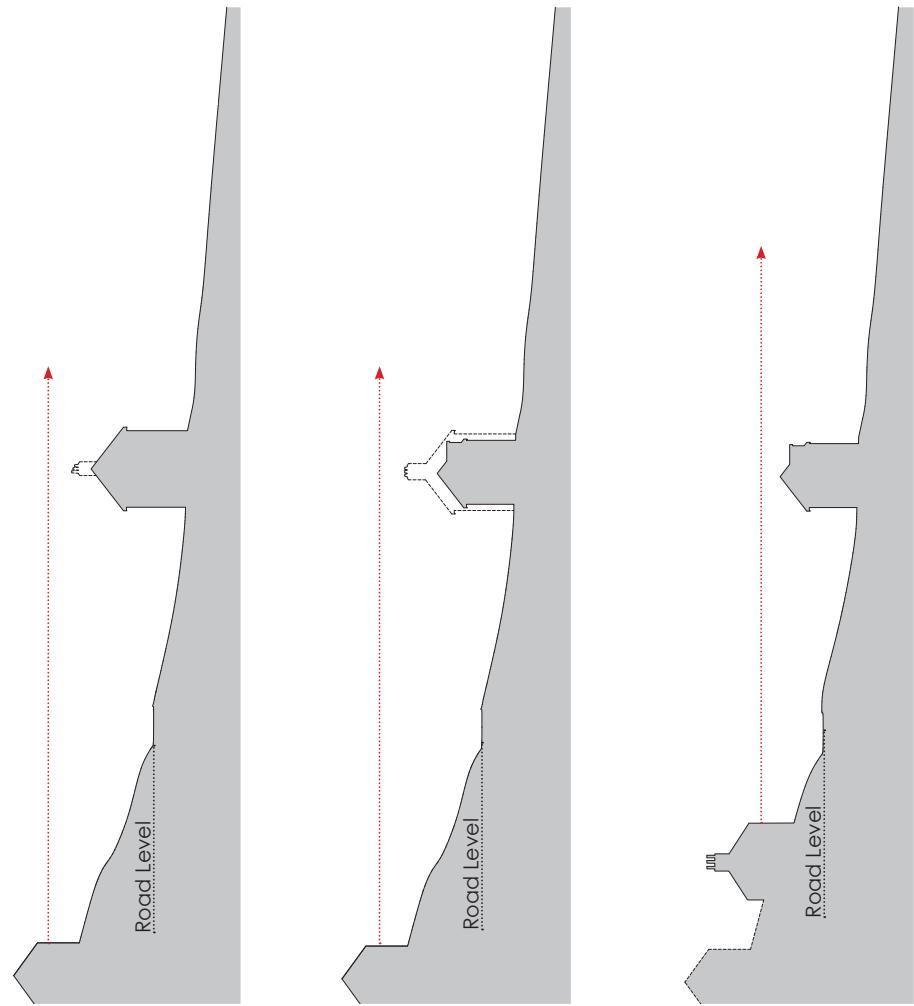


### Wider Site

As can be seen in the site section the significant slope on the site inevitably enables the buildings on the south to appear subservient to the buildings on the north of the road.

The two sites either side of the properties (marked as important undeveloped areas) also maintain the rural feel of the street and with the large hedging and planting we are confident this is not greatly affected and retains the sense of place.

The site has also been laser scanned to create an accurate digital record of the existing building which forms part of the historical recording of the site and can be made available to the council if desired.



## **Accommodation**

This document has been produced in support of an sensitive expansion to the existing annex of a semi detached 3 bedroom dwelling located in Oswaldkirk.

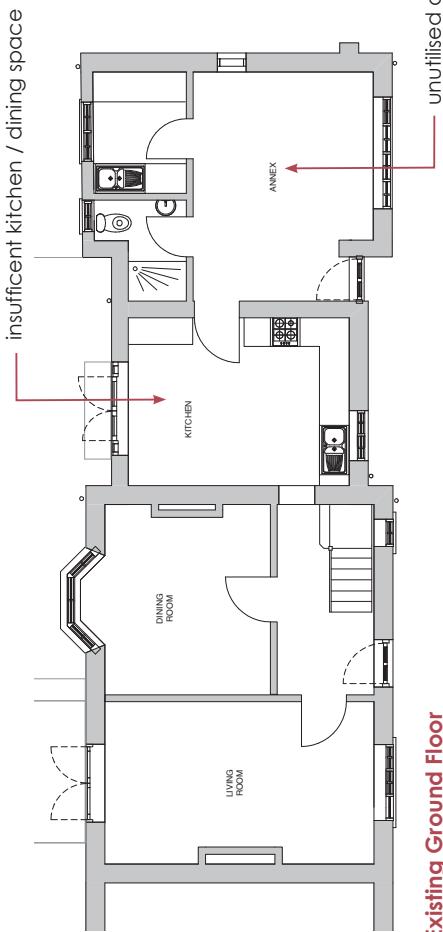
As can be seen from the existing plan and photographs; the house currently occupies an annex to the ground floor which is not greatly beneficial to the family. The existing annex has a separate entrance which can essentially be self-contained which is discouraged in SP21 of the Ryedale Plan.

The family would like to ensure the annex use is ancillary to the existing house and as with most families a large open plan kitchen and dining area where the family can cook, eat and socialise is essential.

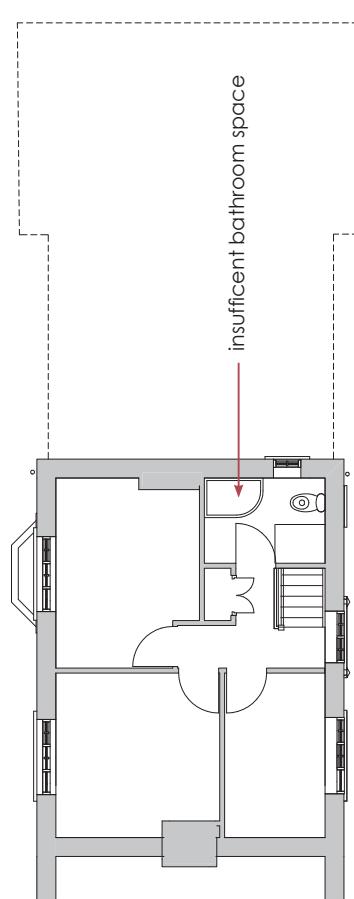
This is the only internal change on the ground floor, and it is felt this important space which enjoys fantastic views to the south maximises the living standards and well-being of the family.

The existing first floor is very restrictive in regards to living space and currently occupies 2 average sized bedrooms, a small box room and inadequate shower room for the size of the property.

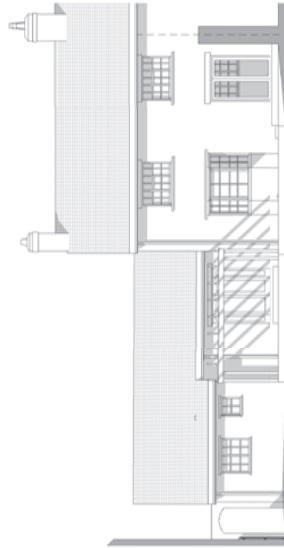
The occupants have children and for them to live comfortably they require a larger bathroom capable of occupying a bath tub. The proposal aims to provide the family with a larger bathroom along with a master bedroom suite which leaves to two average size bedrooms for the children and the small box room for storage or guests when needed equating to an additional 38 square meters of accommodation been created.



**Existing Ground Floor**



**Existing First Floor**



Unused ground Floor Annex



Unsufficient toilet room unsufficient for family occupation



Small ground floor kitchen

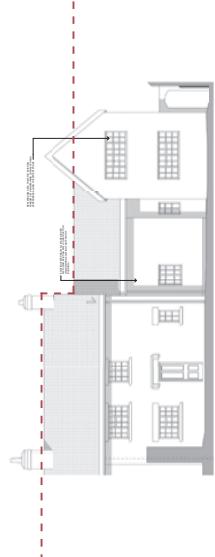
## Proposal

The proposal seeks to improve the quality of living and enhance the well-being of the occupants not only in terms of essential accommodation but also connecting them with the rich landscape and heritage of the area. In doing this we have considered the following important aspects:

### Scale & Mass

Firstly, it was decided to maintain the footprint of the existing annex as this was deemed more respectful and in line with the dwelling's past. It also meant the existing materials could be reused in situ.

Following advice from the pre-consultation it was agreed to lower the connecting element which better serves the plot as a whole by increasing the subservient nature of the extension and balances the relationship between the scale of the host dwelling and the mass of the extension.

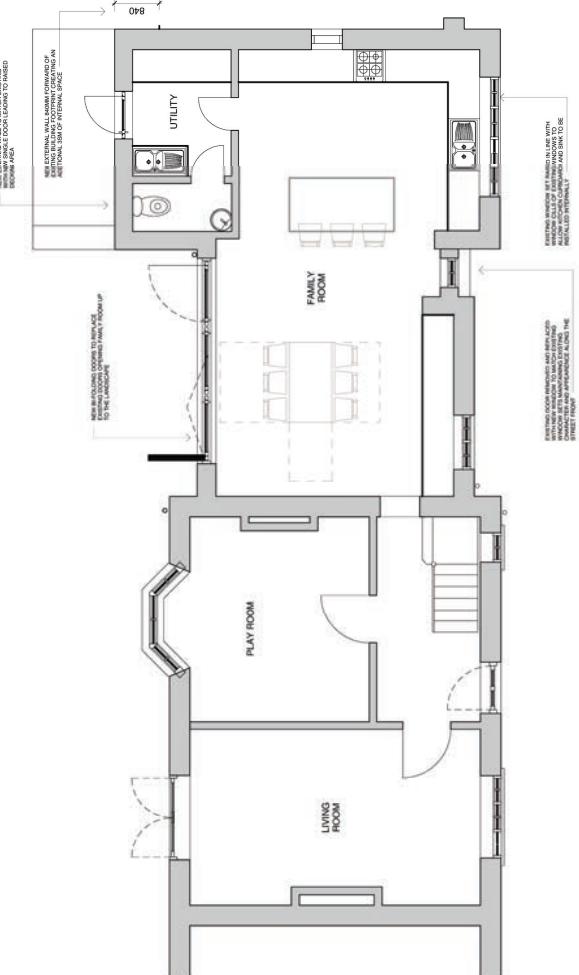


Following the footprint of the existing annex seems the most natural route to take and facilitate a balance between a higher element connected by a lower element into the host dwelling which in turn maintains a subservient connection and composition. The end gable is supported in context by the neighbouring properties which each have gable ends facing the road and therefore harmonises between the two. This is supported by the openness of the undeveloped field to the side of the property.



Aided by the severe slope of the site the lower element retains the views of the higher properties on the northern side of the road. Due to the orientation and open nature to the side of the property there is no loss of light or natural daylight. This is more so reinforced by the maintained high vegetation to the boundary of the property.

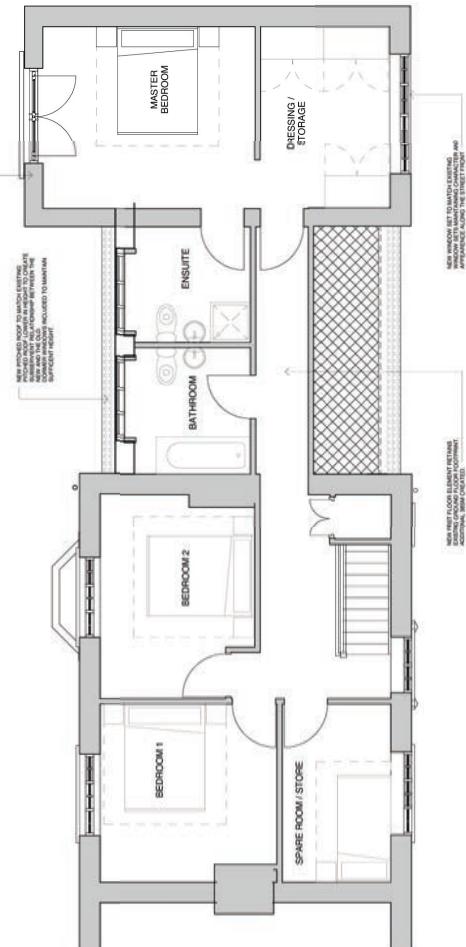
To the rear it is proposed to include two dormer style windows to increase the head height within the bathroom. This is inspired by the existing dormer windows of the neighbouring property which face the street on the northern side of the road. (also having gable ends facing the road)



NOTES TO DRAWING: DRAFTS NOT TO SCALE. DRAWINGS ARE FOR INFORMATION ONLY. NOT TO BE USED FOR CONSTRUCTION OR PLANNING PURPOSES

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## Design Considerations

## **Materials**

During the design development a number of materials were considered in order to gain an understanding of the type of language and relationship to be established between the old and the new. The occupant's preference along with the advice from the planning officer was to consider materials which matched the existing host dwelling in order to be sympathetic and reflect the existing street and wider conservation area.

The front elevation is very reserved reflecting the style and character of the existing main dwelling and annexe. The window proportions are the same as the existing annex and the roof and wall construction is proposed to match the existing. The front facade therefore does not change the street character or aesthetic and harmonises with the traditional character of the main building.

Similar to the front facade the rear elevation is very similar in nature maintaining the existing construction and roofing material. The existing glass doors are to be replaced with bi-folding glass helping to open the family room up to the landscape and allow the connection between the inside and outside. This will also maximise the natural day light into the space and improve the occupant's well-being.

A 'Juliet style' balustrade and double (inward) door set at first floor introduces a slightly more contemporary element to the rear while respecting the elevational composition aimed at opening up the master bedroom suite to the landscape in a similar manner to the ground floor increasing the connection between the inside and outside and taking advantage of the fantastic views over the landscape. This would create a truly inspiring space for the family for the longevity of the property.

## **Access**

Access to and around the site would all remain the same.



**Proposed Front Elevation (North)**



**Proposed Rear Elevation (South)**

## **Design Considerations**

## Pre-Planning

A pre planning application was submitted in order to explore the possibilities when developing the proposal with the occupants and to involve the planning officers from the outset.

The initial proposal aimed to extend the first floor over the existing single storey annex continuing the alignment of the principal roof terminated at the gable end. After careful consideration and advise from the planning officer it was agreed a better solution would be to lower the connecting element in order to create a more subservient and sympathetic relationship with the principal dwelling.

The application also aimed to extend the ground floor plan to accommodate a single storey extension to the rear of the property enabling the family to have additional space to work from home. After consideration of the planning officer's comments, it was agreed this could contribute to the over development of the site and therefore has been removed from the application. It was agreed with the applicants that the first floor living accommodation was far more important to their quality of life.

The revised proposal was then sent to the planning officer with the following response:

'I can see that the front elevation you have proposed addresses some of the concerns regarding materials and fenestration. This more traditional approach better fits into the context. I can also see that maintaining the 'central' section of the annex at its existing height helps to address concerns regarding extensive mass. The deletion of the rear extension obviously addresses my points regarding that. I can see that there are other examples of second storey front facing gables in the near vicinity and the proportions of the one you have drawn looks well.'

We feel the revised proposal in this application addresses the initial concerns of the planning officer and maintains the key objectives to retain the style and character of the street, and immediate area while respecting the Ryedale Local Plan.

This proposal would provide the applicants with the essential accommodation to live comfortably and maximise the health and well-being of the family.

