

14/01/077/FUL
RYEDALE D11

Design and Access Statement for 44 Potter Hill, Pickering

44 Potter Hill is a stone built grade two listed semi detached dwelling which occupies a prominent site within the conservation area of Pickering. The property is of traditional construction with locally quarried stonewalls and a red clay pantile roof with brickwork chimneys.

The main dwelling faces due south and has a gated side access road from Potter Hill to the east which serves the whole site. To the rear of the dwelling there are a collection of single and two storey outbuildings constructed in a mixture of stonework and brickwork matching the main dwelling. Within the buildings is the site parking for up to five vehicles and turning area.

The two storey outbuilding lends itself to being converted into a two bedroom holiday cottage. This will have very little impact on the character or appearance of the existing building. There are to be no new openings formed in the external fabric but all of the existing windows will need replacing. The new ones proposed are to be a Yorkshire Sliding Sash timber window in keeping with the local vernacular. Pickering is a tourist area and has a lot to offer people who visit i.e. archaeological landscapes of the Vale of Pickering and the Yorkshire Wolds, Recreational pursuits and outdoor adventures including Dalby Forest, encouraging people to visit can only help local businesses and surrounding tourist attractions as per statement SP8 on tourism in Ryedale in the local plan strategy.

Having examined this part of the conservation area of Pickering the general character and appearance is that of well defined street frontage with a low key vehicle access and parking arrangements. The majority of the buildings are traditional in style with varying degrees of more recent extensions to the rear. The gardens generally within this part of Pickering are not visible.

The proposed extension to the house and conversion of the two outbuildings have been designed sympathetically using matching materials to the original building and in keeping with the style and scale of adjacent properties.

The proposed works will not be visible from the street scene and there is minimal overlooking from the adjacent properties.

The extension to link the small outbuilding to the main dwelling would make good use of an otherwise small unusable outbuilding. As in recent years the outbuilding has been very neglected due to being unusable.

We therefore feel that the proposed works would not have any kind of impact on the Heritage asset of this part of the Conservation area and together with the amount of repair and conservation work carried out on the original fabric of the dwelling, landscaping and outbuildings, we feel it will also enhance this property and preserve it in accordance with its listing and SP12 and SP16 of the local plan strategy.

In accordance with the SP20 of the Local Plan strategy the access to the

property is as existing - you can drive into the property and turn around and drive back out again so no disruption or alteration to the front of the property.

The development is sympathetic to the character and appearance of the original property and its neighbours in terms of sitting, scale, character, materials and design.

It would not have an adverse effect on the amenity of adjoining residents.

Having already had the plans passed we have actually started some of the repair jobs as follows:-

We have re roofed both outbuildings in accordance with the bat survey dated May 2011 which you already have details of when these plans were originally passed under Application No 10/01322/LBC & 10/01321/FUL