

OAKTREE ARCHITECTURAL LTD

DESIGN AND ACCESS STATEMENT

TO ACCOMPANY THE APPLICATION AT 20 THE MOUNT MALTON YO17 7ND

APPLICANT

Mr & Mrs Blades

Prepared by

OAKTREE ARCHITECTURAL LTD

20 THE MOUNT MALTON YO17 7ND



Fig 1. Aerial view of 20 The Mount Malton

20 THE MOUNT MALTON YO17 7ND



Fig 2. View of Front (west) Side (north) Elevation. Site of new proposed Hot Tib and New French Doors to bay window centre section.

Design and access statement in relation to proposed Hot Tub, Patio and French Doors to replace centre window to bay window to side (north) elevation of the property.



Fig 3. View of Side (north) Elevation. Site of new proposed French doors replacing centre window of bay.

1. Introduction.

This design and access statement (DAS) is submitted in support of a detailed planning application for:

Proposed Hot Tub and alterations at 20 The Mount Malton

Existing house and context

The existing house is a semidetached property approximately built circa 1860. It sits in a street scene of different house types and villas at the north end of the road just prior to the junction with Mount Crescent. The area where The Mount now is was 'a large open place' called Gelding Hill. Here boys played cricket, the circuses that visited were held as were poultry fairs. The Mount was a popular area where the well to do of Malton could live.

The house is in Malton Conservation area.

The neighbouring property to the side elevation (north) is a large detached villa, now known as Rockingham House Care Home. The neighbouring properties directly behind to the (east) rear elevation, are a row of terraced properties which front onto Mount Crescent, and also a rear access lane with numerous garages.

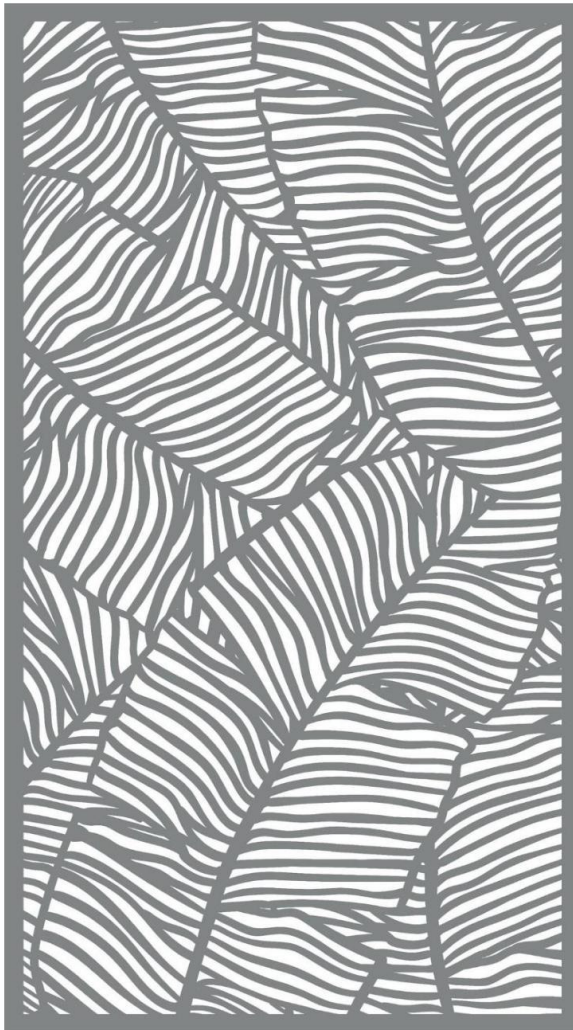


Fig 4 Metal Pre-formed privacy panels.

We present this DAS in accordance with the advice detailed in the CABE document entitled 'Design and access statements: how to write, read and use them.'

2. Use

The application seeks to provide a Hot Tub to the side garden of the property as this is the only possible location available to the owners due to the absence of any rear garden area.

The Hot Tub will be within a new patio area and will be screened from view by purpose made screening. See above Fig 4 & Fig 5 below.

Additionally, it also seeks to provide a replacement set of French Doors to the existing bay window centre section. See above Figs 2 & 3.



Fig 5 Pocket position for the Hot Tub already constructed.

3. Layout

The proposal features a proprietary Fibreglass Hot Tub 5740mm x 2360mm wide set into the ground within a purpose made masonry ground pocket. See Fig 6 below. This pocket is 600mm wider on all side than the hot tub to allow for maintenance access. The hot tub sits approximately 440mm above finished ground level. The tub also has a 100mm thick insulated lid fitted on top when not in use. A porous tiled patio area is to be installed around and up to the sides of the tub extending out approximately 2000mm wide to all sides.

In addition, a set of pre-finished high-performance timber double glazed doors are proposed to replace the centre section of the existing bay window. This will enable access from the property to the hot tub by the owners.



Fig 6 Proposed hot tub.

4. Privacy

The proposed hot tub will be screened with purpose made metal privacy screens, approximately 1800mm high x 3100mm wide to front and 1800mm high x 5100mm wide to side, see Fig 4. The screens are both to give privacy to the owners and also to the neighbouring properties. The proposal does not increase the existing amount of overlooking of neighbouring properties. In addition, the hot tub will be further screened from the footpath/road at the front of the property by a privet hedge which when mature will be maintained at 6 feet high. See Fig 7.

The rear elevation directly overlooks a rear access lane with numerous garages and store buildings. It also overlooks the rear yards of the terraced properties, which the lane serves.

The proposed French doors would not be cause for any privacy issues.



Fig 7 Privet hedge and fence to existing garden front footpath at front of property.

5. Scale

The proposed Hot Tub is subservient to the existing property and neighbouring properties.

6. Precedent

There are multiple extensions and alterations to properties in close proximity, to the properties on The Mount.

7. Appearance

The appearance of the proposals will be in keeping with the existing property as a family home.

The owners are extremely keen to make sure the proposals will blend in exactly with the existing. They wish to bring the house back up to a very good standard with careful restoration to a very tired and neglected property.

They want to ensure this by using matching stone along with a chamfered stone plinth course. In addition, they have specified that new timber French Doors to match the existing timber sash window profiles are only to be used.

The use of matching render to below the chamfered plinth course is also proposed to ensure the proposals match in with the existing

8. Materials

The proposed materials are to be traditional specialist high performance D/G timber doors with matching profiles to the original timber sash windows are to be used to ensure the windows match the existing.

The use of matching render to below the chamfered plinth course is also proposed to ensure the proposals match in with the existing.

The use of Permeable materials for the patio will negate the negative affect of the use of hard surface materials.

9. Flood Risk

The site is on the upper level of a hill and is not in risk of flooding.

10. Access

The access to the garden/hot tub patio area is proposed via the new proposed French Doors.

Summary

We feel that sufficient the proposal warrants fair consideration by the LPD due to the well thought out proposed design and the location of the new extension/s in relation to neighbouring properties.

In addition, the proposed use of extensive upgrading of the existing property to restore the character and period features of such a beautiful traditional house within the street scene of The Mount.