



STONE + ASSOCIATES

Our Ref: 4368C_D1_0.1_A_DAS and Covering Letter

Development Management
Ryedale District Council
Ryedale House
Malton
North Yorkshire
YO17 7HH

06 January 2021

Dear Sir/Madam

DESIGN AND ACCESS STATEMENT and COVERING LETTER

**FULL PLANNING APPLICATION FOR EXTENSION TO WELLINGTON HOUSE, 63 WOOD STREET,
NORTON, MALTON, YO17 9BB**

Stone + Associates are instructed on behalf of Mr R Hopkinson to submit a full planning application in respect of the erection of a first floor extension to the annexe of Wellington House, 63 Wood Street, Norton.

The Site and Background

Wellington House is a prominent two storey building at the junction of Wood Street and Beverley Road. The building has been extended in the past with a single storey L-shaped annexe off the rear (north) and extending to the west. The annexe construction is inferior in terms of external materials to the main building.

Wellington House, including the annexe, is used as a HMO (house of multiple occupancy).

A single storey extension at the rear of Wellington House was approved on 19 September 2018, ref : 18/00598/FUL. This created a net increase of 2 no. residents bedrooms. This extension has not been constructed (the approval not enacted) due to complications with the nearby public sewer system.

Design and Access

The proposal is to extend the annexe in height by creating a first floor. This will create 3 no. resident bedrooms, all with ensuites, with a communal kitchen to serve these bedrooms only. At ground floor there is a small extension at the rear to accommodate part of the new staircase to first floor level. The layout at ground floor is largely unaltered however 1 no. resident bedroom is sacrificed to accommodate the remainder of the staircase.

The net gain in residents bedrooms is therefore 2 no.

The eaves of the first floor extension has been set at a level just below the existing two storey extension with the ridge following suit. The extension is subservient to the existing rear extension and the two can be read independently. The eaves is lower than a standard storey height in order to keep the height of the extended annexe to a minimum.

The roof of the extension is shown with interlocking grey concrete tiles, matching the main building. The existing facing brickwork to the annexe is of particularly poor quality and is not sympathetic to the main building. Instead of extending the brickwork in height it is proposed to render the ground floor walls and timber clad the first floor walls. This allows for the entire annexe walls to be externally insulated, therefore improving its thermal performance. The timber cladding is shown fixed horizontally and dark grey stained to help visually reduce the height of the extension. The roof of the extension has been hipped (matching other roofs on the building), which also reduces the height of the extension when viewed from the neighbouring property to the west.

There is no effect on the existing access or parking arrangement and no additional parking is provided. Wellington House is situated in a central town location with easy access to strong public transport links and long stay municipal parking.

Along with the increase in thermal performance via the external wall insulation (described above), further sustainable measures are achieved through the utilisation of the existing building at ground floor with the need for minimal foundations (rear extension only), no significant increase in rainwater run-off area (roof area only slightly increased by rear extension) and soft landscaped rear garden retained (compared to previously approved extension).

The Applicant confirms that should approval be granted for this planning application that they will not enact the previously approved extension (ref : 18/00598/FUL) and are willing for this to be confirmed as a condition on the approval notice. This means that there will be no additional increase in residents bedrooms from that previously approved.

Summary

In view of the previous approval of a rear extension, and this new application replacing it rather than adding further resident bedrooms to the overall site, we trust the proposal will be considered favourably.

In support of this full planning application, the following documents are enclosed:

- Completed Application Form
- Drawing: 4368C_EX10_01_A4_Location Plan
- Drawing: 4368C_EX50_01_A_A0_As Existing
- Drawing: 4368C_PL50_01_B_A0_Proposals

The gross additional floor area created is 122 sqm, therefore the fee for the application is £924; this will be paid by the applicant direct.

Yours faithfully

Matthew Peake MCIAT

For and on behalf of
Stone + Associates
Encs