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Our ref: 3-Planning  
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BY EMAIL

FAO Naimh Bonner  
Ryedale District Council  
Ryedale House,  
Old Malton Road,  
Malton,  
North Yorkshire,  
YO17 7HH

Dear Naimh,

**Re: The Lodge, West Lilling - 21/00925/FUL**

Please find attached a pdf copy of the following drawings:

190-001 House 25.11.2021 Rev D Existing Elevations Sheet 1  
190-002 House 25.11.2021 Rev D Existing Elevations Sheet 2  
190-003 House 25.11.2021 Rev C Existing House Ground Floor Plan  
190-004 House 25.11.2021 Rev C Existing House First and Second Floor Plan  
190-100 House 25.11.2021 Rev J Existing House Site Plan  
190-101 House 25.11.2021 Rev K Proposed Site Plan  
190-102 House 25.11.2021 Rev K Proposed Ground Floor Plan  
190-103 House 25.11.2021 Rev K Proposed First Floor Plan  
190-104 House 25.11.2021 Rev K Proposed Second Floor Plan  
190-105 House 25.11.2021 Rev J Proposed Roof Plan  
190-106 House 25.11.2021 Rev K Proposed Elevations Sheet 1  
190-107 House 25.11.2021 Rev K Proposed Elevations Sheet 2  
190-108 House 25.11.2021 Rev G Existing Site Location and Proposed Block Plan

In addition, we enclose document, 190 - Planning, Design and Access Statement - House v1, which is to be read in conjunction with Planning, Design and Access Statement, produced by Fretwell's Planning and Development.

I trust the enclosed is in order. If you have any questions, please contact us without delay.

Kind regards

**Suzanne Fowler, Director**

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cc. Mr and Mrs Try

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## PLANNING DESIGN AND ACCESS STATEMENT, AND FLOOD RISK ASSESSMENT

### 1. PROJECT:

The Lodge, West Lilling – Existing house demolition and replacement dwelling

### 2. Design Principles and Concepts

#### The existing house

The existing house dates to the nineteenth century and unfortunately, following a series of extensions and alterations, the property has a great deal of floor area, but has lost its kerb appeal. The result of years of extension and alteration is that the property does not retain heat, it requires care and renovation and does not suit modern day family living.

To the top floor, one large flat roof dormer has been installed.

Whilst the top floor provides additional bedrooms, these do not contribute to the aesthetic of the property and remain in the large part unused by the current owners due to the lack of insulation, and the poor standards of construction by comparison to today's requirements.

Rated on a recent EPC as Grade F, the property is not holding heat. In fact, according to current usage estimates, the property requires over 300 litres of oil a week, during our recent relatively mild winter, and after installing a new tank, to get the building to a comfortable temperature. This energy usage is not sustainable and demonstrates a property in need of renovation.

At first floor, a double storey extension provides additional accommodation that is reached through a series of corridors. The new bedrooms provide beautiful views towards the West of the plot and is well screened by the mature trees.

At ground floor level the former front entrance to the property is no longer in use, with guests arriving at the rear, parking in the existing yard, and entering through the utility room which has been added to extend the kitchen and provide additional boot area.

This extension has a flat roof which requires attention and repair

#### The proposal

The proposed new build house is to comprise six good sized bedrooms, and a layout that is compatible with modern family life.

The open plan footprint to the ground floor permits a grand entrance approached from the North and the parking yard. The well-placed boot room leads through to the two-storey high, feature staircase. The focus of the spaces is on natural light and ventilation, and the space has a bright glazed wall connecting the house to its surrounding landscape.

The kitchen and dining areas are positioned to enjoy the South facing aspect, with a private snug space and separate games room and cinema room.

The house orientation and location has been adapted to position the dwelling away from the main road and reduce the impact of noise and vibration from passing lorries and heavy machinery.




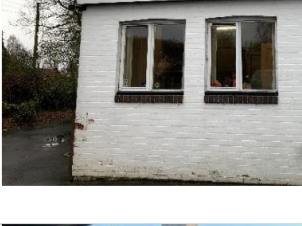

The new house is to be well insulated, with an emphasis on energy efficiency to all elements. The proposed scheme will look to integrate a renewable energy system, which is yet to be determined.

Mechanical ventilation and heat recovery will be installed and where possible underfloor heating will be incorporated to each floor.

Given the family intend to develop this house as their forever home, they are keen to ensure that the materials used match into those of the former house with reference to the property being called "The White House" the general aesthetic will be a rendered off-white finish.



The use of engineering brick will serve to add detail and be used in conjunction with stone cills and oak built porch canopy. To the eaves we will draw upon the history of the property and look to install detailed mouldings in conjunction with a seamless gutter system.

Below we have listed the key elements and the design rationale behind the choice.

Proposed Element	Photo from locality	Design principle
<p>PITCHED ROOF Natural slate roof tile</p>		<p>The proposed roof is to be slate. Where possible, the existing tiles will be reused.</p>
<p>FLAT ROOF - EDPM Firestone or similar flat roof finished in grey - suitable for access</p>		<p>A flat roof will allow for a reduced height dwelling, with an accessible area for installation of solar panels in the future, to permit storage for the plant associated with a heat recovery system and to improve the natural daylight to the top floor storage spaces.</p>
<p>WALLS - Brick Brickwork to be blue engineering brick or similar.</p>		<p>Existing brickwork details show a mix of brickwork details which have been painted over. The design rationale is to incorporate a contrasting brickwork to use above the windows with a soldier course, and up to cill height to the perimeter of the building.</p>
<p>WALLS - Render MonoCouche Weber Render - white chalk- or similar</p>		<p>Use of brickwork and render is a traditional combination in the area. We are proposing a render that is through coloured and should require little maintenance whilst offering improved thermal capabilities when used with modern blockwork construction.</p>

<p><b>WALLS - Details</b> Soldier Courses to be Blue engineering brick or similar.</p>		<p>Use of contrasting blue bricks can be found near to the proposed dwelling.</p> <p>Whilst the example given indicates a modern version of a Georgian sash styled UPVC window, our proposal is to improve the quality of the home and introduce as much daylight as we can with simple glazed panels, using Aluminium frames which can be manufactured to large opening sizes, double and triple glazed to improve thermal efficiency.</p>
<p><b>WALLS - Details</b> Window cills to be blue stone or similar</p>		<p>The existing property has stone cills that have been painted which are difficult to maintain. We have looked to use a blue stone, to tie in with the engineering brick and provide reference to the original dwelling architecturally.</p>
<p><b>WINDOWS</b> Aluminium framed, double glazed windows by specialist manufacturer. Finish RAL 7016 (Anthracite Grey)</p>		<p>The existing extension to the property has casement style windows.</p>
<p><b>ROOF LIGHTS</b> Velux or similar centre pivot windows</p>		<p>The use of rooflights is allowing for the interior spaces to use vaulted ceiling heights, particularly over the dining area. This will also aid and improve natural light and work to enable passive ventilation during the summer months.</p>
<p><b>DOORS</b> Aluminium framed, double glazed windows by specialist manufacturer. Finish RAL 7016 (Anthracite Grey)</p>		<p>Existing doors are a mix of timber and UPVC. The use of Aluminium will allow greater heat resistance and better overall performance without the need for significant maintenance.</p>



<p><b>PORCH</b> Oak framed porch by specialist manufacturer.</p>		<p>Porch to reference style of local porch canopies over entrance. This is an example taken from near to the property.</p>
<p><b>CANOPY</b> Oak framed roof support by specialist manufacturer.</p>	<p>See image above</p>	<p>Outside covered area for the children to play with supervision from the kitchen.</p>
<p><b>BALUSTRADE</b> Panoramic glazed wall mounted balustrade.</p>		<p>Frameless glazed balustrade to provide connection from bedrooms to landscape and mature gardens.  (Image taken from manufacturer's website for example.)</p>
<p><b>EAVES MOULDINGS</b> Exterior eaves cornice facade mouldings or similar.</p>		<p>A historic reference to the oversized eaves of the main house, and a detail taken from the era of the property with a modern low maintenance use of treated timber, painted white.</p>
<p><b>FASCIAS &amp; SOFFITS</b> Where indicated the White fascias and soffits will be timber.</p>		<p>Existing fascias and soffits are finished in timber.</p>
<p><b>RAINWATER GOODS</b> galvanised steel rainwater goods</p>		<p>The use of larger sized rainwater goods, will help to assist in better management of rainwater during intense downpours, and this will reduce the need for future maintenance.</p>

### 3. Context of Proposal

The existing house sits close to the main road and is accessed via a private driveway. There are several outbuildings for which we are already seeking permission to update and improve, with a view to creating the space the family will need for many years to come. The overall context for the proposal is to create an energy efficient family home to suit modern requirements, that will be their forever home, near their local and established family run business. The owner's intentions are to renovate the garage and create living accommodation for the duration of the build. The gate and access closest to the property is not currently used, and will not be used in the future, with no intention of the annexe being separated from the house.

### 4. Consultation

Application 21/00284/FUL, for works to the office building and garage, was submitted in February 2021.  
Application 21/00561/FUL, for a steel framed storage building, was submitted in March 2021.

## 5. Existing Photographs



## 6. Flood Risk Assessment

According to the Environment Agency records the site is at a low risk of flooding.

