

NW07/2016/F

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JOB No: 1110

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YEW TREE COTTAGE, HR 6 9JF

DESIGN AND ACCESS STATEMENT

DESIGN

Yew Tree Cottage comprises an original black and white cottage to which has been added a single storey extension on the north side which accommodates a large kitchen, entrance lobby and bathroom.

The roof is a continuation down of the north slope over the original building.

The walls of this extension are finished externally with rendering to the lower level and horizontal weather boarding above, as shown on drawing no 1110/1.

A second extension on the west side is single storey with rendered blockwork walls and shallow pitch corrugated roof sheeting;
this extension only houses garden implements.

In seeking to provide a third bedroom with en-suite facilities, a first floor bathroom, a sensible staircase and a utility room, it was decided to add a first floor extension above the ground floor extension on the north side of the original cottage, thus not enlarging the present 'footprint'. The logical way to roof this extension was to replicate the existing roof as shown with a valley between and covering it with slates to match the existing roof.

The present character of the building is maintained by continued use of horizontal weather boarding at first floor level and window/glazing of similar design to the existing.

The lines of the existing cottage walls and roof thus remained defined as well as the previous extension work by others will permit.

The new garage is of timber construction with horizontal boarding for the walls and the pitched roof covered with mineral surfaced felt;
this building will house a single car and gardening machinery.

ACCESS

The existing access is satisfactory and will not be changed in any way;
turning facilities are provided within the site.

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