

Design & Access Statement

Rosestile Cottage, Romaldkirk

The property is Grade II listed, built in the mid 18th Century. The property originally formed part of Rosestile and in the late 60's separated from Rosestile to form a separate dwelling known as Rosestile Cottage.

The dwelling is a two storey property constructed in stone with quoin stone detailing to the northeast corner of the original property. The roof being of stone on the north facing slope and remainder hardrow slates. The windows to the front have stone cills, heads and jambs with swooden sliding sash windows (6 over 6). The front door has matching stone head and jambs, with an inscription carved in the head 'TH 1756'. As part of the work undertaken in the lates 60's, 3 extensions were built creating the kitchen, bathroom and bedroom on the first floor. These 3 extesnions had flat roofs of felt and walls of brick with a stucco finish. In the mid 2000's further development took place which included the removal of the flat roof's and brick / stucco finish in favor of natural stone. Development from mid 2000's has also included an orangery, conversion of the garage to kitchen and extension to the bathroom and additonal floor over the then kitchen .

Proposal 1

The proposal is for the installation of a CCTV system . The system comprises of 5 cameras and two infra red lights. The positions are shown on a plan accompanying

this application. The cameras are slim, round in shape and grey in colour. As technology improves these cameras will be replaced and positions may alter.

Impact

The size and position of the cameras is such that they do not interfere or detract with/from any historic or architectural aspects of the building.

Conclusion

Having carefully considered the scale, position and colour of the cameras, it is felt that this system does not detract or interfere with the historical nature or architectural features of Rosestile Cottage.

Proposal 2

This proposal relates to the rection of two raised deck areas in the front garden. Accompanying this proposal is a plan and elevation drawing. Both decks abut the east boundary wall, with one deck in the corner formed by the front wall of the building. This deck is 470mm high with storage on the northern end, measuring 1350 x 950 x 1160mm high. The other deck is located on the next tier of lawn/garden, which sits 400mm lower. This deck 760mm high at the back and as low as 260mm at the front, with steps centrally located. Both decks are made from rough sawn timber stained dark brown

Impact

The placement of the two raised decks do not interfere with any architectural or historical features of the building. The decks are not visible from the main highway. The two areas enhance the garden providing different views of the garden and enable the enjoyment of the setting sun in summer. Planting to the west side of the property includes many evergreen plants which help provide a screen to neighbouring properties.

Conclusion

Having consideration for the historical significance and architectural features of the building, it is the view of the applicant that these two raised decks do not detract from either and will enhance the property.

Proposal 3

This relates the proposal to build an exercise room in the rear garden. Drawings accompany this proposal. The exercise room will be sited on the east boundary wall between the wall and the Wellingtonia tree. The room will be attached to the existing cabin and extend, northward along the east boundary wall, toward the kitchen. Between this and the kitchen will be a covered area using a corrugated clear product.

The building will be wooden framed, insulated and exterior clad with wood of a featheredge design and stained dark brown. The roof will be insulated and covered with a corrugated product, most likely galvanised tin that will be painted or colour bonded in green. The roof will benefit from 4 clear areas to reduce the need to use

artificial lighting during the day. The corrugated roof finish matches that of the existing cabin and kitchen.

The east and west walls will have fixed windows as shown in the drawings. A double door will be sited at the northern end of the building, which will enable equipment in and out and ventilation . A further single door will be sited on the west wall allowing ventilation and light into the building.

The floor is raised sitting on stones thus limiting the impact of damage to the roots of the Wellingtonia. The internal finish of the floor will consist of 25mm OSB board overlaid with 25mm plywood and rubber, fixed to a frame consisting of 8x3" & 6x2".

Impact

The position and finishes of the exercise room will not interfere or detract from the historical or architectural features of the building. The exercise room sits in the rear garden of the property and is not visible from the main highway.

Conclusion

Having consideration for the historical and architectural features of the property, the applicant is of the view that this proposal will not interfere or detract from these. The location of the exercise room to the rear of the property out of view of the highway and the proposed finishes will contribute to this blending in with its surroundings.

