

DESIGN & ACCESS STATEMENT

Alterations and Extensions to Private dwelling
Green Bank
Station Road
Whitwell
Worksop
S80 4UF

June 2021

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7.0 Summary

1.0 Introduction

Chris Carr Architects have been instructed by Mr Sam Smith to submit a Planning Application for the conversion and extension of the existing house at Green Bank, Station Road, Whitwell.

The scheme includes the retention and alterations to the existing house including a new build single storey conservatory, the demolition of a range of existing single storey outbuildings and the construction of new build single storey extensions to provide leisure facilities and garaging.

2.0 Site Assessment

2.1 Location

The site is located in the village of Whitwell with access from Station Road. A site location plan is attached at [Appendix 1](#).

2.2 Background

Green Bank has been used as a private dwelling house and domestic gardens since its construction between 1900-1915. Prior to the construction of the house the site was agricultural land. There have been no previous planning applications for alterations or extensions to the house. The house stands within an area allocated for residential use and is situated centrally within a large heavily wooded site.

2.3 Photographic Survey

A photographic survey is attached at [Appendix 2](#). The survey illustrates the existing buildings and typical views of the existing house and gardens.

2.4 Measured Survey

A detailed topographical survey of the site has been prepared. A Copy of the survey drawing is attached with the Planning Application.

2.5 Phase 1 Site Investigation

A Phase 1 site investigation report has been prepared by Eastwood & Partners.

The Phase 1 Geotechnical and Geo-Environmental investigation found that historically, there has been no previous development on the site, that there should be no impact from mine workings and that standard strip foundations should be appropriate. Radon protection is not required but the installation of a sealed gas membrane is recommended. The site conditions indicate that surface water soakaways should be acceptable

A Copy of the Phase 1 Environmental Investigation is attached with the Planning Application.

2.6 Ecology

A bat survey has been undertaken by Whitcher Wildlife. The survey did not find any evidence of bats using the existing house or outbuildings but recommended that a bat dusk emergence survey is undertaken prior to construction. The additional survey has been authorized and the applicant confirms that any subsequent recommendation will be adhered to.

2.7 Tree Survey

A Tree Survey has been prepared by James Royston Arboricultural Consultant. The report identifies all trees within the site area and grades them within the categories A, B, C & U. It is not proposed to remove any significant trees to facilitate the development.

2.8 Drainage Statement

A drainage statement has been prepared by Eastwood & Partners. The site lies within Zone 1 on The Environment Agencies Flood Map, where there is no significant risk of flooding from any source. In accordance with current Planning Practice Guidance 'Flood Risk and Coastal Change', sequential testing is not required.

The consultants investigated existing drainage facilities and proposed that new foul drainage from the site should drain to the public combined sewer in Station Road and that all surface water drainage should be taken to a new and independent system to soakaways where ground permeability permits. Where this is not the case, surface water will be discharged to the adjoining public combined sewer following attenuation on site to 3.5 l/s as the minimum practical rate.

A copy of the Drainage Report is attached with the application.

2.9 Landscaping

The existing landscaped gardens and woodland are to be retained. A new vehicle turning area is to be constructed in front of the house with permeable gravel surfacing, and a stone cobbled courtyard formed between the house and new build extensions. New landscaping around the completed buildings will be a mix of lawns and mixed shrub borders.

2.10 Highways

It is intended to retain the existing private drive and entrance to Station Road.

3.0 Planning

The proposals are in accordance with planning policy.

4.0 Heritage . The Setting and Impact upon Heritage Assets

The site is not within a conservation area and there are no Heritage assets that are close enough to the site to be affected by the proposals. A Heritage Statement is not therefore required.

6.0 The Proposals

6.1 Description

The site covers an area of 0.36 Ha and is situated towards the southern edge of Whitwell with a frontage to Station Road. The surrounding area is predominantly residential with a school, PH and a number of shops as near neighbours.

It is proposed to upgrade and convert the existing late Victorian house, add a single storey conservatory and a range of single storey outbuildings, to provide a swimming pool, garages, a study and gym, around an inner facing courtyard over the footprint of existing outbuildings which are to be demolished.

6.2 Use

Residential

6.3 Access

The existing vehicular access to station Road is to be retained.

6.4 Layout and Scale

The existing house and outbuildings provide 505 sqm of accommodation. The extended house and proposed new leisure and garage building reduces the total accommodation to 485 sqm.

The proposed new conservatory-kitchen is shown attached to the West elevation of the existing house, and replaces a previous glasshouse that has been previously demolished, whilst the leisure building and garages are designed to create an inward looking courtyard space at the rear of the existing house. All new extensions are designed to be subservient to the main house.

6.5 Appearance and Materials

The new buildings are designed to reflect the character and materials of the existing house, with similar roof pitches clad in grey slate, walls in a red facing brick and artificial stone lintels, sills and mullions to those openings nearest to the house. Overhanging eaves and verges reflect those of the main house but in a more contemporary fashion.

6.6 Landscaping

The existing trees and landscaped gardens are to be retained. New landscaping work is restricted to the creation of a gravel surfaced turning area in front of the house, a flagged terrace adjoining the new conservatory-kitchen and a cobbled courtyard between the existing house and the new build extensions. It is proposed to plant a specimen multi-stemmed silver birch within the inner courtyard.

New planting within beds adjoining the house will be with a mixture of shrubs and hardy perennials.

Flagged paths are to be laid with an approved artificial stone and the cobbled courtyard with an approved artificial stone sett. Paths surrounding the buildings are to be in artificial stone flags and gravel.

7.0 Summary

The proposals replace visually unattractive single storey outbuildings and a previously demolished glass house with a range of purpose designed single storey extensions to the main house. The new buildings are designed to be subservient to the original Victorian house and in materials which reflect those of the existing building, but in a contemporary way.

The proposals are in accordance with planning policy, utilize an existing vehicular access and drainage connections to Station Road, and do not require the removal of existing trees. The new buildings are designed to be inward looking and do not create a problem of overlooking or loss of privacy or amenity to adjoining properties.

Signed

A handwritten signature in black ink, appearing to read 'C J Carr', written in a cursive style.

C J Carr Dip Arch (Dist) RIBA
Architect

APPENDIX 1

Site location Plan



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OS LOCATION PLAN



Scale.	1:1250	Drawn.	
Date.	19.03.2021	Ref. No.	
DWG. No.		Rev.	
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GREEN BANK
STATION ROAD
WHITWELL

EXTENSIONS AND ALTERATIONS

OS/LOCATION PLAN

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APPENDIX 2

Photographic Survey

CHRIS CARR

ARCHITECTS

Green Bank
Station Road
Whitwell

PHOTOGRAPHIC SURVEY



1.0 Green Bank Front – South Elevation

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2.0 Rear - North Elevation



3.0 West Gable Elevation (Site of previous Glasshouse)



4.0 Access Drive



5.0 Rear Courtyard Garages and Outbuildings



6.0 Existing Outbuildings