

**Design statement for proposed works at The Granary, Foss Bank Farm, Strensall Road, Earswick, YO32 9SW.**

ASSESSMENT OF CONTEXT

Development proposed:

The proposal is to provide a single storey side extension at the Granary, Strensall Road, Earswick, YO32 9SW.

The Site:

Following planning approval, reference 18/00731/Ful, for the development of Foss Bank Boarding Kennels, the Granary was built along with three other two storey houses, The Lodge, The Grange and The Cottage. An existing property Foss Bank Farm was retained as part of the overall development and together reflect the appearance of a farmstead with a farm house and cottage and a range of traditional buildings arranged around a courtyard. The Granary along with the other new properties was built in a reclaimed style of red brick, with projecting brick eaves, verges, and blind openings, a clay pantile roof, black upvc gutters with galvanised rise and fall brackets, black rain water pipes, a full height green oak glazed screen to the living room and bedroom above, white timber windows and glazed doors and 'oak' doors to the garage and main entrance. The site is enclosed within an 1800 mm high close boarded timber fence.

Surroundings:

The Granary including the overall development referred to in the 18/00731/FUL approval notice is within the Green Belt.

#### Design of the proposed scheme:

The National Planning Policy Framework [NPPF] states that, the local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Stated exceptions include the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the building. In this case the total volume of the existing property is 825 cubic meters. The total volume of the proposed extension is 210 cubic metres giving an increase in volume of 25.56% which would generally be regarded as an acceptable increase.

The scheme provides a lounge within a single storey side extension. The ethos of the design is to provide a structure that is sympathetic to the farmstead design principles of the original planning approval for the site. The proposed extension has a catslide roof, with low eaves, typical of many traditional agricultural buildings. The extension is constructed with materials and detailing to match the host property and includes a green oak frame to the west facing gable and Velux conservation roof lights to the roof. Two pairs of bi-fold doors are in the same style and colour of existing external glazed doors but for durability constructed in aluminium.

#### Drainage:

There is no additional foul drainage from the proposed extension so the existing foul drainage installation via the Klargester BioDisc remains unaffected. Additional rain water runoff from the increased roof area is to be dealt with by increasing the capacity of the existing Wavin Aquacells storage tank/soakaway system.

#### EVALUATION:

The proposed scheme has been designed to respect the original design of the host property, the other properties on the development and the Green belt.

