



Design & Access Statement for
53 Coldyhill Lane, Newby,
Scarborough

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Details

Mr & Mrs Curtis
53 Coldyhill Lane
Newby
Scarborough
North Yorkshire
YO12 6SF

Site Address

53 Coldyhill Lane
Newby
Scarborough
North Yorkshire
YO12 6SF

Description

The property is situated on right hand side of Coldyhill Lane as you travel to the junction to Scalby Road

Existing Design

The property was constructed in 1893. The interior is of traditional design with 2 reception rooms, a large hall and rear entrance. There are three bedrooms with a house bathroom and a separate WC, above.

It is constructed in coursed brickwork with rendered first floor façade. It is set under a Rosemary tiled roof.

It was further altered in 1961, to suit the owner's needs and has remained unaltered since. Over the intervening decades, it has fallen into a state of disrepair. It has now been purchased by Mr & Mrs Curtis who hope to sympathetically restore the property and provide multi generational use for their family. Prior to this, the property stood empty for 9 years.

The property is set to the rear of the plot, with the majority of land being laid out to the front.

Previous Planning History

The property was subject to a planning application Ref 23/00434/HS in 2023. The design was intended to blend a multi-generational family into the community, with the scale and appearance that would match the surrounding properties, so as not to cause a detrimental impact on the street-scene.

An annex was proposed to the rear of the property. The applicant's mother has the onset of Osteoporosis. As the family have three children, the grand parents often assist with general family tasks. By having an adaptable property, that had allowed the grandparents to live under the same roof, would have not only helped the family for today's needs, but future proof their home for when there needs to be more dedicated care provided, for aging relatives.

The application was refused.

Proposed Re-design

The proposed design will be built in similar brickwork with Rosemary Tiled roof to match the existing. The scale and appearance will match the surrounding properties, so as not to cause a detrimental impact on the street-scene.

The annex has been deleted with the aging relative having to now find alternative accommodation and care.

The whole rear elevation has been comprehensively reconfigured and will now feature a bedroom less and only minimal extension to the rear. The existing stables will remain and the existing Asbestos clad garage will be demolished. In its place, will be a single garage set back from the main house in- line with the front elevation that is set back. The design of the garage is aimed to compliment the main elevation from the street scene. This will also allow a rear garden and also reduce the impact on the neighbours to the rear

Parking will be provided on the generous drive, as existing. There is not anticipated to be any increase in vehicular usage.

As the existing layout is of a traditional 19th Century House, all endeavours have been made to ensure that the character of the property remains.

Philosophy & Approach

The property has an access to the rear with a level threshold that would allow any disabled person or baby buggy to enter the building unhindered. This is in accordance with current Building Regulations.

Design Standards

The following have been followed & consulted in the preparation of the scheme: -

- The Building Regulations
- Planning Policy
- The Disabled Discrimination Act
- CABE Gov't Policy interpretation
- Guidance on changes to the Development Control System circular
- Access by Design Website
- Part M Of the Building Regs ref disabled access

Conclusion

It is therefore concluded that the redesign is sympathetic to the vernacular & the style of the area.

The design had been laid out to compliment the surrounding areas without causing detrimental impact & still maintain that 19th Century country home feeling