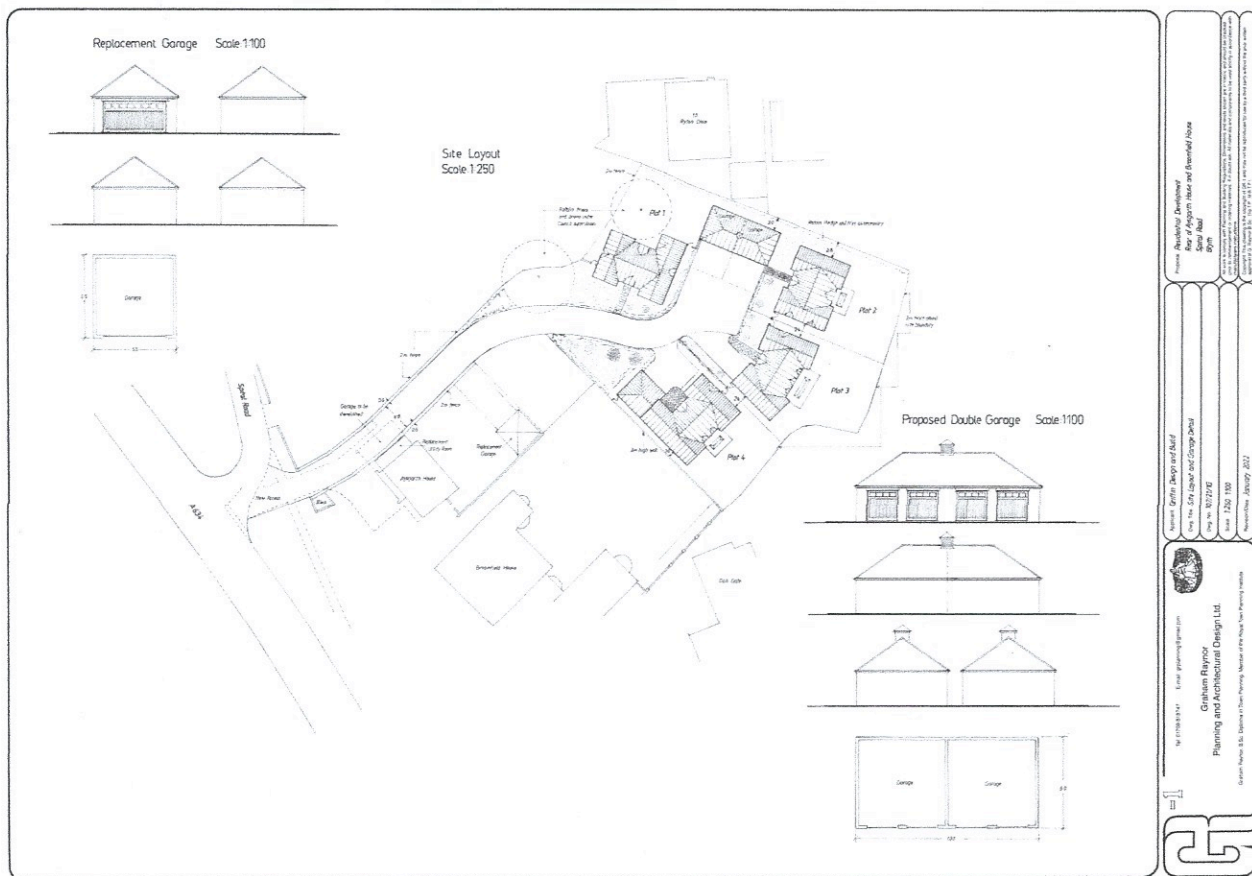


**PROPOSED ERECTION OF REPLACEMENT DWELLING FOLLOWING  
DEMOLITION OF EXISTING DWELLING:  
AYSGARTH HOUSE, SPITAL ROAD, BLYTH**

**DESIGN AND ACCESS STATEMENT**

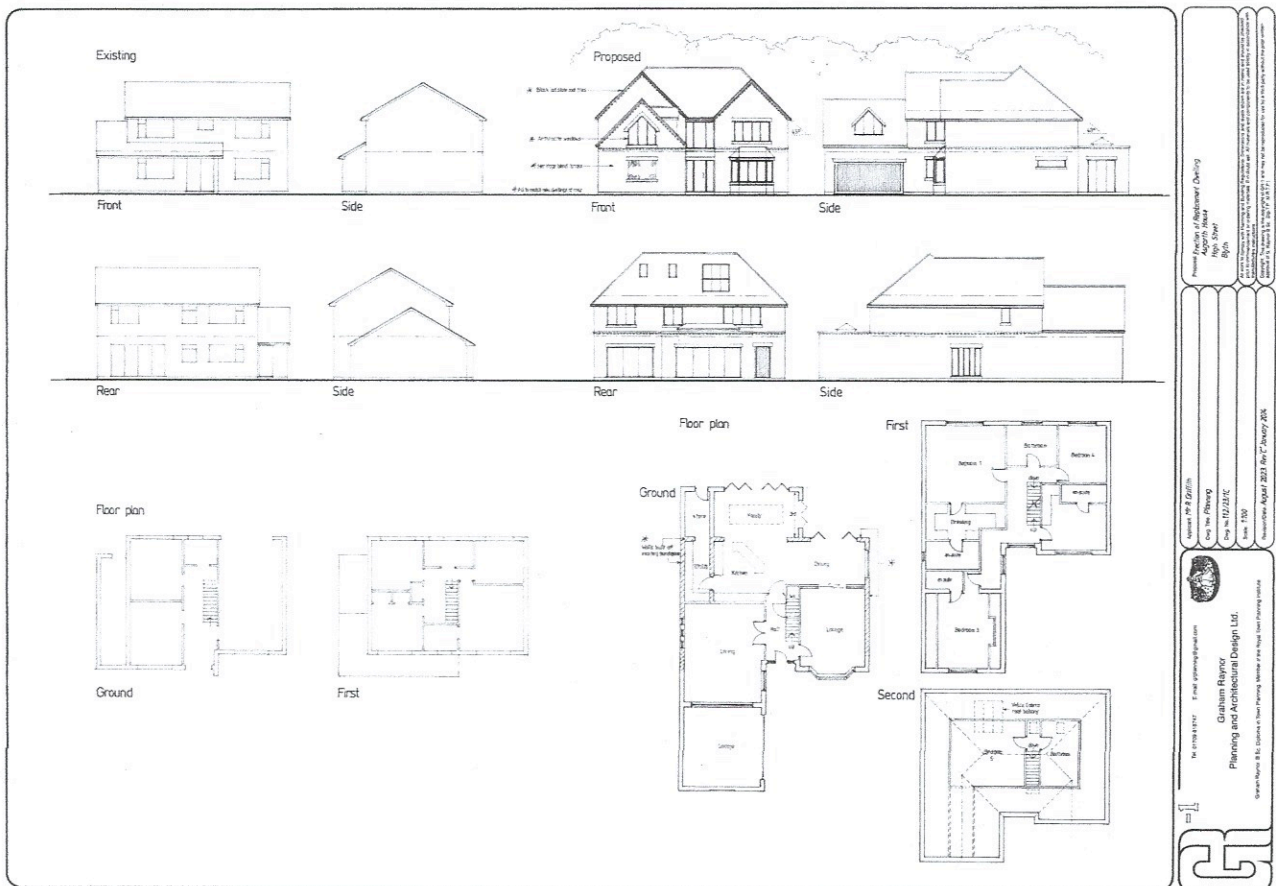
The proposed development involves the demolition of the existing dwelling and its replacement with a new dwelling. Planning permission was granted for the erection of four new dwellings at the rear of the application site together with additional land which is now complete. This development involved the construction of a new access down the side of Aysgarth House following the demolition of the garage at the side. See below:-



The existing dwelling is of no particular quality and the proposed replacement dwelling is of a more appropriate design similar to the four dwellings that now exist at the rear. These and the presently proposed dwelling are of a traditional design with pitched roofs and brickwork detailing.

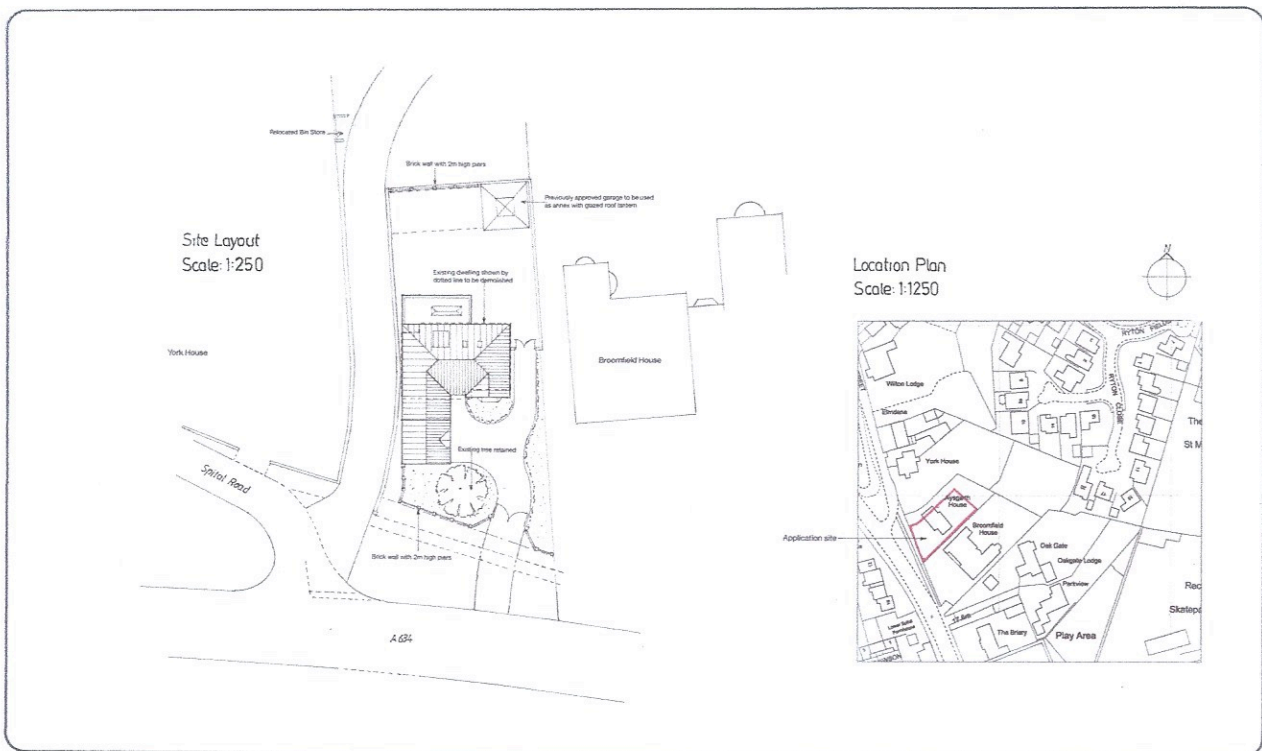
The application site is located within the settlement boundary as identified for Blyth in both the Bassetlaw Local Plan and the Blyth Neighbourhood Plan. The site is adjacent to but not within the Blyth Conservation Area. In addition York House located to the north of the application site is identified as a positive building in the Conservation Area. Rose Cottage on the opposite side of Spital Road is a Grade II listed building.

The proposed dwelling will make a positive contribution to the setting of the Conservation Area by replacing the existing dwelling which is of limited design value. The materials will match the recently constructed dwellings to the rear.



The proposed development will comply with all of the Councils design requirements in terms of privacy, parking, access and amenity. The majority of the proposed dwelling will be constructed on the same footprint as the existing dwelling with a forward projection to accommodate a new double garage with bedroom above. A private garden will be provided at the rear with a front garden that will be landscaped. A new boundary wall will be constructed along both the front and rear

boundaries. Access to the garage will be from Spital Road at the front of the site with a turning area to ensure that vehicles can both enter and exit the site in a forward gear. An existing tree in the front garden of the existing dwelling will be retained and the access from Spital Road/High Street aligned to ensure that there will be no adverse impact on the root protection area of the tree. The existing garage erected as a replacement for the garage that previously existed at the side of Aysgarth House as part of the development to the rear will be retained and used as ancillary accommodation to the new dwelling. See site layout below:-



<p>Tel: 01709 818747 E-mail: gplan@ing@gmail.com</p> <p>Graham Raynor Planning and Architectural Design Ltd.</p> <p><small>Graham Raynor, B.Sc. Diploma in Town Planning, Member of the Royal Town Planning Institute</small></p>	<p>Applicant: <i>Mr R Griffith</i></p>	<p>Proposal: <i>Erection of Replacement Dwelling</i></p>
	<p>Dwg. Title: <i>Site Layout</i></p>	<p><i>Aysgarth House</i></p>
	<p>Dwg. No: <i>112/23/2</i></p>	<p><i>High Street</i></p>
	<p>Scale: <i>1:250 1:1250</i></p>	<p><i>Blyth</i></p>
<p>Revision/Date: <i>February 2024</i></p>	<p><small>All work to comply with Planning and Building Regulations. Dimensions and levels shown are in metric and should be checked prior to commencement or ordering materials. If in doubt ask. All materials and components to be used strictly in accordance with manufacturer's instructions.</small></p> <p><small>Copyright: This drawing is the copyright of GR 1 and may not be reproduced for use by a third party without the prior written approval of G. Raynor B.Sc. Dip.T.P. M.R.T.P.I.</small></p>	

## HERITAGE CONSIDERATIONS

In terms of heritage issues the following heritage assets can be found within the vicinity of the application site:-

1. The site could be said to be within the setting of the Blyth Conservation Area;
2. The site could be said to be within the setting of Rose Cottage which is a Grade II listed building.



At the time of the 2020 planning permission for development of land at the rear of Aysgarth House it was considered that the development would not have any adverse impact on these heritage assets and subject to the use of appropriate materials would preserve the setting of the Conservation Area and nearby Listed Buildings. It is submitted that not only will the present proposal have no adverse impact on these heritage assets the demolition of the existing dwelling and replacement with a new dwelling of more appropriate design and materials will actually enhance the setting of these heritage assets.