

REVISED DOCUMENT



4008/LA/D&A – Revised – 18 March 2015

Hutton Bros Garage, Railway Street, Slingsby, YO62 4AH

Proposed Development of 3 New Dwellings to the Rear of the Frontage Buildings

This development application is related to one already submitted in respect of the Frontage conversion reference – 14/00960/FUL

The proposals for the development of this site were dealt with in a response to a Pre Planning Application – reference – 14/00612/PREAPP

The registered and submitted scheme - 14/01377/FUL was reviewed and during consideration was notified as likely to be refused - an opportunity was given to discuss an alternative more acceptable approach. The revised scheme is a result of the guidance given and was shared in sketch form as inserted below:



This updated D&A Statement relates to the revised scheme for further consideration

Design & Access Statement

The site is situated in the Slingsby Conservation area

The building and associated land to the rear was until recently operating as Huttons Garage & Showroom this being a conversion of the original street frontage houses in which the ground floor accommodation was considerably altered and opened up.

To the rear original stores and garages were utilised by the Garage and a prior use was as a Cooperative Store.

The Revised Proposals

The frontage building proposals - 14/00960/FUL (now approved) when constructed will deliver an improved access to the rear of the site by way of a partial reduction of the width of the single storey end building to the south of the frontage to provide a wider 5.5m access – this will allow 2 way traffic and better visibility approaching the highway.

The existing access road to 'The Bungalow' is realigned to maximise the width of the site to the rear of the frontage dwellings. An 'in principle' agreement has been reached for this to be part of the scheme proposals

The proposed 3 new dwellings, as now revised, are aligned east – west and take a form characteristic of the historic burgage plots - a reducing scale terrace form – first a garaging access canopy (linked to the garage of the approved H2 frontage house), this being alongside a low eaves 2 storey house then down in scale to 2no 1.5 storey dwellings in a form typical of the backlands.

The front elevations have a varied pattern of simple window forms. The rear of the new dwellings is intentionally more open to improve the amenity of the houses in relation to the gardens.

The facing material is proposed as brickwork, the roof pantiles so reinforcing the fit to the backland aesthetic in contrast to the stone faced frontage buildings

A revised Heritage Impact Assessment is included with the submission

Access

Site access remains in the same position but is widened to improve visibility and ease of use for 2 way traffic

The roadway will be shared use – pedestrian and vehicles

The high garage - access canopy provides a turning head for smaller service delivery vehicles. It is implicit that larger delivery Lorries and refuse collections will be from Railway Street as a kerb side drop or collection noting that Refuse Collection for the Bungalow is already established on this basis.

Access to the front doors will be level at threshold with a clear definition of frontage garden space for privacy.