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New garage serving 2 Dwellings
Ashdale House / Sunnyside
Bull Moor Lane
Flaxton
York
YO60 7RP

Design & Access Statement
Rev. A - March 2016

Contents

- 1. Introduction**
- 2. The Proposal**
- 3. Assessment**
- 4. Evaluation**
- 5. Design: Use**
- 6. Design: Amount**
- 7. Design Layout**
- 8. Design: Scale**
- 9. Design: Landscaping**
- 10. Design: Appearance**
- 11. Access**
- 12. Summary**

1.0 INTRODUCTION

This design and access statement has been prepared on behalf of Mr and Mrs Render in support of their application for a Householder Planning Application at Ashdale House and Sunnyside, Bull Moor Lane, Flaxton, York, YO60 7RP

The statement assesses and evaluates the site and its context, to record the local character and circumstances and is supported by a design layout and elevations of the existing property in the centre of York.

It provides a description of those aspects of the proposal that are available at the detailed stage and explains the principle and concepts of the design that have informed the design development to date.

It explains how inclusive design principles are incorporated into the development to allow everyone to be able to conveniently use the places created.

The statement is issued in accordance with the requirements on guidance on changes to the development control system by Ryedale District Council.

The design philosophy and proposals are described within this supporting documents submitted with the planning drawings.

2.0 THE PROPOSAL

The proposal seeks planning consent for the construction of a new single storey domestic garage that serves 2 dwellings including improvements to the surfaces within the site boundary that will be used by manoeuvring vehicles.

3.0 ASSESSMENT

Ashdale house and Sunnyside house are a pair of traditional brick built semi-detached village houses. They are located in the southern portion of the village with both houses and their site being contained wholly within the conservation area and development limits, they front onto Bull Moor Lane

with a large verge separating them from the main road through the village. The frontage of the buildings have a south-western orientation, neither is listed.

The Buildings are currently in use as dwellings and have long thin rear gardens that can be accessed from Barney Lane via it's North-East Boundary. The rear garden to Ashdale also has pedestrian access via the private drive of the adjacent Westlea cottage and features a communicating pedestrian gate between its rear garden and that of Sunnyside. Both Ashdale house and Sunnyside are under the ownership of Mr and Mrs Render.



Fig 1.1 Front Elevation (Ashdale to LH Side)

The external walls of the building are constructed from red clamp brickwork and brickwork detailing is limited to soldier courses above window opening. The windows are white uPVC casement items with an imitation transom and mullion subdivision within the Air gap to the double glazing units and as such are obviously not original items. Doors are painted timber. The roof is finished in a dark grey natural slate finish.

The garden is bounded by a clamp brick wall approximately 2m High.



Fig 1.2 – View of rear from Westlea cottage drive

4.0 EVALUATION

The proposal seeks to provide a domestic garage that serves both Ashdale house and Sunnyside via an existing highways access.

The site for the proposal is surrounded by built form (typically other 2 storey houses, any proposal should seek to provide the required facility whilst being relatively unobtrusive and sympathetic the vernacular of the local area.

The proposal should not cause an increased risk to highway users, and should be 'sustainable'.

5.0 DESIGN: USE

The current use of the site is domestic and will remain as such, consistent with the surrounding land use and will not cause any loss of amenity for residents or others.

6.0 DESIGN: DENSITY

The footprint of the building is primarily determined by the required space to be realised, its siting and context are consistent with its surrounding and the pattern of development observed in Flaxton.

7.0 DESIGN: LAYOUT

The layout has been arrived at following consideration of the above concerns and having minimal visual impact whilst providing adequate space for the manoeuvring of vehicles that ensures it will not be necessary for the users to have to reverse onto the Highway.

8.0 DESIGN: SCALE

The height of the new elements has a subservient relationship to the buildings that bound the site to minimise visual impact, due care and attention has been taken with regard to the effect on the local environment. In this resubmission, following comments from the planners the overall height of the proposal has been substantially reduced

9.0 DESIGN: LANDSCAPE

The existing access from Barney Lane is currently unmade and as a result mud and stones can be transferred from this parking area onto the road and footway, The proposal mitigates this issue by having a gravel finish and a tarmac transition strip, as such it is a permeable finish and does not cause issues with surface water run-off / drainage. The works will smarten up this entrance with an attractive natural material.

10.0 DESIGN: APPEARANCE

The choice of materials (i.e. red tiles, timber cladding and oak frame) is entirely consistent with the type of buildings you would expect to see in a Yorkshire Village and takes on the appearance of a barn rather than an immediately obvious garage.

High quality materials and detailing will ensure a sustainable and comfortable solution that integrates with the existing building

11.0 ACCESS

Vehicular and Transport Links

The design improves to number and condition of parking provision on site which is important given the isolated nature of a village and the necessary reliance on car use. The garage will also provide a good sized area for cycles and motorbikes e.t.c for which no covered facilities are available at present.

12.0 SUMMARY

- Improvement to parking facilities for 2 dwellings
- Attractive building in-keeping with village design language
- Sustainable development
- High quality design, materials and detailing