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House Alterations

Rear of 7 Market Place

**Helmsley
YO62 5BH**

08 07 2016

Design and Access Statement

Introduction

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- 2 Site & Context
- 3 Form, Massing & Design
- 4 Flood Risk Assessment
- 5 Planning Policy
- 6 Conclusion
- 7 Scheme Drawings

1.1 This Design and Access Statement accompanies a planning application for alterations to a dwelling on land to the rear of 7 Market Place Helmsley YO62 5BH with access from Pottergate [shown below in orange]. An application for the site was submitted and approved, Ref 12/00264/FUL but subsequent alterations to the scheme have required a new application.

Client
Mrs E Burdon
Longhouse
Pottergate
Helmsley
YO62 5BY

Architect
Bramhall Blenkharn
The Maltings
Malton
North Yorkshire
YO17 7DP



Location

Site & Context

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2.1 . The location of the house is noted on the aerial view below. The site previously contained a number of lock up prefabricated garages and a brick built storage building which were demolished prior to the construction of the new house. The site is accessed from Pottergate.

2.2 The overall site is 36m x 11m



Aerial view noting outline of site

Site & Context

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Access from Pottergate



Access from Pottergate



Access from Pottergate



Approach to site



Approach to site



Approach to site

Brief, Form, Massing & Design

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3.1 The brief for the project was to provide a new home for a client who wished to downsize from their current larger home in Helmsley and create a property closer to the central facilities of the town.

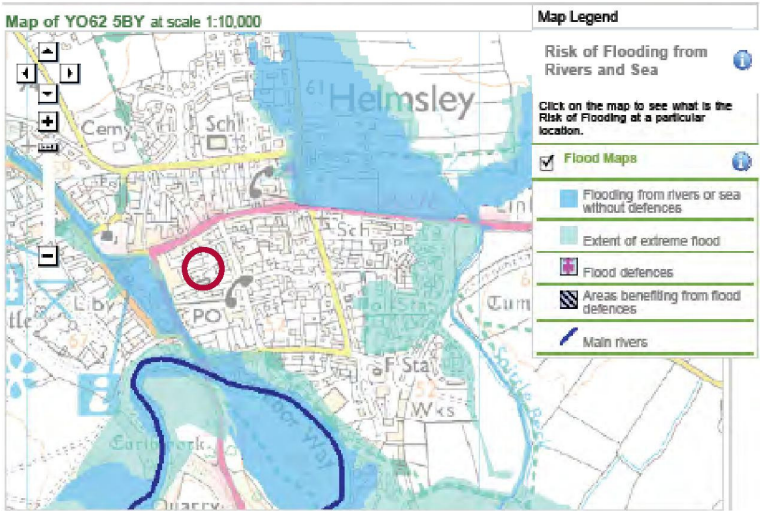
3.2 The proposal was to create a home that is capable of single level living. The building occupies the footprint of the original building c 1893, but with a central courtyard garden along the south side. The roof pitches are arranged with falls to the north and south to reflect surrounding forms and roof configurations. There is a living room at the eastern end separated from the rest of the accommodation by a courtyard garden and glazed link. The kitchen and bedrooms are to the western end of the building.

3.3 The accompanying drawings note the building in context with surrounding properties.

3.4 The building has been constructed in natural stone with a clay pantile roof covering. The windows are timber/aluminium composite recessed 100mm from the wall face. The enclosing garden wall is faced in stone facing on the southern [outward] elevation.

Flood Risk Assessment

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○ Location of property

4.1 The extract above from the Environment Agency Map notes that the property is sited clear of any flood risk. The plan shown in blue highlights the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with up to a 0.1 per cent (1 in 1000) chance of occurring each year.

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5.1 Prior to making the initial application, informal discussions were held in the Spring and Summer of 2010 with Ryedale District Council in the form of e mails and a site meeting. [David Butt and Emma Woodland] The first scheme, whilst liked in principle, raised concerns regarding overshadowing to existing cottages to the northern side of the plot. A revised single storey scheme was submitted and approved Ref 12/00264/FUL. As the project developed on site part of the roofspace has been converted into a useful storage area accessed by a small single flight stair. This space has a single west facing window only. The rooflights serving the building all illuminate the ground floor areas only by way of direct light or through enclosed light shafts.

5.2 Ryedale confirmed that the site lies within the development limits and is inside the Helmsley Conservation Area. Relevant Policies are SP1, SP12, SP16 and SP 18.

5.3 Policy SP1 notes that the site is within a designated local service centre as the market town of Helmsley.

5.4 Policy SP12 Heritage. The building is within the conservation area of Helmsley and the granted consent of 12/00264/FUL accepted that the scheme was an improvement to the range of single storey lock up garages and separate brick built building.

5.5 Policy SP16 Design. As noted above, the original approved scheme was seen as a positive contribution to the area using natural stone and natural clay pantiles.

5.6 Policy SP18. The new house incorporates renewable energy facilities by way of an air source heat pump.

Conclusion

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6.1 The development of the site was approved in principle by granted consent Ref 12/00264/FUL. This application clarifies a number of subsequent minor amendments to create a first floor storage area.

6.2 The change in use from lock up garages and a separate brick building to a single dwelling has significantly reduced traffic movements to and from the site and will be of wider benefit to the immediate surroundings.

6.3 It is suggested that the proposal accords with relevant policies and has been designed in sympathy with both setting and neighbouring properties.

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