

Design and Access Statement

Full Planning Permission
Refurbishment of Front Porch
to an existing dwelling
at
Pavilion House
Oswaldkirk
YO62 5XZ

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Introduction

This statement is to accompany a Full Planning Application for the carrying out of alterations to provide a refurbished front porch to the front elevation wall at Pavilion House, Oswaldkirk.

The proposed works comprise the partial removal of the existing porch, and rebuilding in matching stone walls, matching the current windows of the property, and maintaining the existing style of the roof.

A Design & Access Statement is required because Pavilion House is within the Oswaldkirk Conservation Area, and development therein is guided by the 2011 Oswaldkirk Conservation Area Assessment & Management Plan, adopted by Ryedale District Council 08/12/2011 as a Supplementary Planning Document. Oswaldkirk lies within the Howardian Hills Area of Outstanding Natural Beauty.

Design

Pavilion House - Description.

Probably built in the mid 1800's, this two storey home is of local sand stone construction under a clay pantile roof with twin chimneystacks. The upper windows in the south, road facing front wall are semi-dormers with modern uPVC wood-grain effect traditional sash windows installed, the ground floor windows are modern wooden 'Yorkshire' style horizontal sash windows. The eastern gable end wall has uPVC wood-grain effect traditional sash single windows at each floor level; the rear access door to the property is located to the northern side of the east wall. The western gable wall is plain without fenestration. These substantial walls are of traditional coursed stone construction to the exterior face, the interior surface being of double brick, with an overall thickness in excess of 45 cms. The house is a non-designated heritage asset, built in the Victorian villa style, retaining much of its original internal and external features. Externally, cast-iron 'effect' rainwater goods have been sympathetically added to preserve the original architectural style.

Proposal Details.

The design of the proposed alteration is intended to be sympathetic to the existing house whilst slightly increasing the floor area of the existing porch, and will provide adequate space for access to the front door, which is currently problematical due to the nature of the step within the existing porch. Probably built in the 1960's, the refurbishment of the porch will improve the appearance of the property by removing unsightly concrete textured block dwarf walls and replacing them with stone walling that matches the building. Additionally, the proposed alteration will eliminate water ingress from the existing porch roof into the front wall of the house; the timber-frame porch structure has deteriorated to the extent that it is no longer structurally sound or water-tight. The finish applied to the replacement external, visible uPVC elements of the refurbished porch will be wood-grain effect, and coloured to match the building's main windows. The existing tiled roof will be retained but upgraded, as the tiling style matches the main roof colour and design. This modification to the fenestration is intended to be sympathetic to the vernacular of a nineteenth century building.

Privacy of Neighbouring Property.

The refurbishing of the porch will have no impact on other properties; the existing porch is half-glazed, and this style is continued in the proposed change. Sighting from the porch in all directions remains 'as is' and will not be changed.

Access

The current access is to the front face of the porch, up seven very steep and dangerous steps. This proposed alteration moves the entrance door to the sides, where access can be achieved safely on level pathways.

There is an implication for highway concerns; with the current arrangement - the steps drop directly onto the roadway, blind to traffic on The Terrace, without any sighting breaks. The revised layout of the porch and its pathways eliminates the associated risk of personal collisions with vehicles, and there will be no effect to the existing traffic regime along The Terrace.

Planning Policy

The main policy document against which the development will be assessed is the Ryedale Plan - Local Plan Strategy. Policies SP12 Heritage, SP16 Design, and SP18 Renewable and Low Carbon Energy are the most relevant to determination of this application. Supplementary guidance is provided by the Oswaldkirk Conservation Area Assessment & Management Plan.

Policy SP12 - Heritage

Whilst this policy deals mainly with historic features of Ryedale, it does contain important policies which are applicable to the application, and in particular clause 7.6 of Section 7 refers directly to the Oswaldkirk Conservation Area Assessment and Management Plan.

The copying of the porch style, windows, doors and stone sill details, and placement of the porch will ensure that the development is sympathetic to the character and appearance of the original property, and its neighbours in terms of porch placement, its scale, visual character, materials and design details. The design style reflects the elements identified within the Oswaldkirk CAAMP as being of significant importance to the protection of the visual amenity of the existing building, street-scene and Conservation Area.

The replacement doors and windows will not have an adverse effect on the street-scene or the Conservation Area. Because of their design, they will blend completely with the others in the property, and the aim is to make them look as if they are authentic features of the house.

The level of private amenity space about the dwelling is unaffected by this proposal. The change does not materially affect it by increasing or reducing that space.

A review of the sight-lines from the existing windows has been performed to ensure that the privacy of the nearest neighbour is not compromised, and has demonstrated that the new windows will not have an adverse effect on the amenity of adjoining residents.

Policy SP16 - Design

This Policy deals mainly with new developments, but also contains important clauses regarding Extensions and Alterations in Section 7, clauses 7.21 and 7.22

The overall design concept, with its stated aim of keeping the replacement porch appearance exactly in keeping with the existing traditional style of the building will ensure that this development will be appropriate and sympathetic to the character and appearance of the host building, Pavilion House, in terms of scale, form and use of materials.

The scale of the design for the refurbishment works is in sympathy with the style of the host building, reflecting the soft sand-stone lower parts, white wooden style windows and a tiled roof of identical colour to the main roof finish.

The form of the design is harmonious with Pavilion House, replicating its structural element details, but in a reduced size format.

Use of materials to form the refurbished area is in keeping with the existing materials found in Pavilion House, and is intended to reflect the character and reinforce the local distinctiveness of the existing building,

Policy SP18 – Renewable & Low Carbon Energy

This Policy is the primary driver for the proposed refurbished porch design concept.

Reduction in carbon emissions is one of the key concepts within the Ryedale Local plan. The refurbishment of the front porch is necessary to eliminate considerable heat loss from the front of Pavilion House, due to the poor insulation and build standard of the existing porch, and the transition between the two elements of the building.

With modern insulated windows, PIR foam insulation to the lower dwarf wall, and the roof having 100mm of PIR foam incorporated within its construction, close fitting and properly designed standard doors that meet Building Regulations L1B, the overall heat loss from the porch will be dramatically reduced.

Effective thermal separation between the porch and the house is achieved by retaining the existing traditional timber separating door, upgrading the draught proofing and installing a low threshold draught seal. The porch is un-heated, and no work is being undertaken on any of the existing thermal elements of Pavilion House, thus the porch is exempt from the energy efficiency requirements of Regulation L1B. Additionally, the porch refurbishment poses no significant risk to energy efficiency of Pavilion House

Conclusion

We consider that this proposal is justified when assessed against Local Plan Policies, and against local Supplementary Planning guidance

The policies of The Ryedale Plan support this application and it is not contrary to National Planning Policy Framework in Section 12 - Conserving and enhancing the historic environment, as appropriate to the Oswaldkirk Conservation Area.

An assessment of the proposal shows how the development is appropriate to Pavilion House, and its surroundings. The design of the refurbished porch compliments the house, and allows for sympathetic improvement to the dwelling whilst retaining the overall character of the building. It will not have any adverse impact on the landscape or local streetscape, or result in harm to the neighbouring properties. It will not create any highway or access concerns.

We believe that we have satisfied planning policy considerations and as there are no other material considerations to weigh against determination of the application in accordance with The Ryedale Plan, permission for the proposal should be granted.

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