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Design & Access Statement and Sustainability Statement

Detached dwelling on Land Adjacent to Riverdell Main Street Sinnington Pickering YO62 6SH

Planning History of the Site –

A Pre-Application submission was made reference 15/00258/PREAPP

A planning application 15/00793/FUL was submitted this was withdrawn

An application 16/01086/FUL was submitted and subsequently withdrawn

The site lies to the western side of the Main Street and inside the conservation area. The site area is approximately 0.074 hectares and sits within the village development limits. The application site forms part of a larger holding owned by the applicant and outlined in blue on the Location Plan

Site Description -

The site is grassland and forms part of a larger holding by the applicant as defined on the location plan.

The site has housing development on three sides this being 3 storey residential houses to the south and a dormer bungalow to the north with 2 storey houses on the opposite side of Main Street. On either side of the application site both properties have brick built outbuildings/structures in the rear gardens under tiled roofs.

The only open side is the western boundary overlooking fields, which is in the applicant's ownership. There are no trees on the application site.

The northern and southern boundaries consist of conifer hedges, post and rail fences, rendered walls and the walls of buildings. See accompanying photographs.

The site is located off the main street with a gated frontage of some 5.5m. The site widens out to 27.4m on the western boundary and is some 52.6m deep

The site slopes from the eastern boundary towards the west with an estimated fall of 0.5m in the first 7m; it is then relatively level both east to west and north to south.



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Proposal –

The proposal is to erect a single dwelling of some 60.33m² (GIA) ground floor, a first floor of 38.56m² (GIA) and a possible second floor (attic) of some 38.56m² (GIA) under pitched roofs.

The main fabric of the building (the walls) will be constructed in brick, and a block inner skin complying with the new Part L 2013 requirements for thermal and fabric efficiency, this requires a U Value of 0.18 or less.

The roof will have a U value of 0.1 along with the floor structure

The intention is to build a very sustainable and energy efficient house that will create a healthy environment in which to live.

Having taken and discussed the proposals with the Environment Agency and received their agreement to the proposal, this design allows for the creation of a safe refuge in case of serious flooding in the village centre in the form of the rear terrace. It is also designed to facilitate disabled access

Planning Policy

Paragraph 187 of the National Planning Policy Framework states that the local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

Sustainable Development PPS1 –

What is sustainable development - development which meets the needs of the present without compromising the ability of future generations to meet their own needs". These proposals meet this definition.

1.13 Sustainable development is about ensuring a better quality of life for everyone, now and for generations to come. It recognises that our economy, environment and social well-being are interdependent. It means protecting and enhancing the environment whilst meeting people's basic need in areas such as housing and employment. It also requires a strong economy that will create the prosperity to allow residents' needs to be satisfied.

... At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

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For plan-making this means that:

- *local planning authorities should positively seek opportunities to meet the development needs of their area;*

- *Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:*

- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*

For decision-taking this means:

approving development proposals that accord with the development plan without delay; and

- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*

- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*

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Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.

Local Plan

SP1 SP2 and SP21 – these policies were identified in the pre-application response and the application is made with the understanding and requirements of these policies in particular SP21.

SP2 - The site is within development limits and is small scale infill therefore complies with policy

Additional policy's were identified when the last application was made, these being SP12 SP16 and SP20

SP12 - This would appear to relate to the access for disabled surely it's discriminatory to preclude access for the disabled? This design facilitates temporary safe refuge for residents of the village following discussion with the Environment Agency and their concerns over flooding which are addressed. This dwelling would be the safest dwelling in the village and unlikely to suffer from flooding. (see Alan Woods Report - FRA)

The heritage of Sinnington isn't damaged by the proposals. The design reflects the surrounding properties it introduces diversity and creates interest. Bland repetitive buildings do not instil or create interest

SP16 - The proposals accord with SP16 following street patterns, density and replicates the enormous diversity along the Main Street of Sinnington and is not out of keeping or character.

The proposal utilises the site to its best advantage and as the land falls away from the Main Street the dwelling sits well in its plot and space

SP20 - The proposal will create the most energy efficient dwelling in Sinnington it will be the safest dwelling to live in its designed as a lifetime home it will have the best disabled access, It will provide the opportunity for working from home, so therefore must accord with the principals of SP20.

Ryedale Plan - Local plan strategy with main modifications and additional modifications
5 September 2013 the application accords with this document as detailed above

The proposals accord with the saved policies of the Ryedale Local Plan adopted on the 22 March 2002 in relation to Housing and the Historic Environment.

Consideration has been given to The Ryedale Rural Design Guide of 1995 in formulating the design.

The Proposal

Design – The design has focused on replicating the 3 storey dwellings to the south of the site, the upper floor being rooms in the roof. This reduces the footprint of the dwelling and utilises the internal volume space more fully. It therefore allows the proposal to relate to the properties on both sides of the development.

The dwelling to the north of the application site also has rooms in the roof.

The properties to the south of the application site are street fronting and to the north of the application site the properties are more individual and sit further back in their respective sites.

The structure will sit on concrete circular columns/piers to raise the floor above the recorded flooding levels. A ramped access will be provided to the access door on the north side.

In the previous application concern was expressed by local residents that building in this area will dam the village this is an inaccurate statement, the previous application would not have done this, and this application will certainly not do this.

We submitted and received approval to a dwelling in the flood plain adjacent to the River Trent in Nottingham where the recorded height of the river was 2m above the surrounding ground/flood plain; this proposal was built in stilts the same as this proposal.

Layout – The dwelling is broadly located in alignment with Riverdell with the front portion of the proposed dwelling being two storeys with rooms in the roof providing the second floor. At the rear is a single storey extension which forms the main living area of kitchen dining area utility and plant room under a hipped roof.

The main house roof pitch is 40⁰ replicating the adjoining properties and following guidance in The Ryedale Rural Design Guide of 1995.

The Rural Design guide suggested that repetition of design is not necessarily a good model to follow and there needs to be different designs to create interest and add to the character and interest in the street scene.

Windows in the north and south elevations will have obscure glass apart from the ground floor window to the Lounge which is screened/sheltered by an overhang this being the first floor.

The application drawings include shadowing and sun paths to show the limited impact the dwelling will have on the amenity of Riverdell.

Scale – The footprint is approximately 60.33m² and the design is in keeping with the surrounding properties

Landscaping –there are no trees on site and a variety of boundary treatments to the south and north. The proposal would be to erect post and rail fences to the northern and western boundaries and plant native hedgerows to encourage biodiversity of wild live and afford protection to the exposed sides of the dwelling.

Appearance – The external appearance will be of brick to reflect the surrounding properties under a tiled roof. In Sinnington there are a variety of roof lines gable ends parallel to the street frontage and at 90° to the street frontage coupled with hipped roofs

Sustainability and Related Energy – The proposal would be construct an energy efficient dwelling

Access – The site already has vehicular access on to the main street which is within the 30mmph zone.

Turning of vehicles will be provided within the site.

The dwelling will comply with Part M of the building regulations.

Disabled Access -

Having taken and discussed the proposals with the Environment Agency and received their agreement to the proposal, this design allows for the creation of a safe refuge in case of serious flooding in the village centre in the form of the rear terrace. It is also designed to facilitate disabled access.

Summary – The proposals will have little impact on the surrounding properties with very little overlooking or loss of privacy to surrounding properties.

The proposals accord with Ryedale District Councils Local Plans and National Policies.

Iain Robinson
Architectural & Creative Design Ltd
31 January 2017