

Sedums Design Statement

'Sedums' was designed in 2007 by architects Bramhall Blenkharn Leonard to provide a modern and practical home making use of the panoramic views across the Derwent Valley. The proposed new first floor extension will sensitively increase the available living space and create a new, highly energy efficient, sustainable home, capable of meeting the needs of a family in the 21st Century and beyond.

The new storey will be constructed using similar materials to the existing dwelling and incorporate slate-grey zinc cladding to reflect the individual character and local distinctiveness of the buildings along York Road - in particular the slate roofs of Nos. 19 and 21. The design of the dormer and pitched grey roof, reflects the character of the recently approved, and built scheme, at 2 York Road, designed by the same practice. The new storey will have a green roof to enhance soundproofing and insulation and importantly provide increased biodiversity in line with emerging policies for habitat enhancement.

The existing dwelling is already well insulated, but this proposal includes the conversion of the mains gas central heating system to renewable energy alternatives-air source heat pump, solar PV panels together with battery storage. The proposal will include an electric vehicle charging point. The result will be a sustainable, low-carbon home.

The properties at Nos. 19, 20 and 21 York Road are well separated and enjoy a high level of amenity and privacy. The existing dwelling is "considered to have little direct adverse impact on the amenities of adjacent dwelling houses," and there are no new overlooking issues created by this proposal and no loss of light or overshadowing. The use of slate-grey cladding reflects the nature and colour of the materials used at both 19 and 21 York Road. Windows for the new extension are shown to front and particularly the rear. There are two bathroom windows on the east side of the extension, formed by projecting oriel windows to allow south facing views and to prevent any overlooking to 19 York Road. The house is 37m from the property across York Road to the North, Hamilton Green.

In order to maintain and enhance the mutual privacy of the occupants of Nos. 20 and 21 York Road, the position of the new storey is stepped-back from the western end of the existing building and a lightweight privacy screen added.

Sedums, 20 York Road and Nos. 19 and 21 are situated behind the high brick wall of York Road, and, like its neighbours, No. 20 it is orientated south towards the River Derwent and open countryside. Even with the addition of a new storey, No. 20 York Road will sit considerably lower than its neighbouring buildings on either side due to the absence of a pitched roof. The house will be 3.5m lower than 19 York Road and 1.15m lower than 21 York Road.

As far as practically possible the new storey structure will be fabricated 'off-site' and craned into position, which will reduce the possibility of disturbance to neighbours to an absolute minimum. None of the processes used to complete the construction will generate excessive dust or noise, and there will be no adverse impact on neighbours or users of York Road from traffic movements.

20 York Road is located outside the Malton Conservation Area, and within the Development Limit.

Bramhall Blenkharn Leonard Architects

Please state why you wish the condition(s) to be removed or changed:

Application 06/00823/OUT

Proposal: Erection of a dwelling (site area 0.065ha)

Location: Land adjacent to 19 York Road, Malton, North Yorkshire.

Condition 3 - Reason: "to ensure that the development takes place in the *manner contemplated* by the Local Planning Authority and to satisfy criteria (ii) of Policy H7A of the Ryedale Local Plan."

Condition 3 of the outline approval was attached for the following stated reason: "to ensure that the development takes place in the *manner contemplated by the LPA*". i.e. to ensure that the proposed single storey dwelling was actually built as approved. Condition 3 was discharged, and therefore, to understand this S73 application it is necessary to understand the original indicative design of the development that was '*contemplated by the LPA*' at the outline application stage.

The proposal was, as the application description above states, for the '*erection of a dwelling*' but evolved, during the process of consideration and determination, to become a single-storey dwelling i.e. a *bungalow with a pitched roof over*. N.B. The **roof form** described by the case officer was illustrated by an 'artist's impression' and 'photo-montage' of the proposed new bungalow submitted alongside the application.

In the report Appraisal, the case officer confirmed "that only the **roof form** of the proposed dwelling would be readily visible from the York Road frontage behind the existing boundary wall, and that the local character of the section of York Road is maintained as required by Policy H7A (ii)".

Furthermore, "the separation of the dwelling from existing properties in Hamilton Green (over 40 metres away at higher level), is such that there are no sustainable objections in terms of adverse impact on grounds of privacy and/or overshadowing."

Policy H7A (ii) of the Ryedale Local Plan states:

'The proposed development would provide a quality residential environment that reflects local distinctiveness in terms of location, scale, proportions, layout, materials, design, relationship to the street and size of plot and would maintain or enhance the character of the settlement. In addition, the density of the development would avoid the inefficient use of land whilst respecting local character.'

In addition to the visible **roof form** described by the case officer, the report also identified "scope for a contemporary treatment of the elevations" and Sedums was ultimately approved and built to a contemporary flat-roofed design, resulting in a building that is considerably lower than originally contemplated by the LPA.

In summary, the new flat-roof single-storey extension comprising this S73 application, will result in a structure with a similar finished height to that of the building originally *contemplated by the LPA* i.e. a bungalow with a pitched roof as illustrated by the 'artist's impression' and 'photo-montage' attached.

Directors

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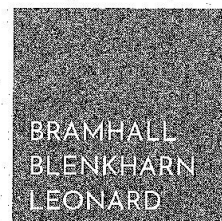
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The proposed new design sensitively increases the living space for the tenants whilst simultaneously reducing the carbon footprint of the house. Importantly, the architectural design of this new single-storey extension remains true to itself, and respects and builds-on the original contemporary design and styling of Sedums. Both metaphorically, and literally, this proposal takes Sedums to another level, whilst also incorporating design elements and materials that reflect the character of the settlement. We believe the newly extended Sedums will have a major positive impact on the street-scene of York Road.

The design of this new single-storey extension maintains the high level of privacy and amenity enjoyed by the residents of Nos.19, 20 and 21 York Road. There is no highway impact and only positive gain for biodiversity and the planet.

In conclusion, the removal of Condition 3 of 06/00823/OUT (the subject of this S73 application) will enable the construction of a stunning two-storey contemporary house which will, when completed, have no greater impact on the street-scene than the design that was originally contemplated by, and considered acceptable to, the LPA. Sedums, 20 York Road, will be a shining example of a low impact, low carbon family home, designed and equipped to meet the environmental challenges of climate change in the 21st Century and beyond.

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