



Written By
Watson Batty Architects Ltd
On Behalf of
Mr M Gibson

DESIGN AND ACCESS STATEMENT

Proposed Residential Development _PL_99 - P1
Middleton House,
Finkle Street
Sheriff Hutton
YO60 6RD

WATSON BATTY
ARCHITECTS



DOCUMENT CONTROL						
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Planning Submission	For Submission	P1	21/04/22	Cath Wheeler	Richard Merrills	

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INTRODUCTION 1.0

This Design and Access Statement has been prepared by Watson Batty Architects Ltd to support the applicant information for the residential development of 3 New Build dwellings and the refurbishment and extension of Middleton House located at Middleton House, Finkle Street, Sheriff Hutton, YO60 6RD. This application is submitted on behalf of the Client Mr M Gibson.

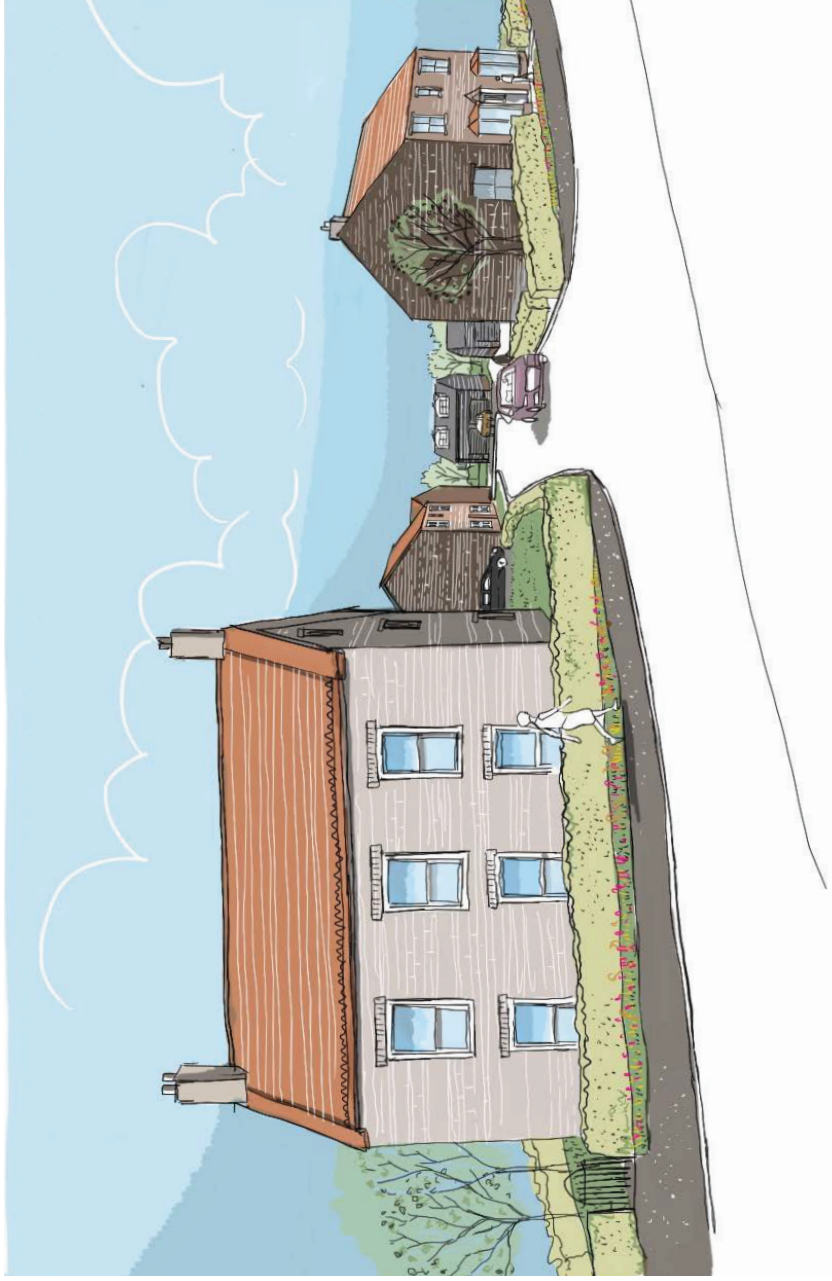


Image 01 | Proposed entry to Residential development

PROPOSAL 2.0

2.1 PROPOSAL DESCRIPTION

Located in the village of Sheriff Hutton in the Ryedale District of North Yorkshire. The proposal looks to develop the existing building of Middleton House alongside adjacent land to the property in the delivery of 3 further new build dwellings all for Market sale.

The central vision of the schemes is that the proposals replicate the existing context of the area in the delivery of High-quality family homes in keeping with the existing context and built form. The Proposals create a mixture of outward and inward facing units dependent on location within the site, to accommodate site constraints and enhance natural features.

The new residential units and existing Middleton House will be served by Finkle Street forming a new access point to the development providing vehicular access and individual double garages to all units.

The Residential units provide a mix of detached units as follows:

Refurbishment & Extension

- Plot 01 Existing building of Middleton House 5 Bedroom

3 New build two-storey residential units

- Plot 02 - 158.97m² 4 Bedroom
- Plot 03 - 158.5m² 4 Bedroom
- Plot 04 - 170.9m² 5 Bedroom



Image 02 : Proposed Site Location

EXISTING SITE 3.0

3.1 SITE LOCATION

The Existing site is located in the rural setting of Sheriff Hutton Village which lies 10 miles North/North-East of York. The village has a thriving rural community with a range of amenities serving those within the area, including a local post office, pubs, markets, and primary school. The proposal lies close to the ruins of Neville Castle built in the 14th century which provide a backdrop to the setting of the village.

The site accommodates the existing area of Middleton House from Finkle road, and the adjacent land between this and Coney Thorpe Bungalow to the East of the existing building. The site is bounded on all sides by residential developments. The area of the site is approximately 0.27 hectares.

Existing bus routes are in place within the village including the Castle line route between Malton and York from the Main Street. Additionally, the area is served by the Ryedale Rural Public Bus service.

The proposal has a number of natural features including dominant existing hedgerows which border the boundary of the proposal providing natural coverage and privacy to and from the proposals. The Proposal looks to remove a number of trees around the site including those to the South directly adjacent to Finkle street. A further number have been removed North of the site adjacent to Coneythorpe Bungalow. For further information as to the arboriculture and ecology strategy please refer to appendices as part of this planning submission.

The South part of the site is predominately flat in nature whilst towards the North of the site it slopes upwards to its boundary. No flood zones have been identified within the site. For Further information regarding the quality of the land please refer to PWA's Phase 01 Geo-Environmental Assessment.



Image 03 : Image of Existing Building

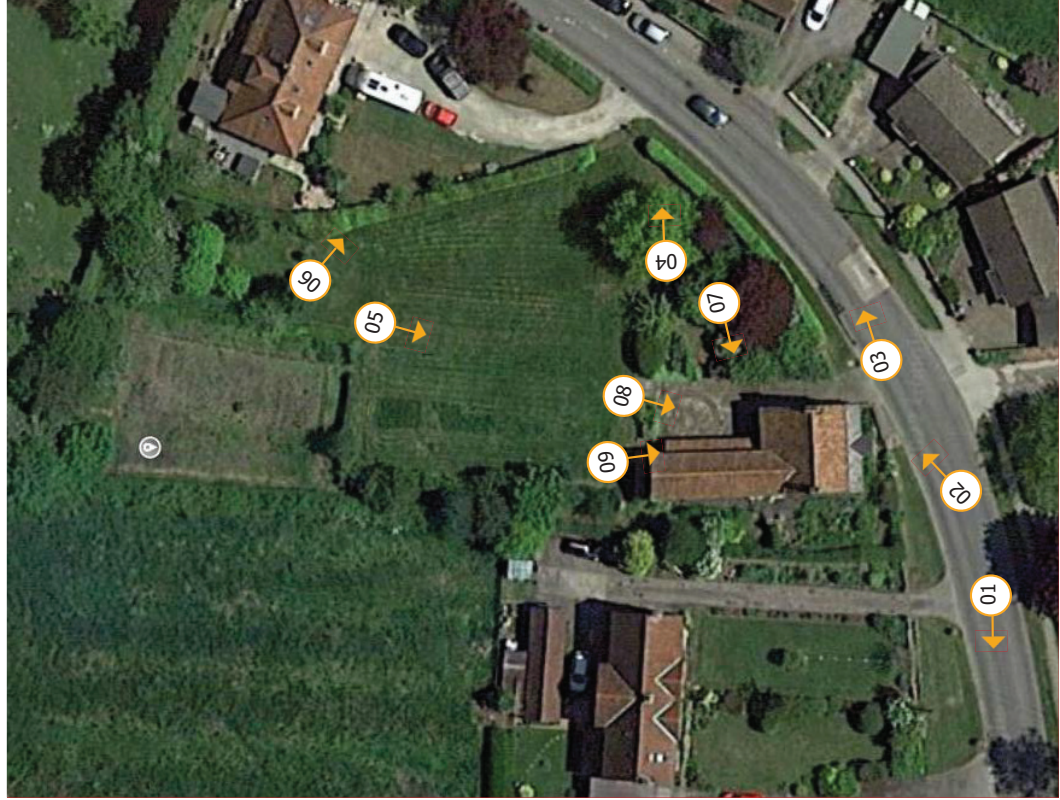
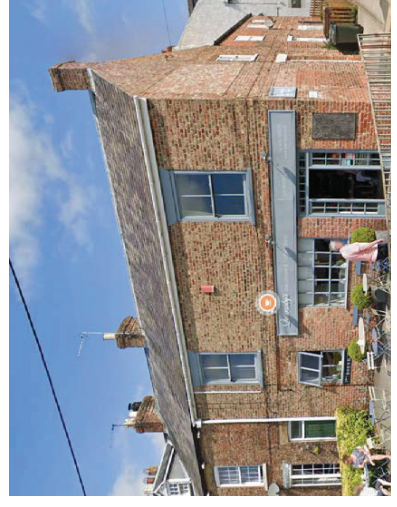


Image 04 : Existing Photograph locations

3.2 SITE PHOTOGRAPHS





3.3 SITE VERNACULAR

The buildings within the area are a combination of single and two storey structures, with the predominant historical typology being two-storey in nature. Built forms are typically rectangular in shape with traditional roof pitches around 30-40 degrees.

The predominant materiality within the area is traditional in style and are a mixture of red York brick, closely resembling traditional coursing and bonding throughout. More recent architectural proposals in bungalows have introduced a more contemporary palette with render, buff brick and clad elements introduced. Throughout a combination of red and grey roof tiles are prevalent.

Porch details are symmetrical and small in nature acting as either lean to structures with integrated window details or free-standing porch details to compliment the frontage of buildings. Windows and doors are typically symmetrical and uniform in nature.

Image 05 : Precedent Imager within the local area

3.4 PLANNING HISTORY

Within the immediate adjacency at Park View, Finkle Street, Sheriff Hutton, planning permission has been recently approved under the application 19/008888/FUL. The application was submitted for the development of 2no. four-bedroom detached dwellings with detached double garages together with the formation of vehicular access and associated landscaping.

The proposals establish the precedent for two-storey residential family homes within the immediate area, and are in keeping with the height, form and materiality suitable to the locality, similar to the architectural proposals within this submission.

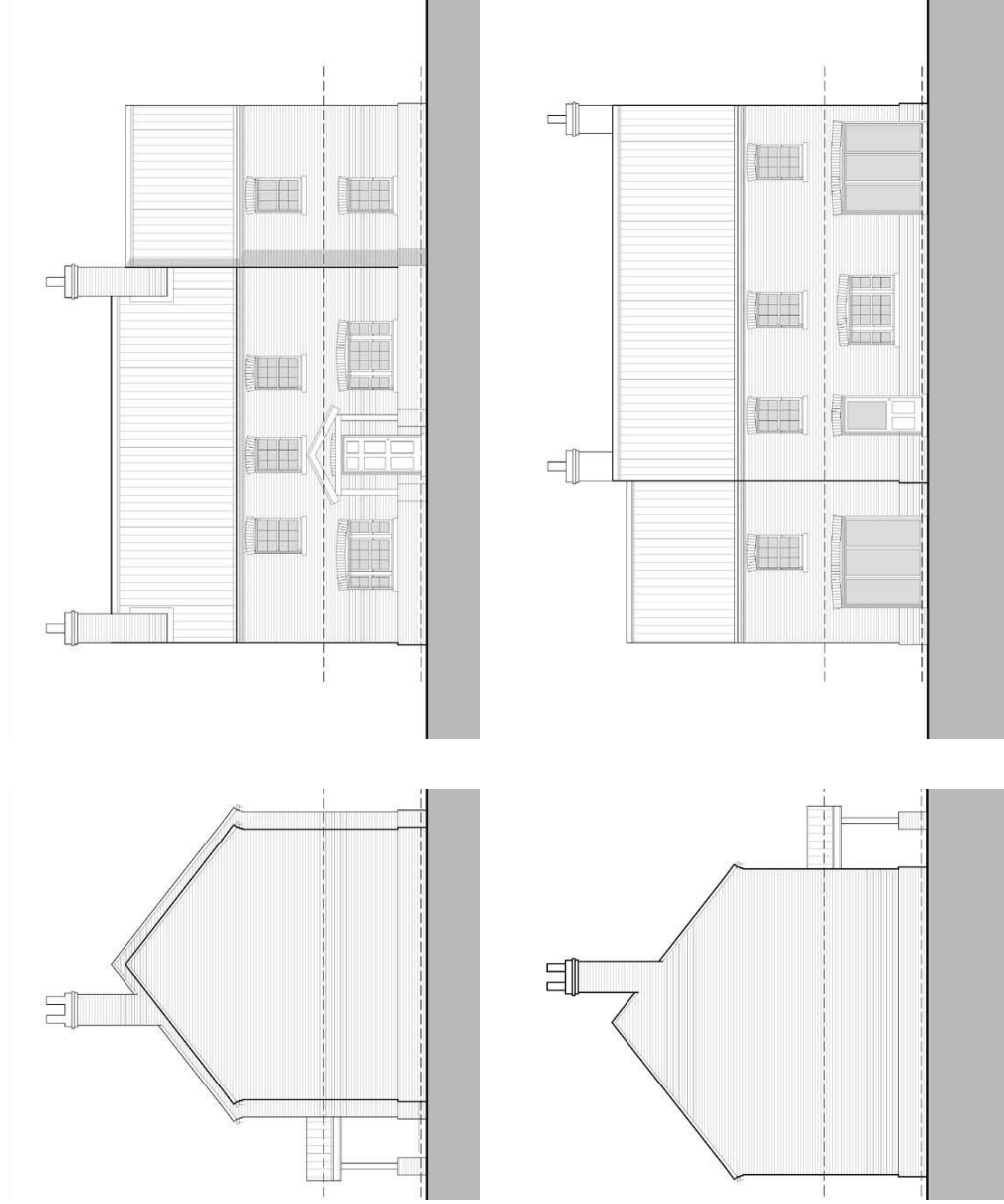


Image 06 : 19/008888/FUL Planning application

ARCHITECTURAL DESIGN 4.0

4.1 SITE OVERVIEW

The proposal looks to deliver 3 x 2-storey New build Residential dwellings and an additional dwelling in the refurbishment and development of the existing Middleton House Building. The proposals are a mixture of outwards and inwards facing given the nature of the site and the orientation to the access road. The two key front elevations of Middleton House and the dwelling indicated on Plot 02 provide a strong streetscape to the development as indicated in the sketch visuals as part of this application. Adopting a traditional frontage design in keeping with the area through the orientation of roof scapes, fenestration details and materiality, these key elevations are symmetrical in style with the pitch of the roof elevations adjacent to the road.

Within the development it is proposed that soft landscaping will be utilised throughout to form boundaries to the proposal ensuring soft edges to the development and a focus on the proposals which are integrated in to the existing landscape through natural features.

The site will be accessed from Finkle road providing an access point between the Existing middleton house building and Plot 02 in the development via a private shared drive to the proposal.

4.2 WASTE MANAGEMENT

The proposal is designed in accordance with Waste Management principles ensuring that all facilities are provided with space to facilitate and store refuse internally and externally within properties. A communal refuse collection point has been located adjacent to Finkle Street, enabling refuse vehicles to service the new proposals. Residents will be required to ensure their bins are located in this location on appropriate refuse collection days.



Image 07 : Proposed Site Plan



Side (East) Elevation

1 : 100



Front Elevation



Side (West) Elevation

1 : 100



Rear Elevation

1 : 100

Image 08 : Proposed Existing Middleton House Design



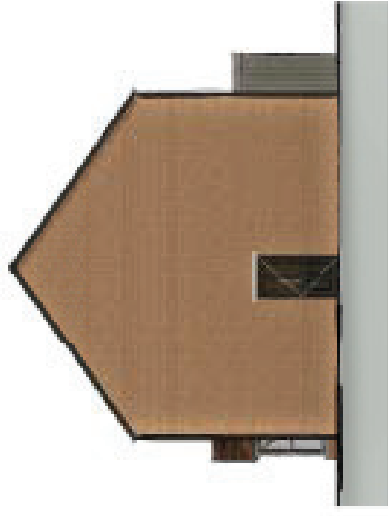
Image 09 : Proposed Exit to the development looking to Middleton House

4.3 BUILDING PROPOSALS

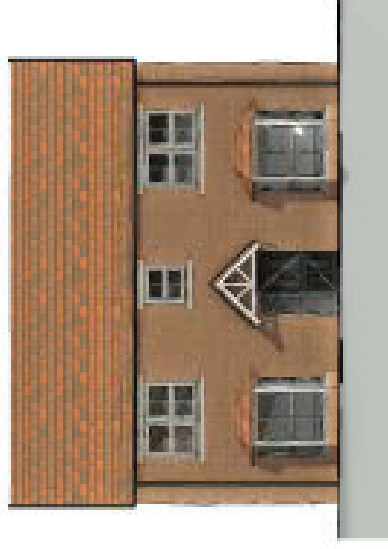
In accordance with the Ryedale Rural design guide, the existing vernacular within Sheriff Hutton has influenced the development of the proposed scheme to ensure that buildings are character and setting orientated, whilst providing a contemporary twist to the proposed development through extended details to porches, and garages.

Key elevations along Finkle Street has been considered to reflect the more traditional two-storey housing within the village, and feature window treatments including bay and sash window details. These features are typically traditional in their elevation placement and symmetry to the front and rear of properties.

In terms of the materiality all proposals will utilise traditional York brick in-keeping with the village alongside red clay roofs. Elements of the proposal will be interspersed with black timber cladding to the garages and elements of the extension to introduce a contemporary uplift to the traditional elements of the design. For further detail refer to elevational treatment Architectural drawings submitted as part of this application. The integration of timber cladding looks to provide a contemporary twist to the traditional nature of the proposals, whilst still being complimentary to its surroundings, taking reference from more recent interventions within the area evidenced in the collection of precedent studies within this report.



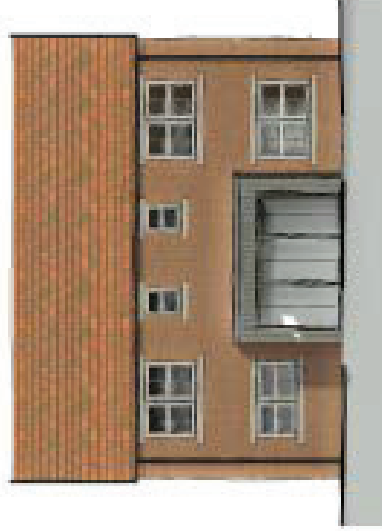
Side Elevation (East)
1 : 100



Front Elevation
1 : 100



Side Elevation (West)
1 : 100



Rear Elevation
1 : 100

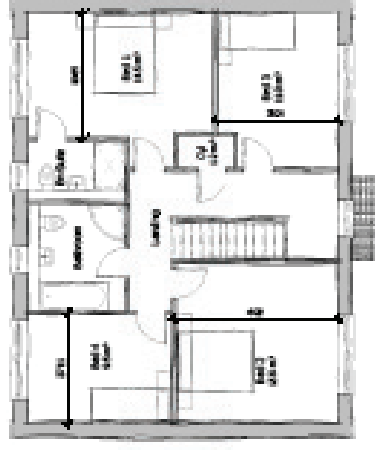


Image 10 : Proposed New Build Design

4.4 HARD MATERIALS

A mixture of hardstanding will be provided throughout the proposal to indicate pedestrian and vehicular hierarchy to create the internal neighbourhood of the proposal. Materials selected will be robust and hard-wearing in nature designating the vehicular access between houses, driveways and pedestrianised routes and patios of individual homes.

Boundary Treatments

Boundaries to neighboring properties will be bordered by soft landscaping with integrated hedgerows in keeping with the local area to provide separation to plots whilst enhancing natural habitats which can be utilised to contribute to the natural environment.

Soft Materials : Planning palette

Planting design will be integrated throughout the site particular within the frontage along the main streetscape. Please refer to Landscape Architects design for further detail.

Habitat creation

Existing Hedgerows to the boundary of the site has been retained throughout. Additionally, areas of planting have been proposed to the main street scape to encourage a natural habitat corridor within the site. Replacement Trees have been proposed throughout to provide natural coverage and features.



Image 11: Proposed Boundary Site Plan

LANDSCAPE / ECOLOGY 5.0

5.0 LANDSCAPE DESIGN

The scheme has been designed in-keeping with the local environment providing substantial landscaping within the proposal to tie the new build elements of the scheme into the existing natural context.

Hedgerows to the boundary have been maintained throughout the scheme ensuring existing habitats are maintained. Within the proposed a number of existing trees have been removed to enable development, whilst these have been replaced with newly proposed trees in appropriate locations.

Throughout new hedgerows, native scrub, wildflower turf and floral bulbs have been located where appropriate to uplift and provide natural boundaries within the scheme.

For further detail on Ecological and Landscape information please refer to appendices submitted within this application.

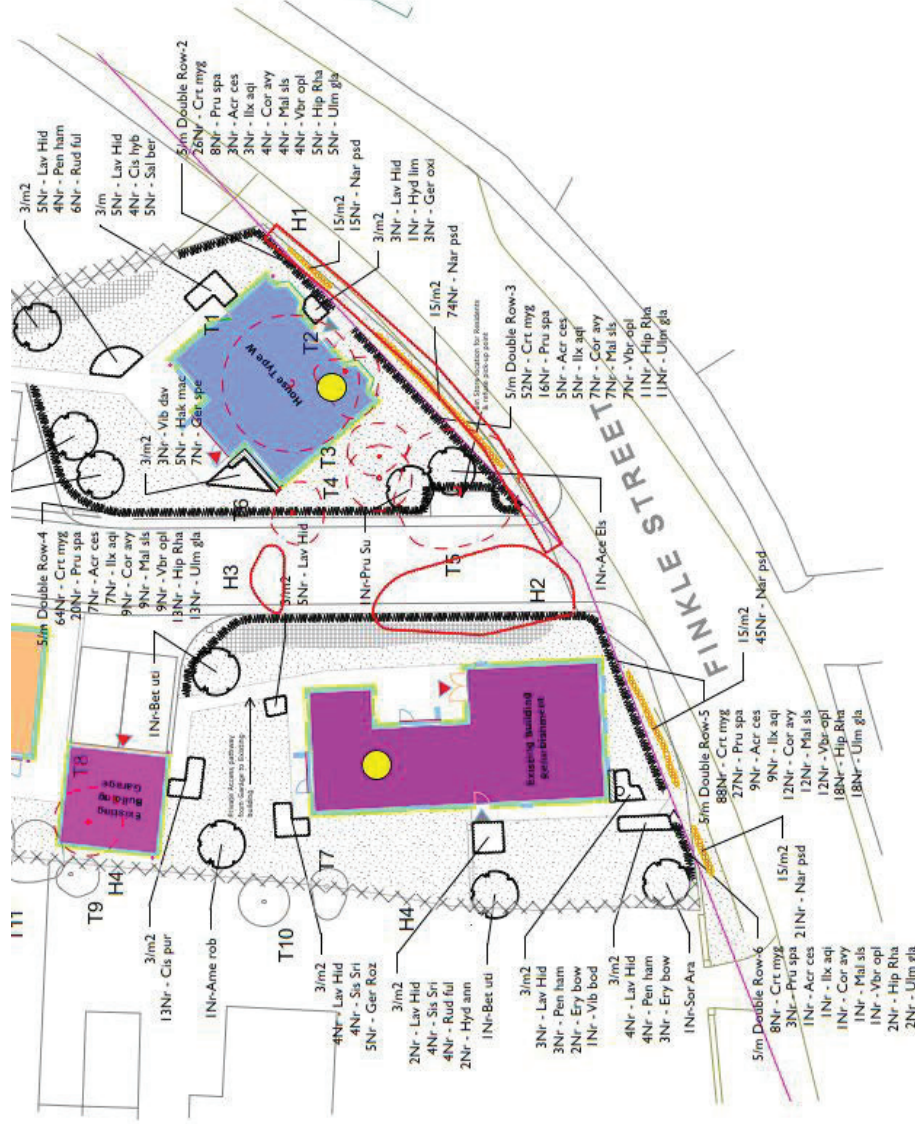


Image 11: Proposed Landscape Site Plan key streetscape

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