

4008/LA/D&A

Proposal for the Restoration of Hutton Bros Garage Railway Street Slingsby, YO62 4AH
to re-form 2 Dwellings

Design & Access Statement

The site is situated in the Slingsby Conservation area

The building was until recently operating as Huttons Garage & Showroom this being a conversion of the original street frontage houses in which the ground floor accommodation was considerably altered and opened up. The first floor accommodation was also opened up in a way that conflicted with the original party wall separations.

To the rear original stores and garages were utilised by the Garage and a prior use was as a Cooperative Store.

Previous Advice

Previous Pre Application responses indicated that the Frontage buildings were considered important to the streetscape and should be retained, that the end building could in principle be demolished to provide an access point and that the demolition of the stand-alone brick garage outbuilding adjacent the drive to the rear would be acceptable in principle.

It is clear that the frontage buildings were originally houses and the record photograph below gives an indication of the original form and front enclosure.



The Proposals

The proposal is to restore the frontage buildings to residential use making use of some of the existing curtilage outbuildings to the rear as garaging to Plot 1

The narrow rear access to the right hand side serves the rear yard of the frontage buildings and 'The Bungalow' property behind. It is intended to carry out a partial reduction of the width of the end building to Plot 2 to provide a wider 5.5m access which will allow 2 way traffic and better visibility approaching the highway.

The access road to 'The Bungalow' is realigned to maximise the width of the site to the rear of the frontage dwellings. An 'in principle' agreement has been reached for this to be part of the scheme proposals

It is intended to restore the elevational treatment to Plot 1 to that shown in the record photograph above and to Plot 2 an introduction of ground floor windows that will match those above.

The original party wall separations will be restored and for Plot 1 the removal of a recent extension insertion will restore the form of the roof lines with a beneficial release of stonework for re-use on the necessary rebuilding work.

The restored frontage will use the on site reclaimed stone with a matching stone from approved quarry sources.

Access

Rear site access remains as now but is widened to improve visibility and ease of use for 2 way traffic

Frontage access will be pedestrian only to Plot 1 with Plot 2 accessed only from the rear