

37, MONKGATE, YORK, YO31 7PB

Proposed new car port / garage

Householder Planning Application December 2020

DESIGN and ACCESS STATEMENT

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INNOVATION WAY

YORK SCIENCE PARK

HESLINGTON

YORK, YO10 5DG

Introduction:

The Applicant purchased the main house and yard about eight years ago and has been restoring and refurbishing it since then. Attention is now turned to the landscaping to the rear of the property and the construction of a car port / garage.

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Proposals:

The objective is to provide covered accommodation for two vehicles in the form of a single storey structure built in traditional materials, in the north west corner of the yard to the rear of the main house.

Floor Layout:

The car port will house two vehicles with the third bay being left empty.

External Treatment:

The proposed building comprises an oak timber framed structure with a natural slate roof finish and timber cladding to three of its sides. It will sit on a low brick plinth. The small access door will be of oak. There will be three roof lights in the southwest roof slope.

Scale and Massing:

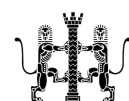
The building is single storey, far lower than the main house and the neighbouring houses in adjacent Waverley Street.

Access:

Access to the car port / garage is level.

Pre-Application Advice:

Advice was received on 30th November 2020 from David Johnson (QUERY/20/00575) stating that Planning Permission is required but that Listed Building Consent is not required because the proposed building would not be attached to the host property.



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Summary:

The proposals constitute a small variation on the previously approved building in the Listed Building Consent granted in September 2013. However, the position on the site, the height and the general footprint remain the same, as do the access conditions.

Reference Drawings:

320/001	Location Plan 1:1250
320/201	Site Plan as proposed 1:100
Riches M 01/01	Plan and Elevations as proposed 1:50 / 100

Geoffrey Holland
Dip Arch. Dip Conservation (York). AABC ACA. RIBA. FRSA



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