

Design and Access Statement
Heritage Statement

At
11 North Gate, Walkington, HU17 8ST

Client
Mr and Mrs Robinson

Introductory Summary

This proposal is for conversion of existing garage to 11 North Gate, Walkington, HU17 8ST. The design of the development seeks to take full account of the qualities of the site and to achieve an improvement on the existing property by the construction of a highly insulated annexe, visually attractive and highly efficient whilst also ensuring that there is no over-development of the site, the building is to re-use the existing footprint and walls of the existing garage.

Great care has been taken in the design brief to ensure that the development is fully sympathetic to its location and surroundings. This has included careful consideration of its location within the site and its adjacent position in the conservation area with design elements intended to minimise any impact on neighbours and nearby residents.

Whilst constituting one proposed house the development does not in any way seek to maximise the commercial development potential of the site. The clients intends to use the annexe for family visits and a gym area keeping the same daily experiences of living on the site to a minimum.

The site is within the conservation area of Walkington.

Introduction

This document has been prepared by A Space Architects on behalf of our client who currently lives at 11 North Gate, Walkington. It is an integral part of our planning application to describe our design philosophies for our design of the annexe.

Proposal

The proposed planning application is for the conversion of the existing garage to provide more living space for his family and a gym area.

An outline of the site showing the location of the existing house and the proposed conversion is shown below.



Site Context

The site for the dwelling is a medium sized plot of some 580 sq.m located at the West end of the site off North Gate which is a residential street located in Walkington a hinterland village and connected to the larger village of Beverley. Details of the site boundaries and other significant site characteristics are given below. 11 North Gate is located within the Conservation area of Walkington. Vehicular usage of North Gate is relatively modest. On street parking in North Gate is a mix of unrestricted public parking and residents parking. There are bus stops in very close proximity to the site and local facilities within a short walking distance.

The new annexe will retain the existing two parking spaces to the front of the existing garage. It is clearly the case that the proposed development will have minimal increased impact from the point of view of traffic and/or parking.

The properties that make up North are primarily a mix of substantial period properties in a mix of styles, types - i.e. detached, semi-detached and terraced - and scale of two stories and dormers, slate tiles and white render, bricks and stone so very varied.

Site Survey

The topography of the site is divided into two areas by the access road through part of the site.

The client currently parks their cars in front of the garage.

It is worth noting that, having invested significant funds and time over the years on the site/gardens, the clients' brief was to ensure that any development would take full account of all site characteristics including the existing garage which is currently disjointed from the current house and is under-utilised. And to provide an internal layout that suits a blended family which is not attainable in the current property. We have not included a tree survey as the client has applied for planning permission to remove the trees which has been approved.

Response to Context

Scale & Location on Site

The existing garage has a ground floor area of 31 sq.m in size. It is situated on the east part of the site with a large garden area to the North areas and the main living area extending from East to West across an area toward the rear of the site. The size of the garage is in keeping with neighbouring properties. The positioning of the main body of the house is set away from the garage and due to its side the extra space is essential. However its location on the site, set back from view of the street, does mean that this impact is very limited to its neighbours and the fact that the building size won't change won't impact anyone.

The detailed site configuration for the proposed development has been arrived at with due consideration of multiple factors. The 2 primary elements are:-

The position of the garage will remain as is, the doors and windows facing the North and West will not overlook anyone and create a small bit of privacy for my client especially to the North.

Ensuring that the footprint remains as is the impact on neighbouring residents is minimised. No overlooking to adjacent properties and more importantly no overlooking onto the existing property whose garden although also dislocated from the house by the road is to the south.

Annexe Design

The design is intended to optimise its location whilst at the same time giving full consideration to the surrounding properties and site location. The brickwork and bricks will remain our proposal is to fill in the front access garage points with windows and front door.



To the North of the site our proposal is to break through and form two large window areas looking onto the garden, these are full height windows / doors glazed to bring in as much daylight as possible and create an experience of bringing the external garden into the proposed annexe.

The existing tiles are to be taken off allowing the annexe to be insulated properly and put back up so essential the appearance of the annexe will remain.

External Appearance

The key objective in the external design characteristics of the annexe has been to create a habitable space which is sympathetic to and reflective of their settings. In fact the range in type of and appearance of nearby properties is extensive and therefore a wide range of external materials could be considered “appropriate”. This will only be altered in the new windows and doors, bricks and roof tiles to remain.

The appearance of the dwelling is influenced by the surrounding houses in respect to the choice of materials and finishes but interpreted in a more up to date style, which has also come about from the clients’ brief and the importance of a relationship for the user between internal and external spaces and natural light.

The annexe is essentially to remain as it is, matching brick to the local vernacular, red roof tiling, timber cladding and dark grey aluminium window frames to give it its more contemporary.

The choice of keeping the red tiling for the roof will not only be attractive in its own right but will also take nothing away from the surrounding houses.

Acknowledging the importance of the proposed annexe in the conservation area both we as Architects and the client feel that the quality of design is certainly of a high standard and, taken together with the very high quality of materials to be used. We also feel that the site’s relationship with the existing house has not been damaged or certainly not overdeveloped as the footprint remains.

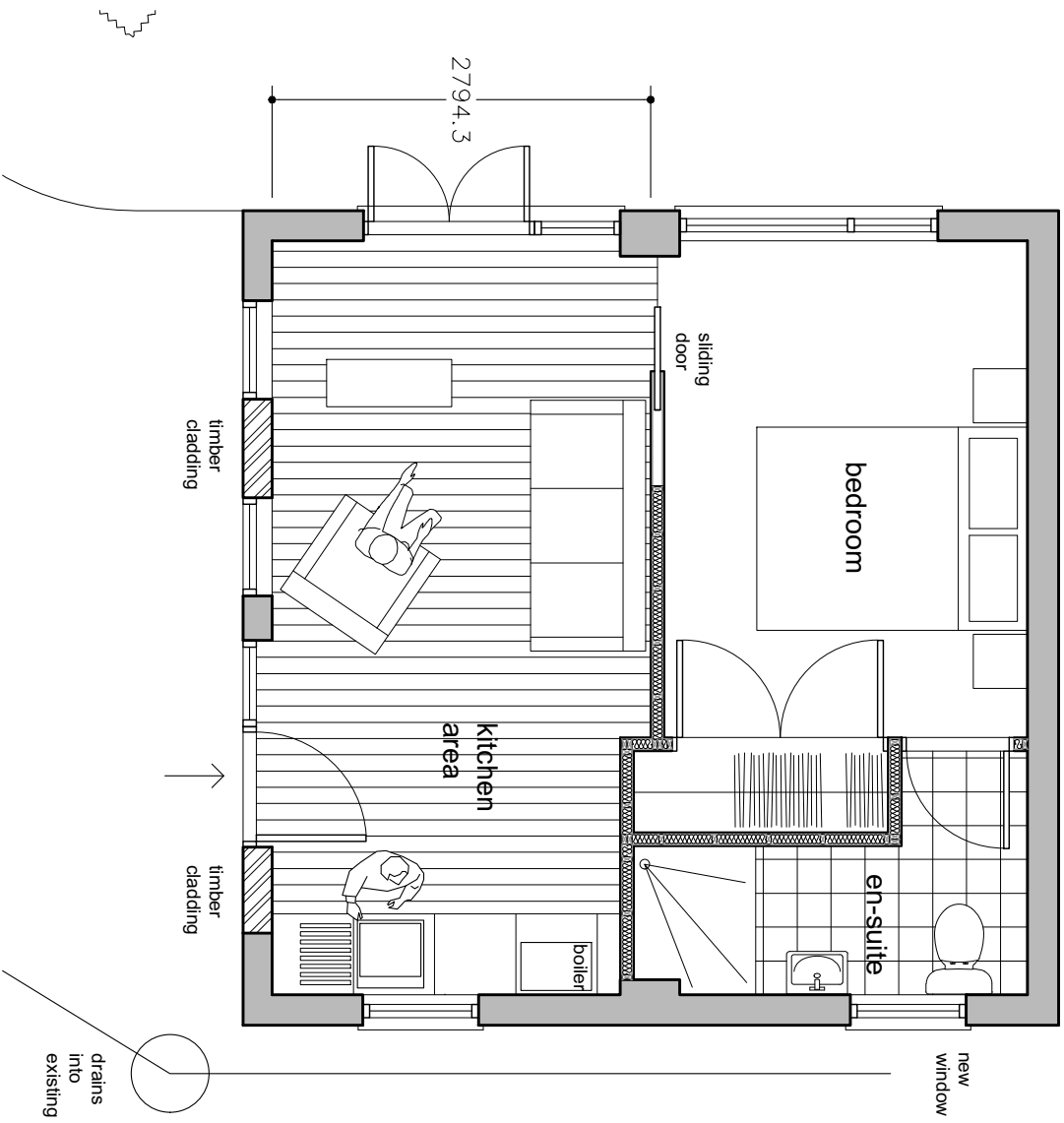
Internal Layout

The internal layout is simple and based on the existing foot print, we have reused the existing openings to the front of the garage and to the South to form the new entrance area and some full height windows to gain as much light as possible, at no point is overlooking an issue.

To the North part of the site were the majority of garden is, we have opted to create two large openings facing the garden for privacy and quality of life, it create a very private and open feeling allowing the garden to come into the house and visa versa.

The existing side entrance to the South of the site will be bricked up to approximately half way forming a window onto the kitchen area. A small window from the bathroom will be punched through and this will be opaqued creating no overlooking issue.

Internally the space is primarily divided into two areas, sleeping and sitting, lounge and bedroom. The area at the back is for sleeping with a small bedroom and en-suite, very private with full height windows on the North garden, to the front half is an entrance door into the kitchen area with a small sitting / lounge area also looking out to the garden North side and two narrow windows to the West side were the cars will be parked.



Conclusion

As architects for this project we have been very aware of our client's requirements, the site location and the existing dwellings in the neighbourhood. We have tried to create a contemporary annexe internally and externally with a traditional feel to it externally to blend into the local vernacular.

Our clients non-commercial approach to their site means it will not be over developed (it is their intention to live in the house). This sympathetic development gives full weight to its surroundings and gardens.

We feel this is an exciting opportunity to create a visually attractive, high quality and sustainable annexe which will add to the quality and character of their Conservation Area surroundings and add to the clients quality of life offering an additional space to the existing house for visitors / family to stay but also a space to use for other activities as a gym area and play area for his children.

Planning policy in support.

Policy S1 Presumption in favour of sustainable development.

Development proposals

A. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the East Riding of Yorkshire.

B. The Local Plan should be read as a whole. Planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise - taking into account whether:

It is considered that the proposal is located within a sustainable location within the village of Walkington and within close walking distance to local facilities and very close to public transport stops on the main Street.

Policy S5 Delivering Housing development.

Provision will be made for at least 23,800 (net) additional dwellings (1,400 per annum) in the East Riding between 2012 and 2029.

While this proposal would only provide a small percentage of the requirements of this Policy, the creation of a new dwelling should be encouraged as there is a net increase of dwellings created which assists with the housing supply requirements of the Council.

Although there is a clear indication of the need to create more dwellings in the East Riding it should not be a precursor for over development of sites and we have taken a clear approach that a single dwelling would be appropriate for the size of the site as it will provide the future occupants with good living space and at the same time not adversely affect the amenity of nearby residents or harm the character and appearance of this visually important area.

Policy H1 Providing a mix of housing and meeting needs.

A. New residential development should contribute to the overall mix of housing in the locality, taking into account the current need, particularly for older people and first time buyers, current demand and existing housing stock.

B. The provision of specialist accommodation, especially for older people, will be required as part of the housing mix on larger allocations where they meet an identified need.

Specialist accommodation on non-allocated sites will be supported within the development limits of settlements, where:

1. The proposal is of an appropriate scale in relation to the settlement; and
2. There is a need for the development. Whilst we fully appreciate the need for a mixture of housing types on residential sites, this is generally aimed at larger sites which a greater volume of housing. Providing a mixture of house types on a niche development site such as this is not practical in any way and would cause issues in terms of design, layout and visual amenity.

Policy H4 Making the most efficient use of land.

A. Proposals for new residential development will be supported where they make the most effective use of land or buildings. This will be achieved through prioritizing there use of suitable previously developed land and encouraging proposals that provide the optimum housing density.

B. Developments should seek to achieve a density of at least 30 dwellings per hectare (dph). Proposals should seek to provide a density above 30 dph where the site is within close proximity of:

1. A Town or District Centre; or
2. A railway station or core bus route within the Major Settlements, Principal Towns or Towns.

C. Lower density development may be appropriate where justified. Such justification could be where:

1. It would be in keeping with the character of the surrounding area; or
2. A certain house type is needed in the area.

D. Development proposals that relate to only part of a larger allocated site will need to demonstrate how the development would form part of a comprehensive scheme for the whole site and that this will not prejudice the development of the whole site.

Policy ENV1 Intergrating high quality design,

A. All development proposals will:

1. Contribute to safeguarding and respecting the diverse character and appearance of the area through their design, layout, construction and use; and

2. Seek to reduce carbon emissions and make prudent and efficient use of natural resources, particularly land, energy and water.

B. Development will be supported where it achieves a high quality of design that optimises the potential of the site and contributes to a sense of place. This will be accomplished by:

1. Having regard to the specific characteristics of the site's wider context and the character of the surrounding area;
2. Incorporating an appropriate mix of uses on the site;
3. Having an appropriate scale, density, massing, height and material;
4. Having regard to the amenity of existing or proposed properties;
5. Having an adaptable layout for sites and/or buildings that takes into account the needs of future users;
6. Having regard to healthy lifestyles;
7. Incorporating energy efficient design and arrangements to manage waste;
8. Incorporating hard and / or soft landscaping, along side boundary treatment of an appropriate scale and size, to enhance the setting of buildings, public space and views;
9. Promoting equality of safe access, movement and use;
10. Having regard to features that minimize crime and the perception of crime;
11. Considering the use of public art, where the sense of place and public access or view would justify it;
12. Ensuring infrastructure, including green infrastructure and flood mitigation, are well integrated into the development;
13. Incorporating, where possible, nature conservation and biodiversity enhancement into the development;
14. Paying attention to the use of local materials, architectural styles and features that have a strong association with the area's landscape, geology and built form, with particular attention to heritage assets; and
15. Safeguarding the views and setting of outstanding built and natural features and skylines within and adjoining the East Riding, including those features identified in Policies A1-A6.

C. Innovative design incorporating new materials and technologies will be supported where the local context and sub areas, with their diverse landscapes, geologies, historical background and built form, have been fully considered as part of the design process.

Policy ENV3 valuing our heritage.

A. Where possible heritage assets should be used to reinforce local distinctiveness, create a sense of place, and assist in the delivery of the economic well-being of the area. This can be achieved by putting assets, particularly those at risk, to an appropriate, viable and sustainable use.

B. The significance, views, setting, character, appearance and context of heritage assets, both designated and non-designated, should be conserved, especially the key features that contribute to the East Riding's distinctive historic character including:

1. Those elements that contribute to the special interest of Conservation Areas, including the landscape setting, open spaces, key views and vistas, and important unlisted buildings identified as contributing to the significance of each Conservation Area in its appraisal;
2. Listed Buildings and their settings;
3. Historic Parks and Gardens and key views in and out of these landscapes;
4. The dominance of the church towers and spires as one of the defining features of the landscape, such as those of Holderness and the Wolds;
5. Heritage assets associated with the East Yorkshire coast and the foreshore of the Humber Estuary;
6. The historic, archaeological and landscape interest of the Registered Battlefield at Stamford Bridge;
7. The historic cores of medieval settlements, and, where they survive, former medieval open field systems with ridge and furrow cultivation patterns;
8. The nationally important archaeology of the Yorkshire Wolds; and
9. Those parts of the nationally important wetlands where waterlogged archaeological deposits survive.

C. Development that is likely to cause harm to the significance of a heritage asset will only be granted permission where the public benefits of the proposal outweigh the potential harm. Proposals which would preserve or better reveal the significance of the asset should be treated favorably.