

Design and Access Statement

**Old Joiners Workshop
Main Street
Askham Richard
YO23 3PT**

April 2021

Developer: Mr & Mrs Warriner

Produced in response to the formal requirements of the Development Control System, effective from August 2006, and in accordance with the Commission for Architecture and the Built Environment's Guidance document 'Design and Access Statements' published 2006.

Old Joiners Workshop, YO23 3PT

First Floor Extension of existing single storey 3 bedroom detached dwelling into two storey 4-bedroom dwelling and open porch to front elevation.

Introduction

The purpose of these statements is to support the planning application made on behalf of Mr & Mrs Warriner for the extension of an existing 3-bedroom single storey detached dwelling into a two storey 4-bedroom dwelling. Vehicular and pedestrian access remain unchanged with parking for 3 vehicles. The site is situated within the village centre with an existing access from Main Street.

The statements outline the approach and measures taken by Mr & Mrs Warriner and their design team to realise the objectives of the National Planning Policy Framework 2012 as well as relevant parts of York City Councils own planning agenda and proposed Masterplan 2005.

It is the principal aim that all buildings and spaces designed are enjoyed by all who use them. Our knowledge of Askham Richard and its surrounding districts ensures that our design enhances the immediate environment.

Assessment

Location

The site is situated within the centre of Askham Richard. The site is located within a residential area adjacent to the village green. The local public house is adjacent, as is the duck pond.

The site is virtually flat with no apparent notable landscape features or natural features, protected species, or wildlife habitats within or adjacent to the site.

Social, Economic and Environmental Factors

The site is very well served for transport facilities. Bus routes into Leeds and Tadcaster run regularly.

3 No. existing parking spaces are provided for the dwelling. We believe this to be ample at a time when more economical and environmentally friendly methods of transportation are being urged by the government as a part of sustainable living.

The building will use sustainable traditional and modern materials that harmonise with the existing buildings adjacent to the site.

Development and Planning Policies

The development of the site shall be influenced by the following:

- National Planning Policy Framework 2012.
- Planning Practice Guidance 2014
- York District Local Plan 2005

Traffic and Highways

At present no discussions with the highways authorities have taken place. The Dwelling will utilise an existing independent vehicular access plus a separate pedestrian access to the site.

Flood Risk Assessment

The Environment Agency's website indicates that the local area shows no probability of flooding therefore no precautions will be considered. The site is not within 20m of a watercourse and the proposal will not increase the risk of flooding elsewhere as all hard landscaping will be self-draining.

Evaluation

The appearance of the new scheme would be sympathetic to both the host building and surrounding buildings. The aim will be to provide a building that fuses the proposed with the existing surrounding properties.

The main proposals for the scheme are outlined on proposed drawing's OJW/3/1 and OJW/3/2.

These are summarised as follows:

- Construction of a first floor 71.4 square metre extension to an existing single storey dwelling to create a 198 square metre two storey four-bedroom dwelling. All to achieve an efficient but sympathetic use of the site, the rear garden is East facing but large and open and will benefit from many hours of direct sunlight. Primarily the design of the proposal will not in any way impact on neighbouring residential properties.
- Provision of safe, secure access routes to and from the site for pedestrians and vehicles utilising existing gated access.
- Installation of modern security features.
- Provide attractive modern residential spaces that will fully meet the requirements of inhabitants.

Design

The new buildings are to be designed using modern materials and technology with traditional materials to enhance/match the host building and harmonise with surrounding residential properties within the area.

Massing, Density and Appearance

The aim was to create a scheme that delivered the quantity of residential accommodation that was required but did not result in over massing the site. Decisions regarding height and massing were taken following examination of the height and scale of the surrounding buildings.

Access

The design and construction of the development will be in strict accordance with Part M of the Building Regulations.