



# 42 Copmanthorpe Lane, Bishopthorpe

42 Copmanthorpe Lane, Bishopthorpe, YO23 2QR

Design and access statement  
April 2021  
Revision P00



# contents

- 01 introduction
- 02 use
- 03 relevant policy
- 04 design
- 05 summary



# 01 introduction

This document has been prepared by Vincent and Brown in support of a full planning application for a replacement dwelling at 42 Copmanthorpe Lane, Bishopthorpe, York.

The aim of this document is to explain how the proposed development is a suitable and appropriate response to the site and its context, to demonstrate that it can be adequately accessed by users and to highlight how the proposals respond to the context.

The most recent and key planning policy documents have been considered in relation to the design of this scheme.

The proposed scheme involves:

- Demolition of an existing bungalow with room-in-roof
- Replacement with a bespoke, high-quality family home
- Improved hard and soft landscaping to the front garden facing Copmanthorpe Lane
- Future-proofing of the home through the provision of renewable energy sources

## 02: use: site location

### Site and surroundings

The site is situated on a residential street in Bishopthorpe. It is a large plot currently consisting of a bungalow with generous gardens to front and rear.

This area of Bishopthorpe has been developed from the twentieth century onwards, and lies outside of Bishopthorpe Conservation Area. There is a mix of residential development in the area from different decades, of different heights, and in varying styles. There is some consistency in the predominance of pitched roofs and brickwork, though colours vary. Several nearby properties have been extended or altered relatively recently.

Access to the site is from Copmanthorpe Lane, with two dropped kerbs already provided.



## 02: use: the existing site

### Use

The application seeks to demolish the existing bungalow and build a replacement dwelling to provide a bespoke family home on a generous plot in close proximity to local amenities.

The site is in a prime location for a family home, however the accommodation provided is not well suited to family requirements and is a small dwelling for the size of plot. The site is 1125m<sup>2</sup> / 0.1125ha, and the rear garden is over 26m long, providing fantastic external amenity space for a young family.

The applicants are keen to not only provide a well-designed dwelling that caters to their current needs, but to also future-proof the home through the provision of on site renewable energy sources (photovoltaic panels and an air source heat pump) as well as good connectivity to support home working.

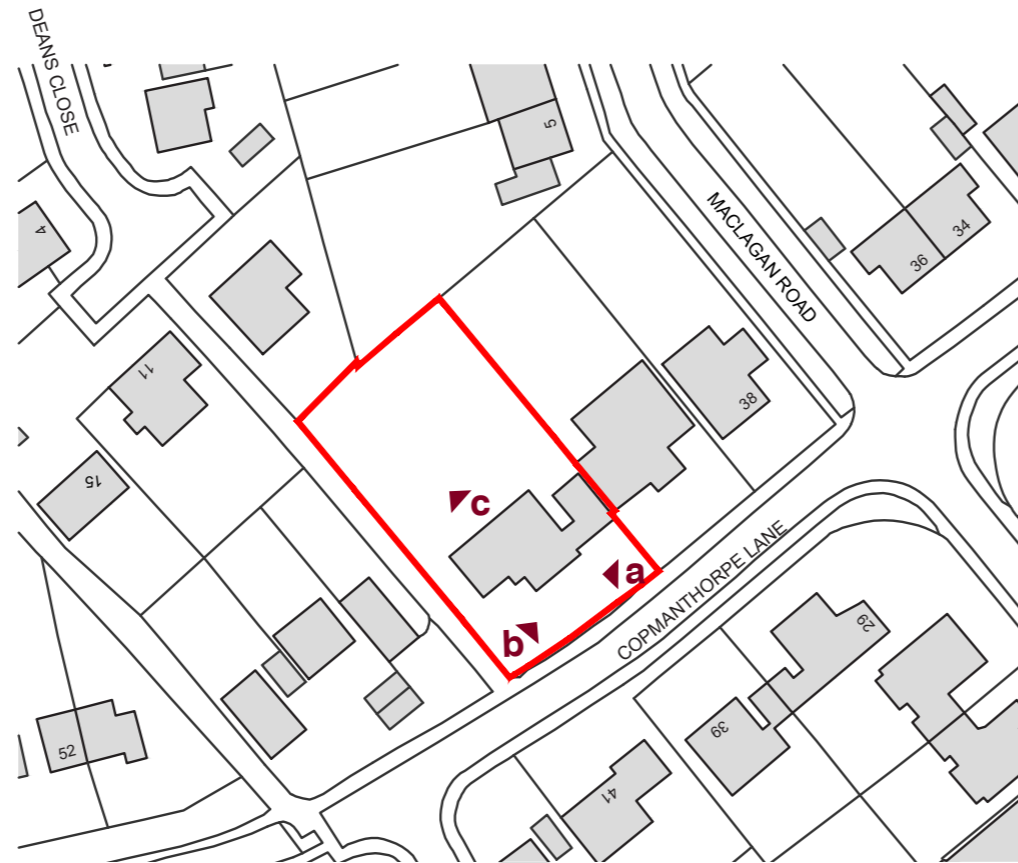


image a - 2 storey home adjacent



image b - part 1, part 2 storey home adjacent



image c - large rear garden and 2 storey home with rooms in roof to rear

— site

▲ view location

## 03: planning policy

Reference has been made to the following documents: City of York Council Housing Delivery Plan Design Manual

### **Delivering the housing our communities need**

This will be a purpose built family home designed in close collaboration with the intended residents. The proposal has been designed for a modern lifestyle with an understanding of current accessibility and environmental requirements.

### **Building healthy homes**

The proposals will provide light, spacious family accommodation within a generous garden setting. The applicant is keen to future-proof the home.

### **Creating distinctive and beautiful places**

The accommodation and elevational treatment have been designed with the applicant to create a varied, contextual form with high quality detailing.

### **Reducing environmental impact**

The proposed scheme incorporates photovoltaic cells and an air source heat pump. Materials such as brick and slate are low maintenance and durable, and can be locally sourced.

### **Supporting sustainable transport choices and connectivity**

The site is well located within an existing residential area of Bishopthorpe. There is easy access to a range of local amenities from the site, such as shops along nearby Main Street. Bishopthorpe itself is well connected into York, providing further facilities.



## Site Plan

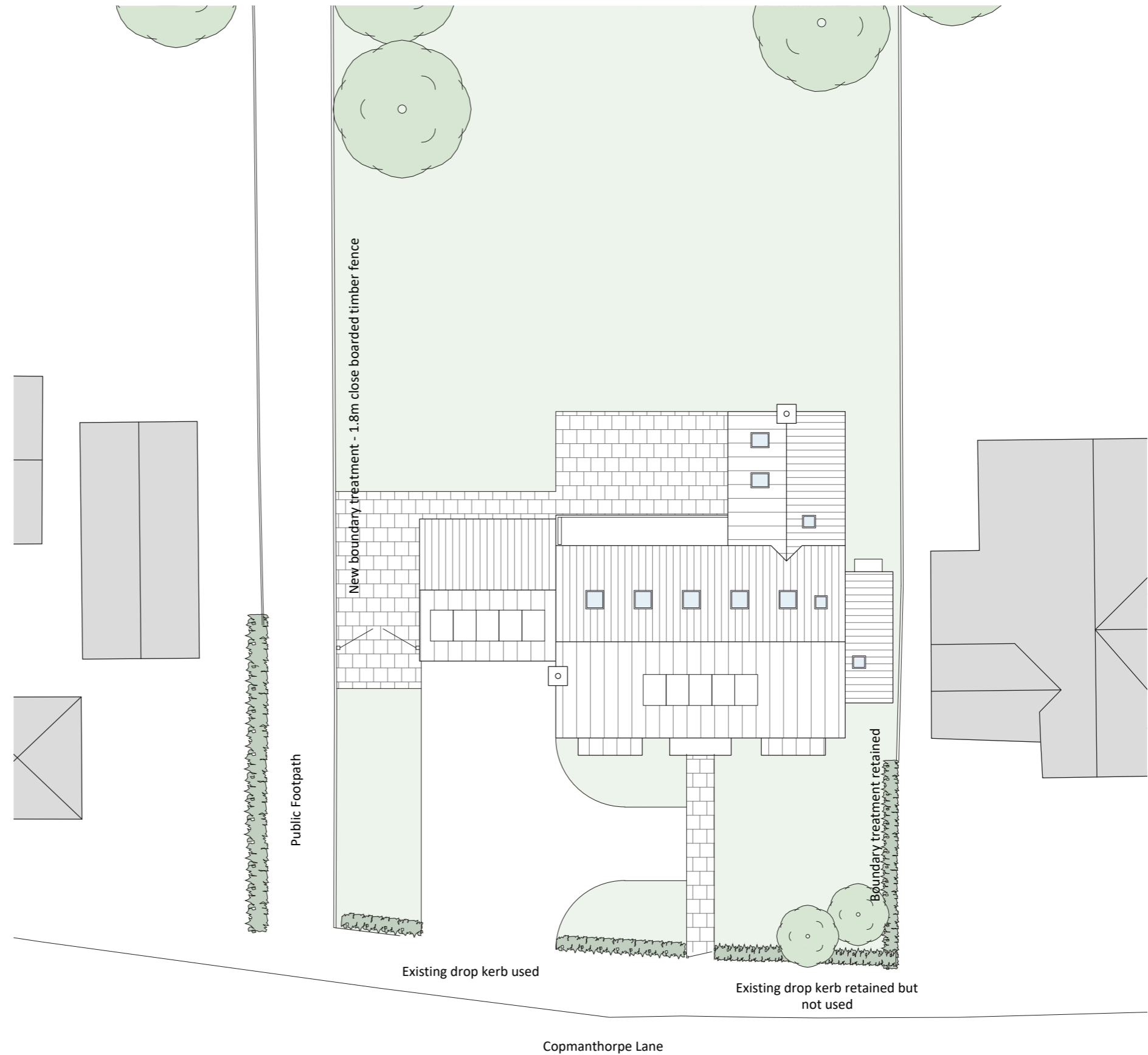
The proposed building maintains the existing street line and orientation of the building across the site to retain the 26m+ rear garden, and provide both good levels of parking and a comfortable set back from the street at the front.

This orientation also allows for views over both of these gardens and prevents overlooking of neighbouring properties.

## Access

Access is from Copmanthorpe Lane. The two existing drop kerbs will be retained, though one will no longer be in use.

A double garage and external parking are provided on the site with space to turn and exit in forward gear. The hardstanding to the east of the site will be replaced with soft landscaping, improving the setting.



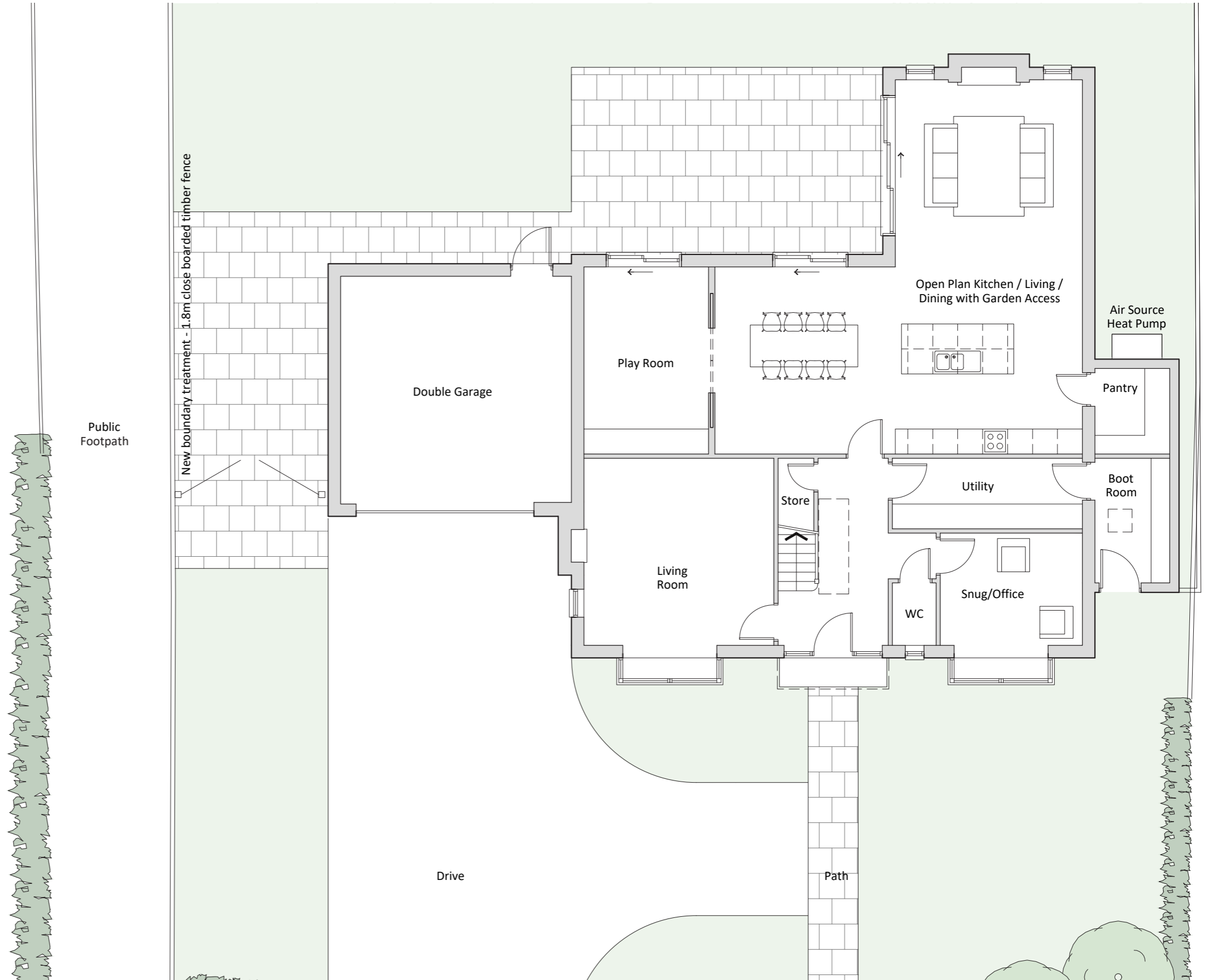
# 04: design: ground floor plan

## Proposed layout

The layout of the new dwelling has been designed to provide modern family accommodation that caters to the applicants' living patterns.

A large open-plan kitchen/family space is the main focus of the ground floor and opens out onto the rear garden. A play room provides a separate area that can still be observed from the kitchen and living area. Plenty of storage is provided with the utility, boot room, pantry and understairs cupboard.

Generous glazing provides views and access into the garden as well as good levels of natural light. Feature fireplaces provide focal points in the main living spaces.



# 04: design: first floor plan

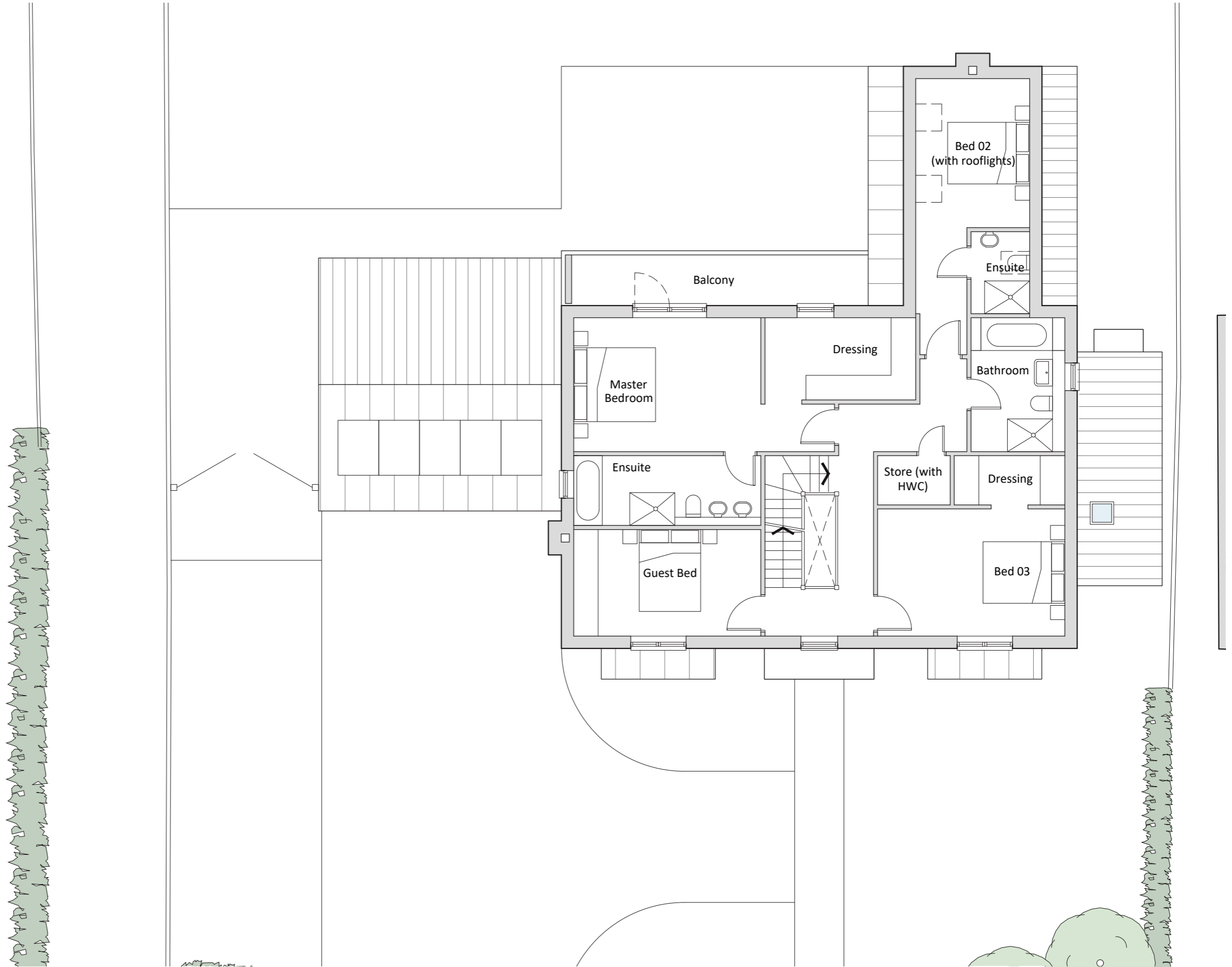
## Proposed layout

The family bedrooms are provided at first floor, with a guest room and office in the roof space.

The master bedroom benefits from views over the rear garden and a slim balcony (with privacy screen to the side), ensuite and dressing room.

The second bedroom is also provided with an ensuite, and the remaining rooms share a comfortable family bathroom.

The childrens' bedrooms are large enough to include desk space for when they are older.



# 04: design: elevations

## Proposed Elevations

The client is keen on a varied building form that resembles a more organic development of the spaces.

The material palette reflects the area with red multi stock brickwork, stone detailing and good sized windows. Brickwork detailing is proposed over the windows and at eaves to provide a contextual, elegant design. Photovoltaic panels will be integrated into the slate roofs to provide sustainable energy and a neat appearance.

Expressed chimneys and bay windows add further interest to the volume of the building and create a livelier, well modelled front facade.

Large glazed openings to the rear elevations maximise views and access into the garden from the key living spaces.



PROPOSED SIDE ELEVATION (SOUTH-WEST) 1:100 at A3

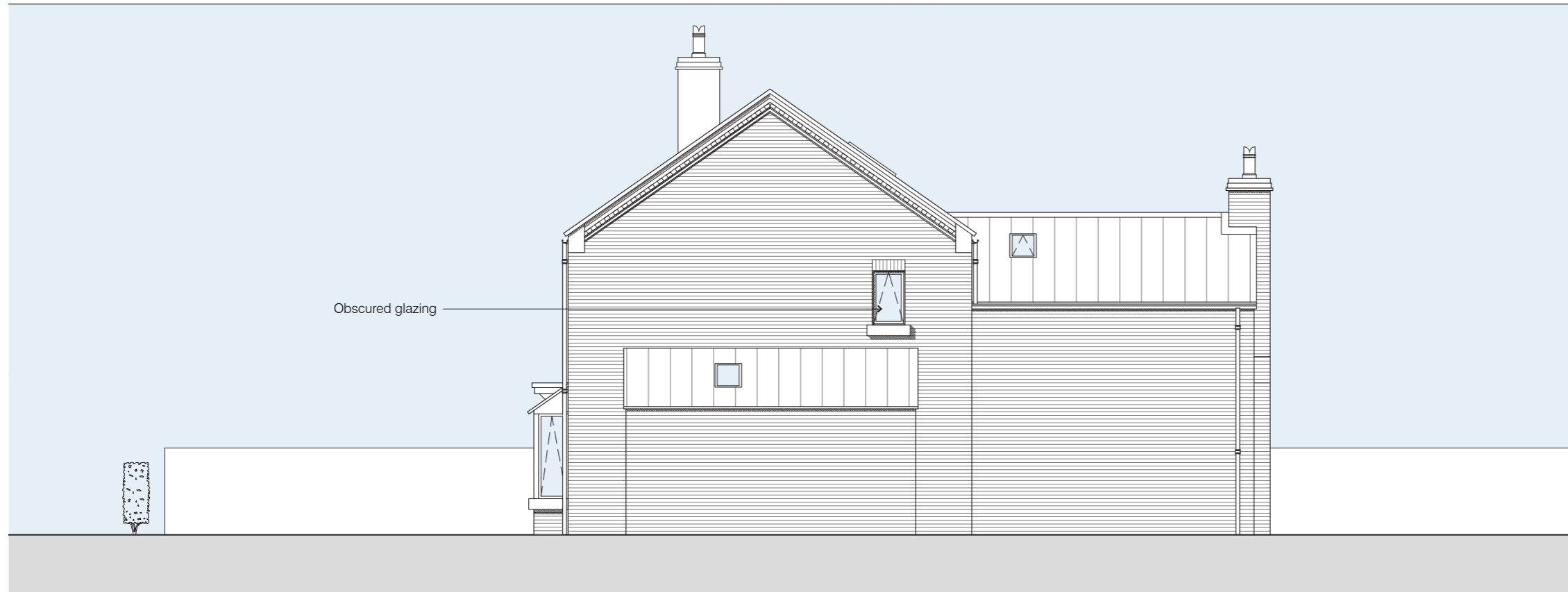


PROPOSED FRONT ELEVATION (SOUTH-EAST) 1:100 at A3

### Material key:

- ① Facing brickwork. Red multistock.
- ② Composite uPVC windows and doors.
- ③ Precast stone canopy.
- ④ Precast stone cill.
- ⑤ Soldier course head detail.
- ⑥ PVCu rainwater goods.
- ⑦ Stepped brick detail to eaves.
- ⑧ Slate roof.
- ⑨ Rooflight.
- ⑩ Integrated photovoltaic panels.
- ⑪ Metal roller door.
- ⑫ Privacy screen.
- ⑬ Guarding - metal railings.

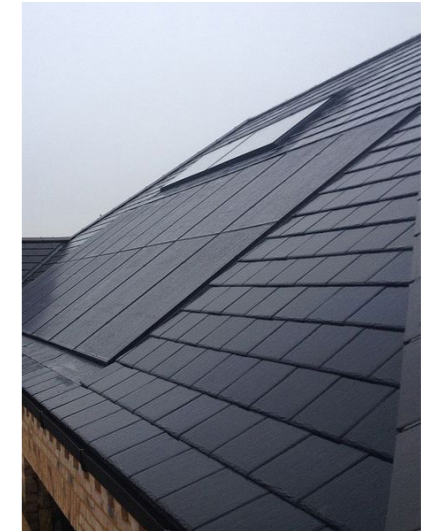
# 04: design: materials



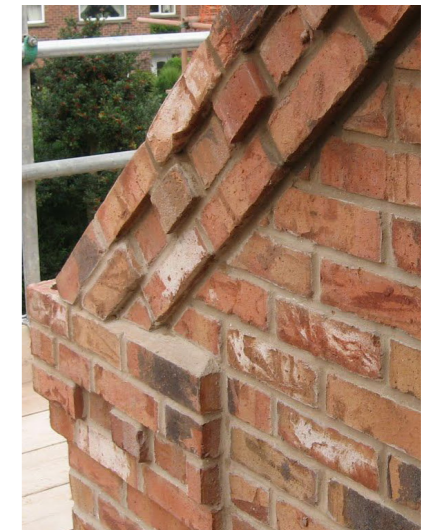
ISED SIDE ELEVATION (NORTH-EAST) 1:100 at A3



ISED REAR ELEVATION (NORTH-WEST) 1:100 at A3



Photovoltaic panels can be neatly integrated into a slate roof



Example of brick detailing that lifts the elevations



Example multi stock brick with red as the base colour

## 05: summary

The proposals seek to provide a bespoke, future-proofed family home with double garage in an existing residential area following demolition of an existing bungalow and single garage. Sustainable design has been incorporated into the proposals through photovoltaic panels and an air source heat pump.

The design has been developed specifically for the applicant and responds to the local context in form and materials, and the incorporation of careful brick detailing. The proposals make the most of the generous plot to provide comfortable family living spaces with ample access into the garden.