

# Design and Access Statement

17 George Street, YO1 9QA

George Street lies within the city walls and is accessed off Walmgate to the south west. The surrounding streets contain a very diverse mix of properties including houses, flats, shops, restaurants, cafes, offices, student accommodation, hotels, guest houses, public car parks, licensed premises, and churches. Listing 17 George Street is one of a terrace, (15-27 George St) listed as Grade II on 24/06/1983 for its special architectural or historic interest. Historic England list entry summary 1257771:

*Terrace of houses. c1845. Orange-cream brick, front in Flemish bond, rear in English garden wall bond; doorcases, guttering and eaves frieze of timber; brick stacks to slate roof. EXTERIOR: 2-storey 7-window front. Plastered doorcases with moulded modillion cornices have doors of 4 sunk panels beneath divided overlights and moulded stone doorsteps. Windows on both floors are 12-pane sashes with painted stone sills and flat arches of gauged brick. Eaves guttering on timber modillions with tapered and faceted rainwater head to each pair of houses. Each house has stone bootscraper block to left of door. Reset parish boundary stone over door to No.27, with incised words: ST MARGARET'S PARISH. Rear: 1-storey wings project at right angles. Rear windows of main range are 12-pane sashes: some houses have flat-topped dormers with 2-light windows, some skylights. INTERIORS: not inspected. (City of York: RCHME: The Central Area: HMSO: 1981-: 135).*

Property details: This terraced house has direct access from George Street with a site footprint of 0.006964 ha comprising: Ground floor: 48.1 m<sup>2</sup>, entrance lobby, hall, front living room, back living room, kitchen and store with a staircase leading to first floor. External rear yard: 15.05 m<sup>2</sup>, there is a brick party wall between this property and 19 George St. and a private communal alleyway to the rear with a brick wall, the other side of which is a car park, currently used by the Indigo hotel on Walmgate. First floor: 39.4 m<sup>2</sup>, landing, rear bedroom, bathroom, front bedroom and staircase leading to second floor. Second floor attic room: 19.3 m<sup>2</sup>.

The proposals include changes that will improve the accessibility, health and safety of the house. The toilet facilities will allow access for disabled visitors. Currently we cannot accommodate friends and elderly relatives who have difficulty with stairs as the only toilet is on the first floor.

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