

Design and Access Statement:

Location: 9 The Avenue York YO30 6AS



Introduction: This following statement is written in support of a householder planning application to update the accommodation of property to suit family needs. The purpose of this statement is to give a general overview of the proposed scheme. The Heritage statement within this application will deal with the historical points and the proposed changes within this context.

Existing site: The dwelling is in the Clifton set back off the Avenue as a part of a series of semi detached brick three storey properties lining that side of the road. Clifton is a broad, tree-lined area just outside the city walls in an area with Georgian and Victorian townhouses, forming part of the larger Clifton Conservation Area. The property is Grade II Listed Building.



The Listing includes No.1 – 9 were built in 1880 -90 designed by local architects WG & A Pentney in the style known as Domestic Revival Style

Use: It is currently and will remain a house / dwelling.

Flood risk : The site is situated in Flood Zone 1 as defined on the Environment Agency Flood Map include in this application.

Ecology & Biodiversity; The property is an established site, sitting in under a hectare of outside space within its curtilage. The development will have no impact on SPA/SAC/SSSI or Ramsar areas.

There are no broadleaf woodlands, watercourses, wetlands, and flower rich meadow grass land or heath land on or within 100m of the curtilage that will be affected by the proposed works. The existing mature trees will be maintained as a consequence there will be no distribution to the wildlife or plant species within them.

The property is located within an urban setting and is unlikely to house bats. No work proposed work is being undertaken in the roofs or eaves, the natural habitats of bats. Breeding bird's habitat will be maintained and undisturbed within the mature hedge and outbuildings. There is no evidence of migratory birds nests on the buildings.

The habitat for any dormice or badgers in the area would not be affected by the proposal. There is no evidence of badger sets or trails within the curtilage.

There is no evidence of barn owls

With no watercourses or wetlands on or within 100m of the curtilage there is therefore no suitable habitat for water voles; otters; crayfish; amphibians or reptiles

Amount: The proposal is mainly in the internal ground floor area and externally to the rear North West Elevation and South West elevations. Solely on the ground floor. The proposals are:

Internal:

- Replace the two doors D2 & 3 off the hall retaining the surrounds and introduce a fixed third opening with a matching surround W1



- Re use the plain terracotta adding decorative edges to match the hall



- Form an opening between the kitchen and dining area leaving nibs each side and a bulkhead above
- Create a new opening from the kitchen to the rear entrance area D3
- Re configure the utility and rear entrance area introducing one new window and a new wider entrance door with side lights and fitted cupboards and storage areas
- Block up the door to the family room and to the conservatory to allow more storage space

External

- Introduce an oak framed open porch with clay tiles to match the front of the house and York Stone paving
- Remove the single storey lean-to shed on the rear elevation to allow more natural light into the conservatory and extend the rear garden – A new window W2 is proposed on the same elevation

Appearance: It is intended that the proposed will be constructed using high quality materials matching the existing house. See the Heritage Statement for further details

Access: Street parking remains as existing

Residential Amenity: The proposals do not result in significant impact on the existing residential amenities of the neighbouring properties or surrounding local area. The new proposed window on the rear elevation is 7.5m away from the boundary

Danielle Arkwright

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