



Glen Garage
York

DESIGN AND ACCESS STATEMENT

MAY 2021
ISSUE 1

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Introduction

Glen Garage
York

01

Introduction

The following design and access statement has been produced in support of the proposed application on the existing Glen Garage site on Hawthorn Grove York. The application seeks the demolition of the current garage building on the site and construction of a single stepped block stepping from 2- 2.5 storeys of residential accommodation containing 7 x 1 and 2 bedroom apartments with associated ancillary spaces and landscaping.

The document analyses the site, its context and ultimately how the gathered information has informed the schemes design and how the building sits within its surroundings.



Use

Grange Garage
York





02

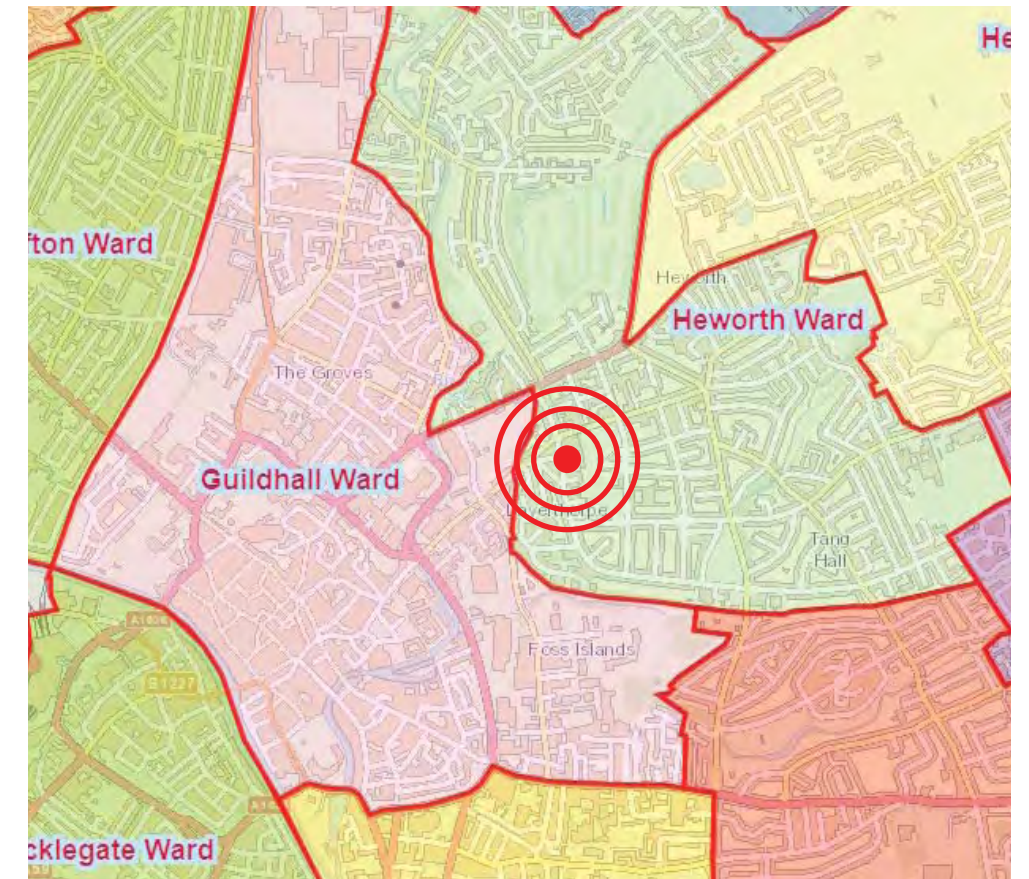
Location

The site is located in York within the Heworth Ward approximately 500m to the North East of the city centre.

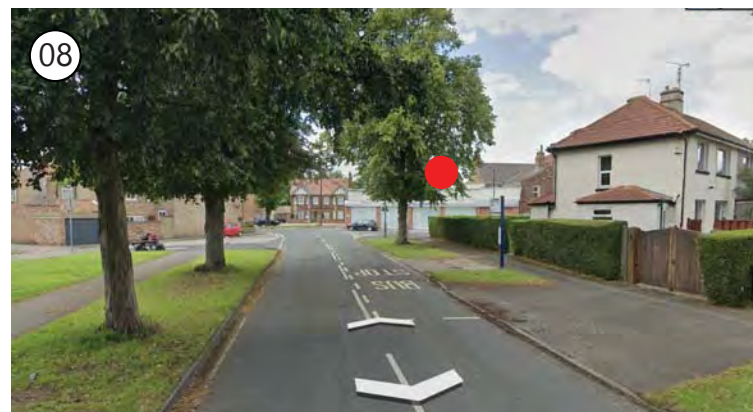
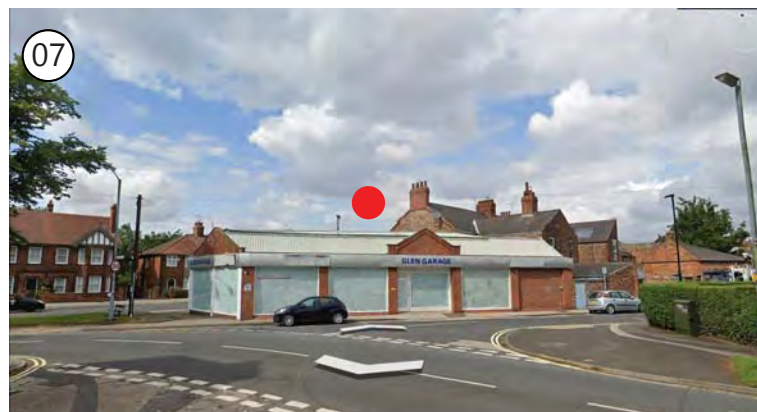
Within Heworth the site is located to the West boundary along Hawthorn Grove.

The site is very well connected for walking, cycling and public transport.

-  Within 100m of the site cafes and food establishments can be reached.
-  Within 200m of the site supermarkets, playgrounds and public green spaces can be reached.
-  Within 500m of the site, gyms, shopping areas, nurseries, post office, medical centre, bars and gyms can be reached.
-  Within 50m of the site are 3 bus stops connecting the site to a vast array of destinations, including to York Central Station facilitating to travel across the country.



Views of the site



The site is viewed from a number of streets as it located on a junction where 4 roads meet.

The main frontage view of the site is from Hawthorn Grove and the secondary rear view is to Glen Road. This rear elevation is also visible from the approach on Glen Avenue and Fifth Avenue.

Many of the views are partially interrupted by trees and existing properties.

Historic maps



1852 Map of site
Early maps show mostly farm land around the site.



1891 Map of site
The railway is constructed running between North / South.



1909 Map of site
What look like stables are built on the site, terraced housing pops up to the East and South.



1931 larger post war houses are constructed in addition to the terrace housing, terraces now attach onto the N/E.

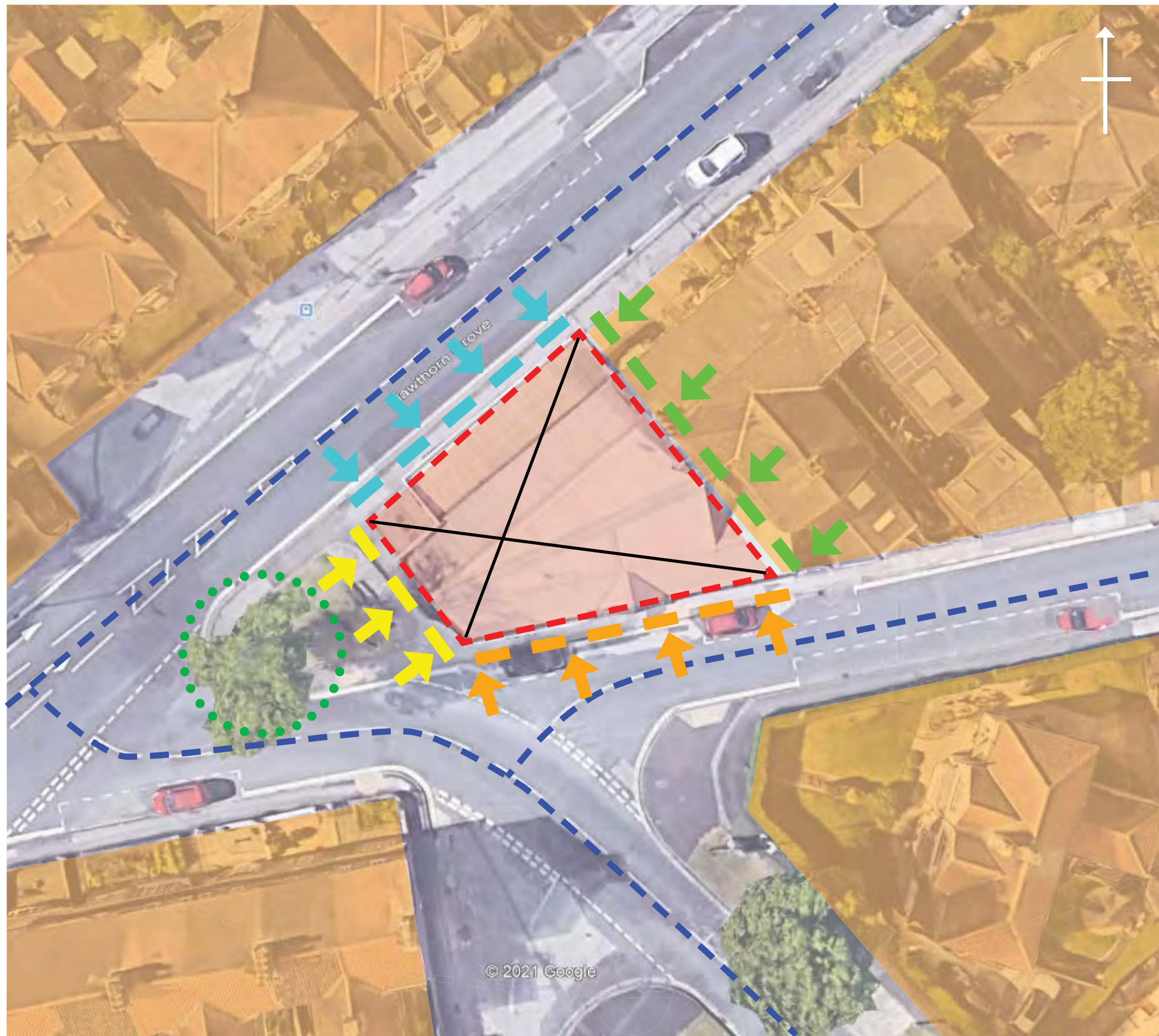


1937 Large semis are constructed to the North



1961 More terraces are constructed to the South end of Mill Lane and the gas works extends into view of the site

Site constraints and opportunities



- Site extents
- Existing garage building
- Surrounding residential use
- Neighbouring tree off of the site

North East boundary ←



The N/E is adjoined by the neighbouring terraced houses. The existing building currently steps round the rear of the terraces and adjoins it.

North West boundary ←



The N/W is the main elevation fronting on to Hawthorn Grove. There is a forecourt area between the building and pavement.

South East boundary ←



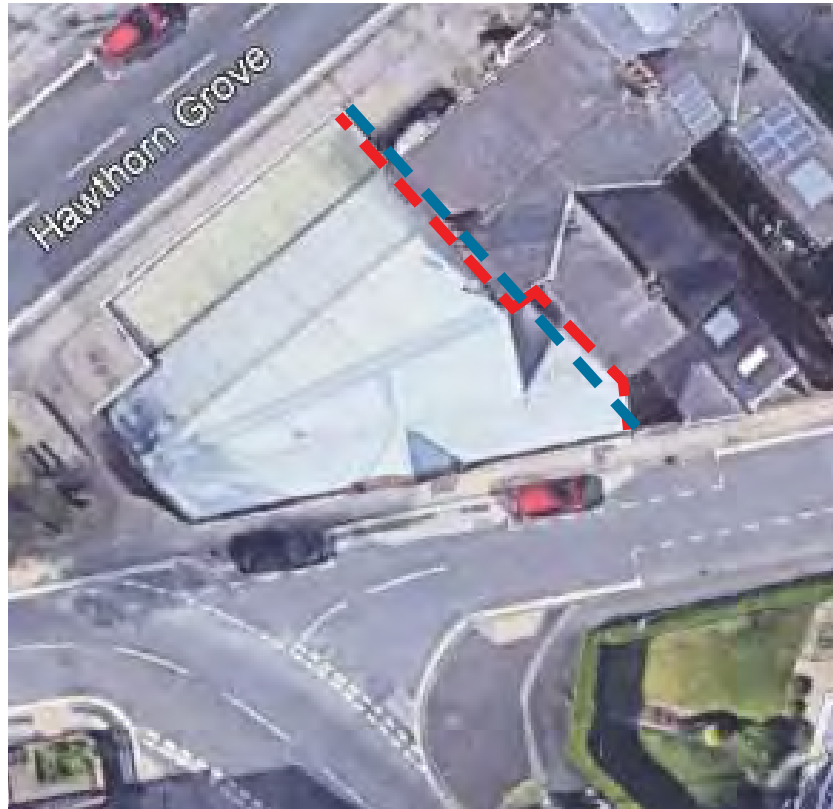
The S/E boundary is the subsidiary elevation with many rear garage areas fronting the street here. The existing building is on the pavement line here.

South West boundary ←



The S/W fronts onto the junction between Hawthorn Grove/Glen Rd. A grassy area separates the road and building with the pavement between the two.

Adjoining property



The adjoining properties 14/16 Hawthorn Grove have approval for conversion into two residential dwellings. They are also owned by the Glen Garage building owner. This means that once approved construction works can take place simultaneously to create minimal possible disruption periods for neighbouring residents.

This also allows the two proposals to be designed with optimum continuity creating mutually beneficial aspects for each. This has allowed the addition of a courtyard garden to the rear of No.14 removing the awkward wrap around element currently created by the existing Glen Garage building.

Front gardens have also been reinstated to Hawthorn Grove as is the historic precedent, meaning the two plots can now follow the same language as the rest of the street.



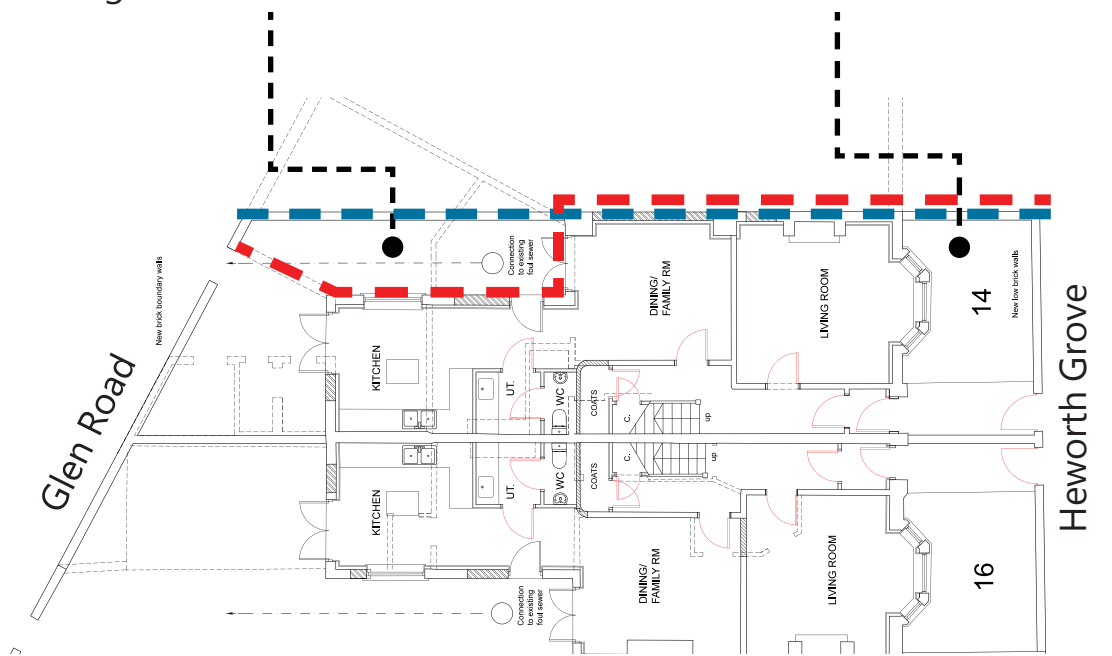
Approved North West elevation



Approved South East elevation

Rear garden area created by straightening boundary, removing awkward wrap around building elements

Garden frontage reinstated to match properties to Hawthorn Grove



Approved site plan

Amount/
Layout

Woodland Lane
Leeds

03

Proposed amount/ layout



Amount
The scheme contains 7 units in total 2 x 1 bed units and 6 x 2 bed units.

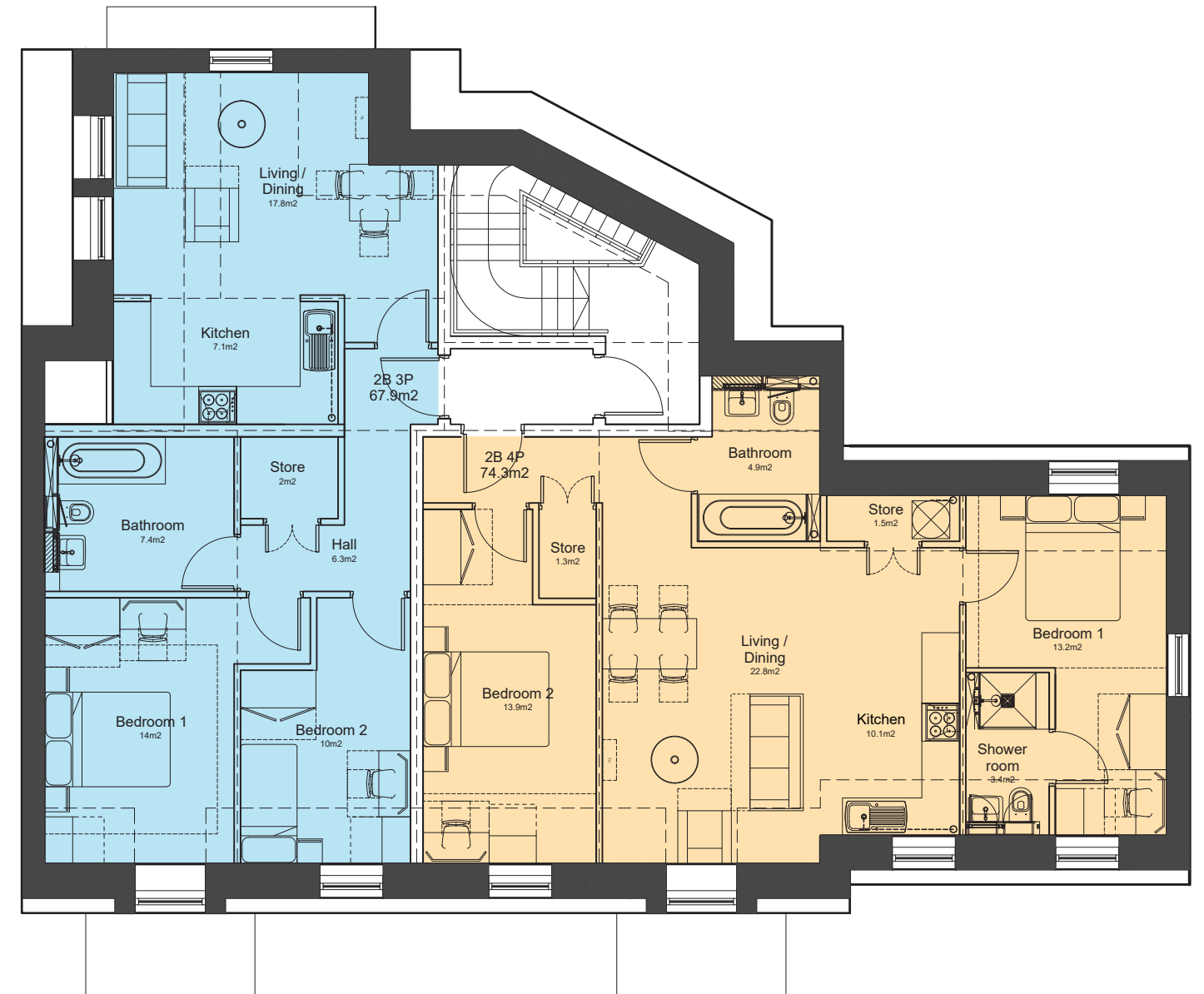
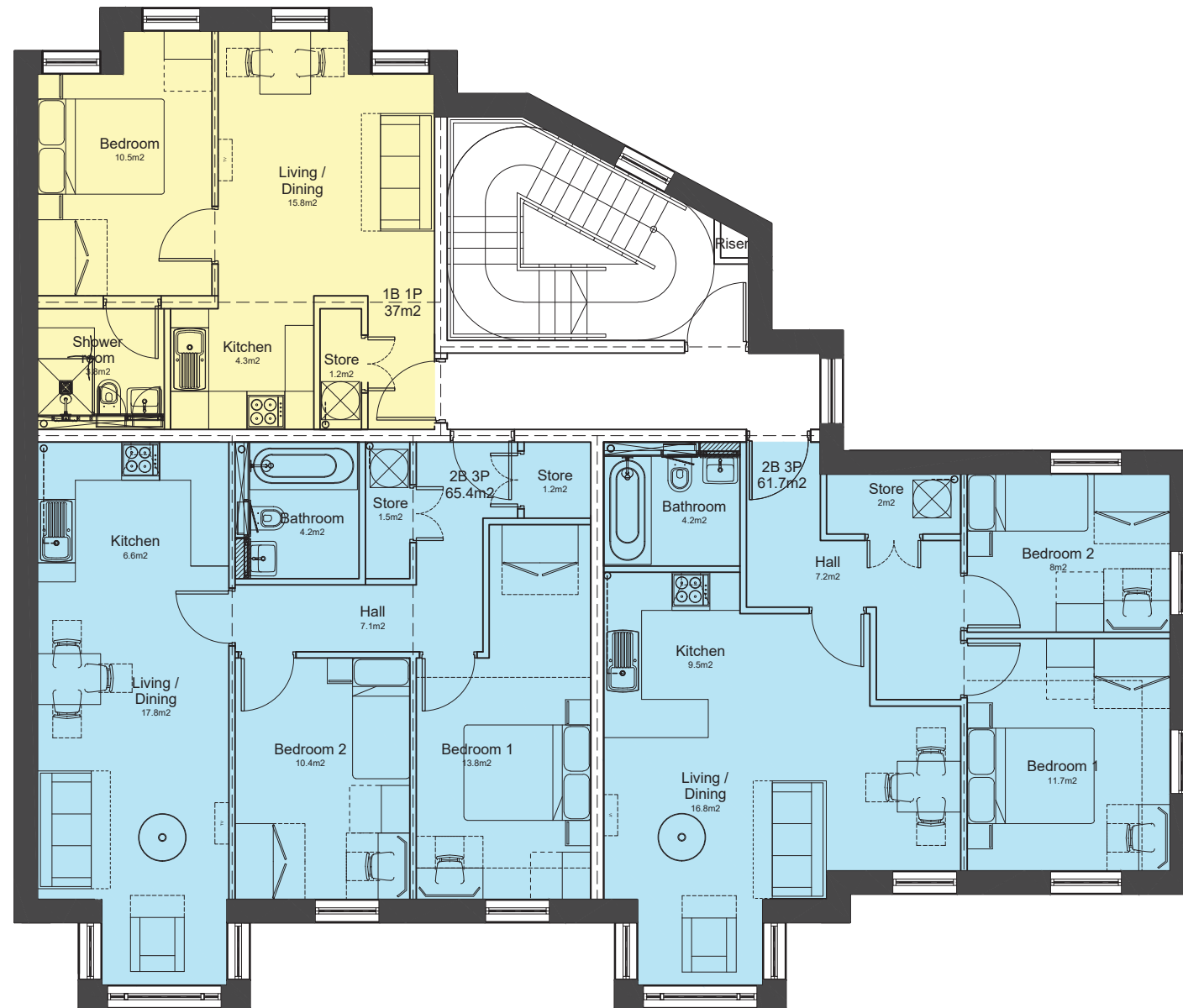
All units adhere to the Nationally described space standards as 1B1P 2B3P and 2B4P.

Layout
All units have been laid out to face the main frontage of Hawthorn Grove with secondary frontage to the junction and Glen Road.

Ancillary spaces such as bikes, bins and the stair core are situated to Glen Road to match the rear service frontages present to this road.

	1B1P 37m ²	2B3P 61-67m ²	2B4P 74-78m ²
GROUND		1	1
FIRST	1	2	
SECOND		1	1
	1	4	2

- Bikes
- Bins
- Circulation space
- Plant,risers
- Private gardens
- Main entrance
- Ancillary entrances



Ancillary spaces amount/layout

Bins

Bins are located in an accessible location for residents, close to the entrance of the building also accessible for collections with double yellow lines to Glen Road allowing for bin lorries to pull up and collect the waste.

Bin provisions have been provided in accordance with requirements as confirmed with York Waste Team.

Household waste

3 x 360 litre
1 x 240 litre

Recycling waste

2 x 360 litre
2 x 240 litre



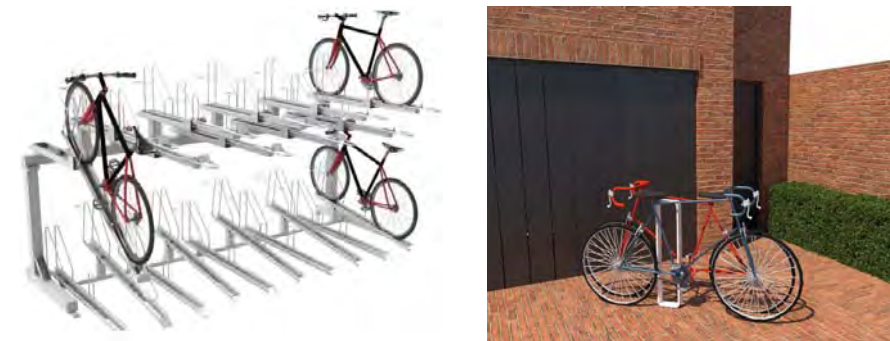
Key: Bin drag route - - - -> Bin store

Bikes

1:1 cycle parking is provided in the scheme. The cycle parking is easily accessible by residents as well as in a secure location.

Visitor cycle parking

Visitor cycle parking is provided in a well viewed, lit location to the rear of the site.

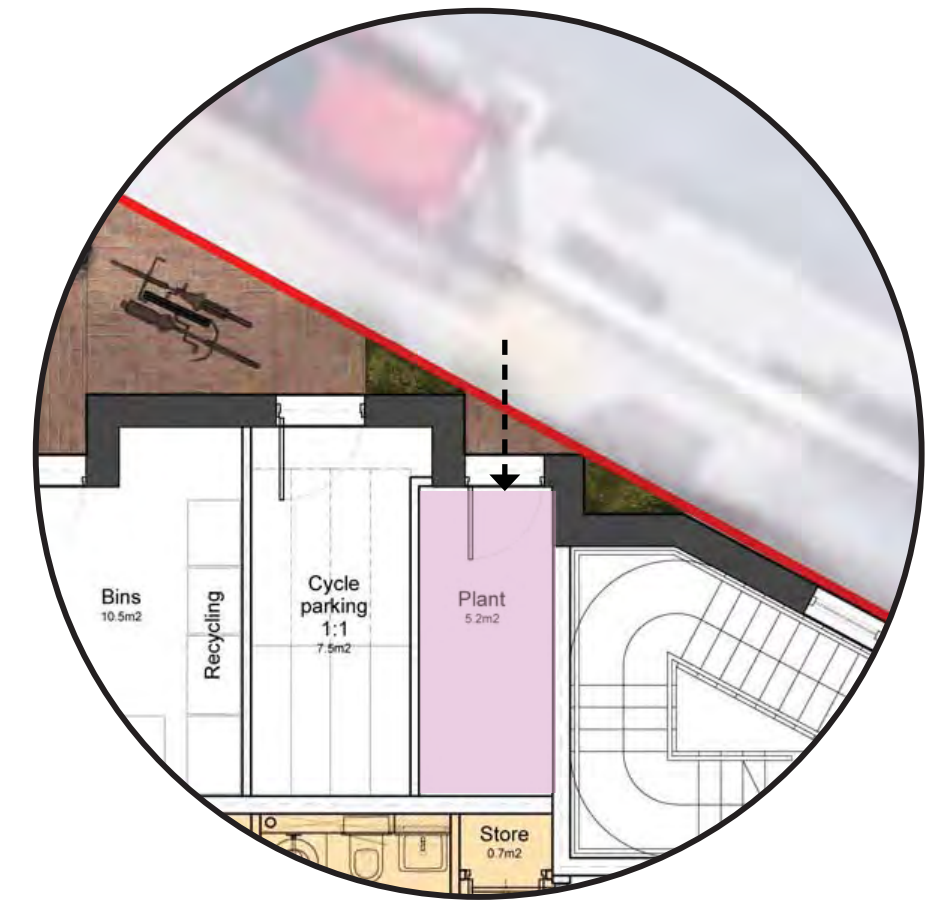
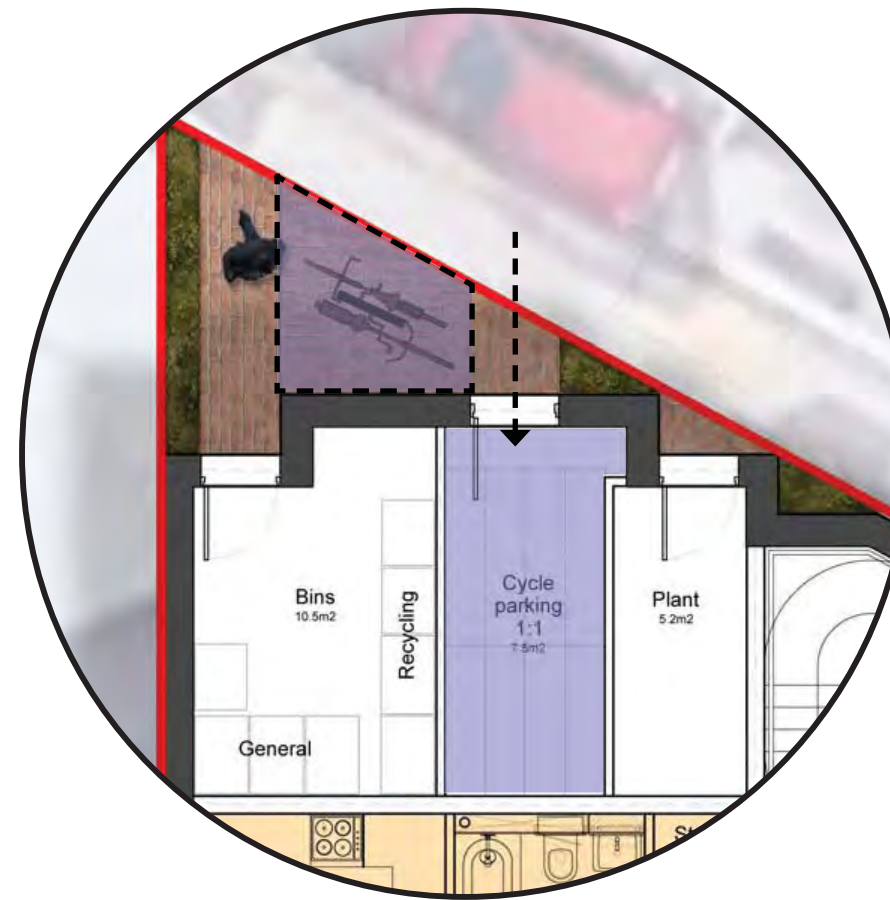
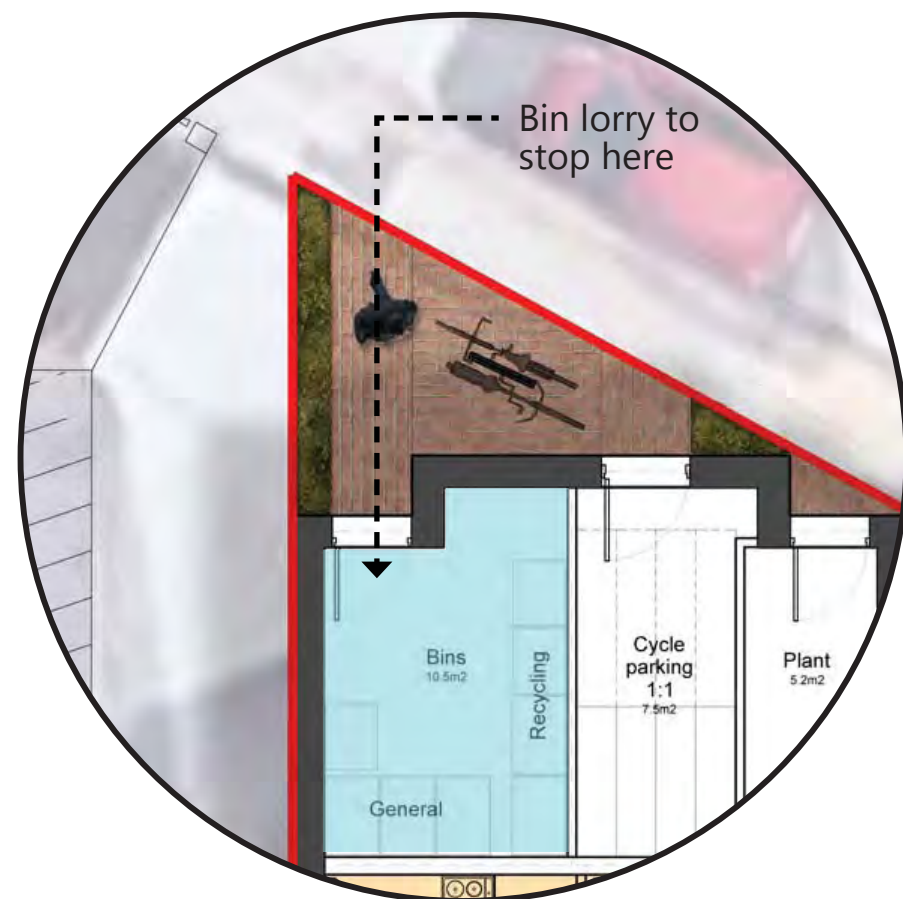


Key: Cycle access -> Visitor space Visitor space Cycle store

Plant

Plant is located to the rear and is easily accessed externally for any maintenance required.

Key: Plant room Plant access - - - ->

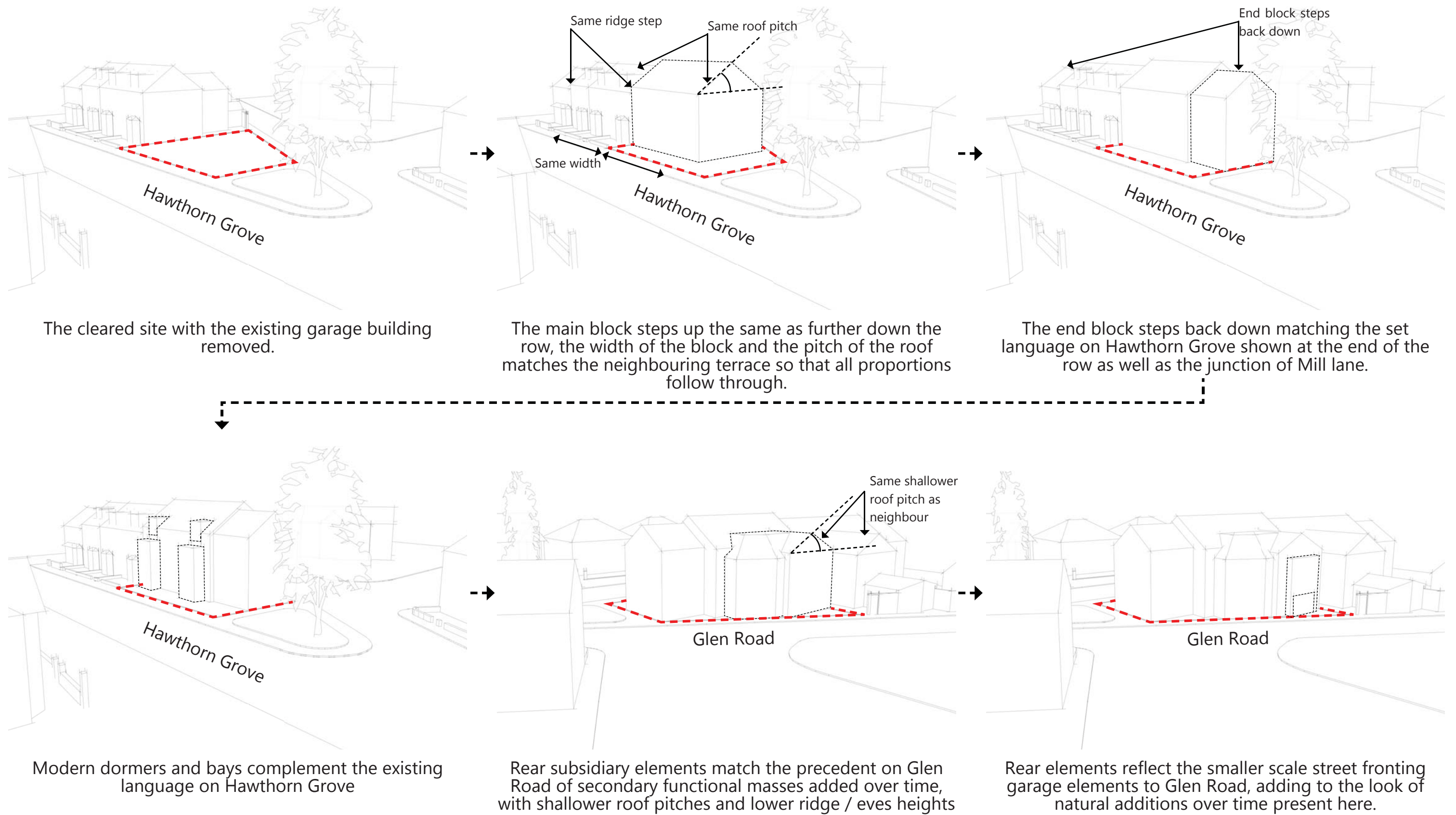


Appearance

Woodland Lane
Leeds

04

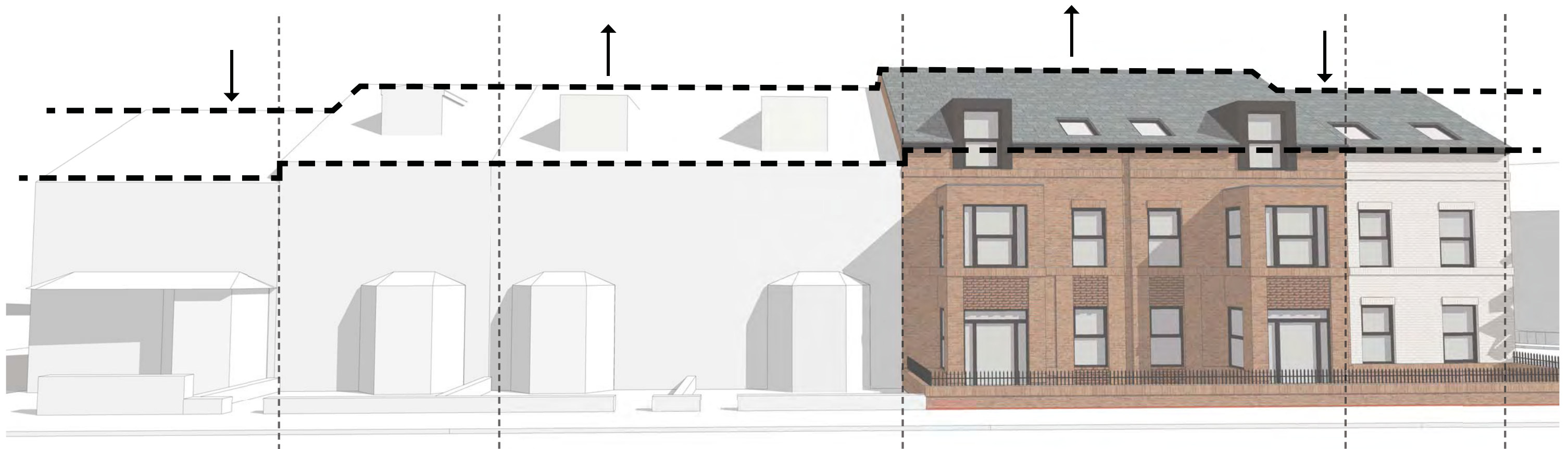
Massing progression



Design Principles overview



Design features- Terrace design



Proposed Hawthorn Grove long elevation



Hawthorn Grove precedent



The proposed terrace design follows the rhythm set on Hawthorn Grove with varying ridge lines stepping up and down, terminating with a lower end element.
Examples of which can be seen in the images to the above.

Design features- Brick banding

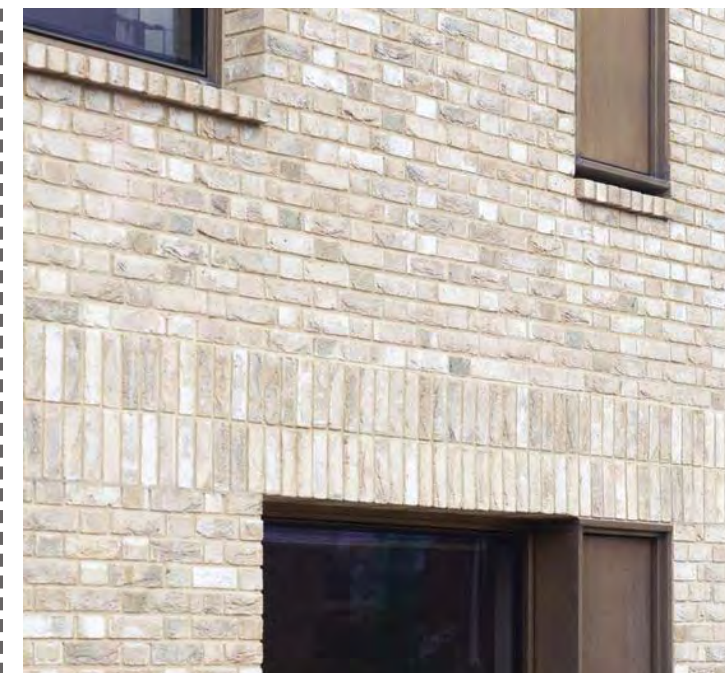


Brick banding flows round the main and secondary block, leading on from the horizontal lines clearly defined along the existing terraces. This blends the new with the old, with the modern addition flowing round as a natural progression of development.

Corner view of the buildings showing the brick banding



Local banding precedent



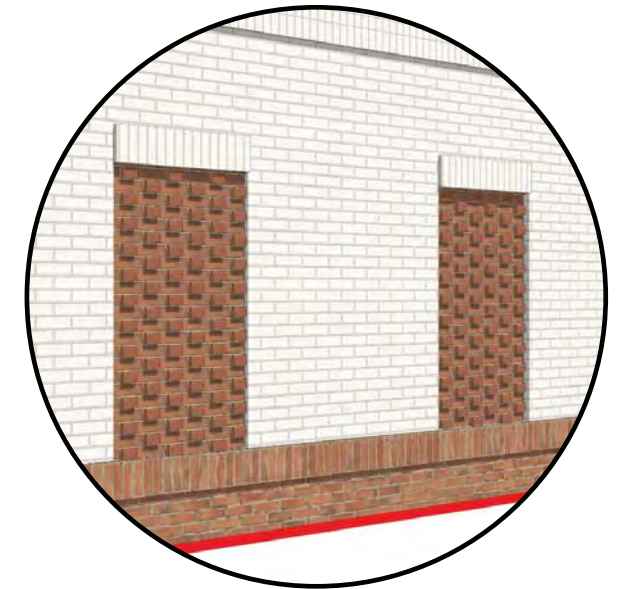
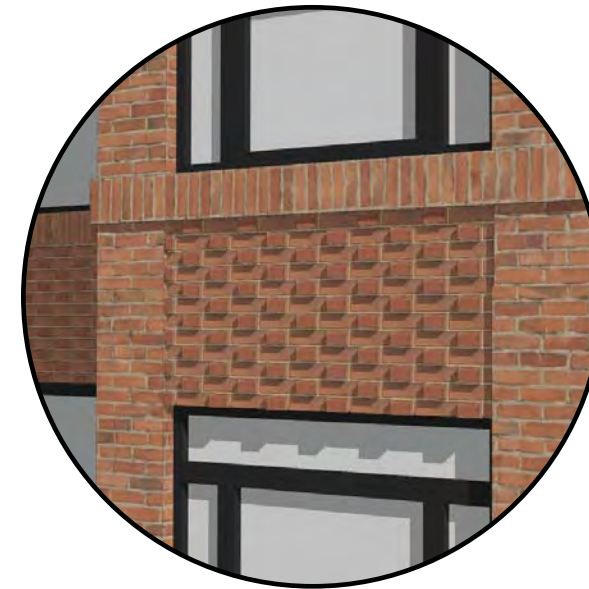
Modern banding examples



Design features- Feature panels



Feature panels create interest on the facades, taking precedent from the traditional language in the area with a modern representation.



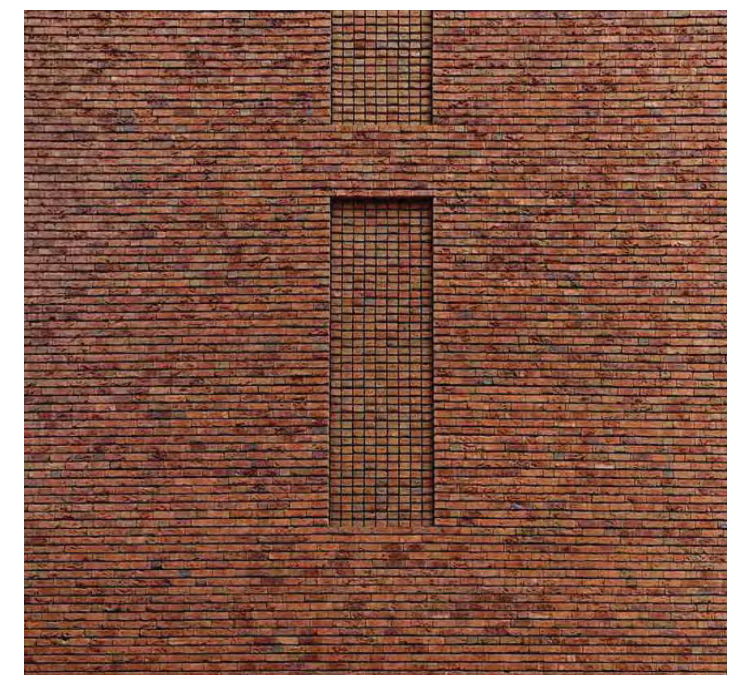
Corner view of the buildings showing the areas of feature panels



Local feature panel precedent



Modern feature panel examples



Design features- Bay windows



Bay windows project from the Hawthorn Grove elevation, adding additional light and space into the apartments. Bay windows are prevalent in this area and the new additions create a modern version of this design feature.



Corner view of the buildings showing the bay windows



Local bay window precedent



Modern bay window examples



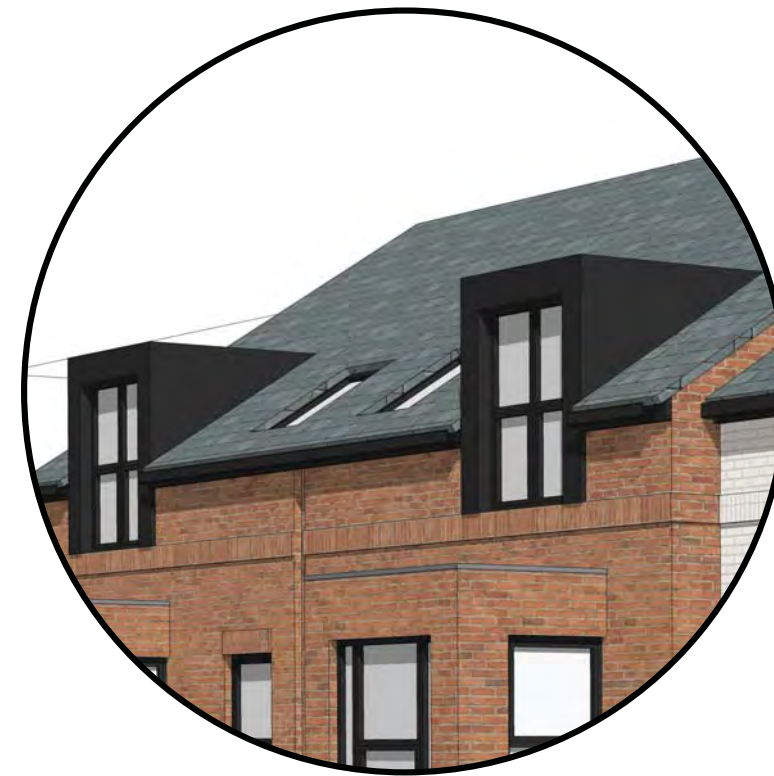
Design features- Dormers



Corner view of the buildings showing the dormer windows

Dormers allow for 3 levels of accommodation, creating light usable space in the roof area without overpowering the street scene with height.

Dormers are present throughout the area as they are a common addition to historic terraces creating more usable space for traditional buildings.

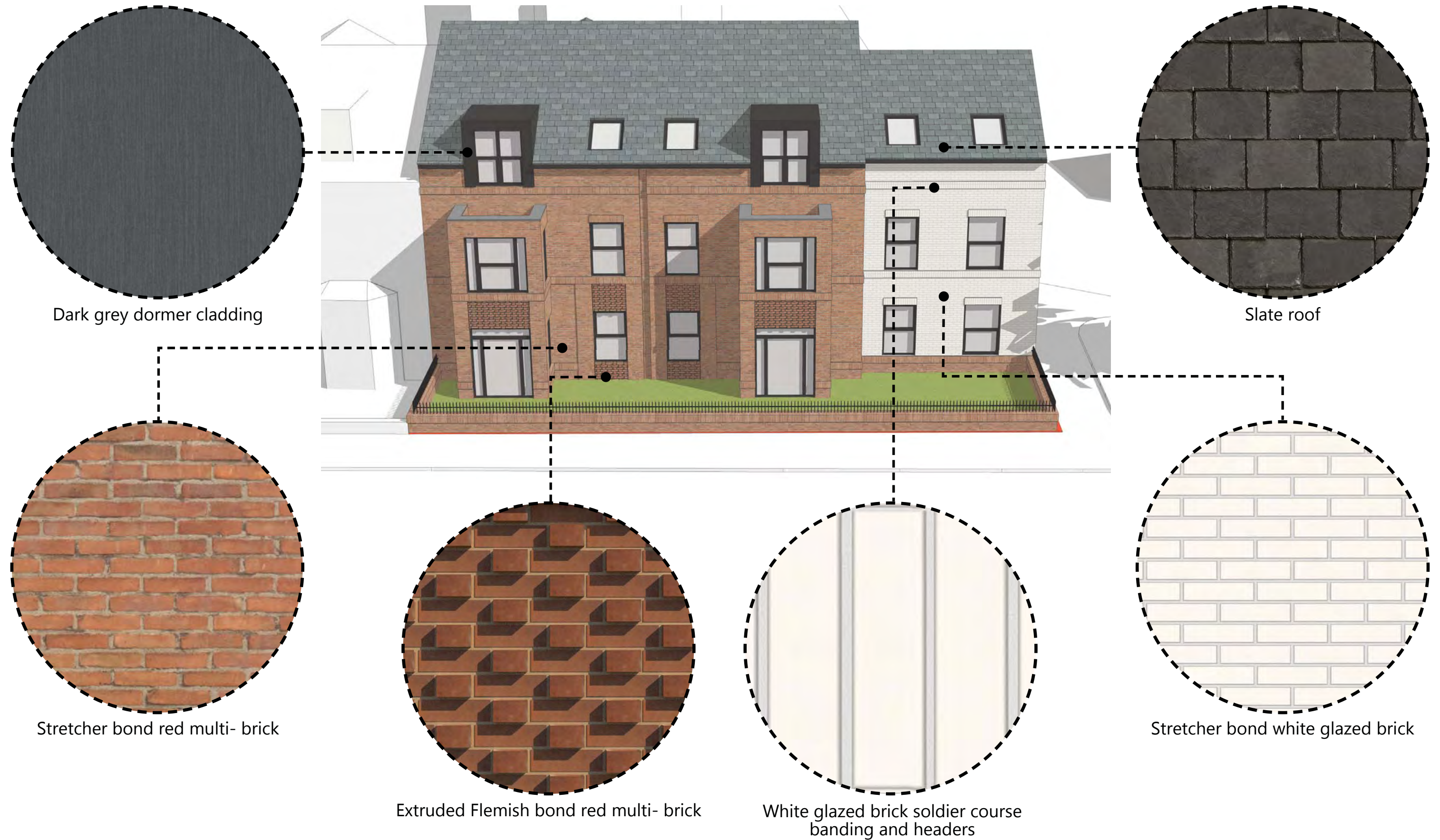


Local dormer window precedent



Modern dormer window examples

Materials



Proposed elevations



Proposed Hawthorn Grove elevation

Proposed elevations



Proposed Hawthorn Grove / Glen Road junction elevation

Proposed elevations



Proposed Glen Road elevation

Proposed elevations



Proposed Glen Road elevation



Hawthorn Grove render 1



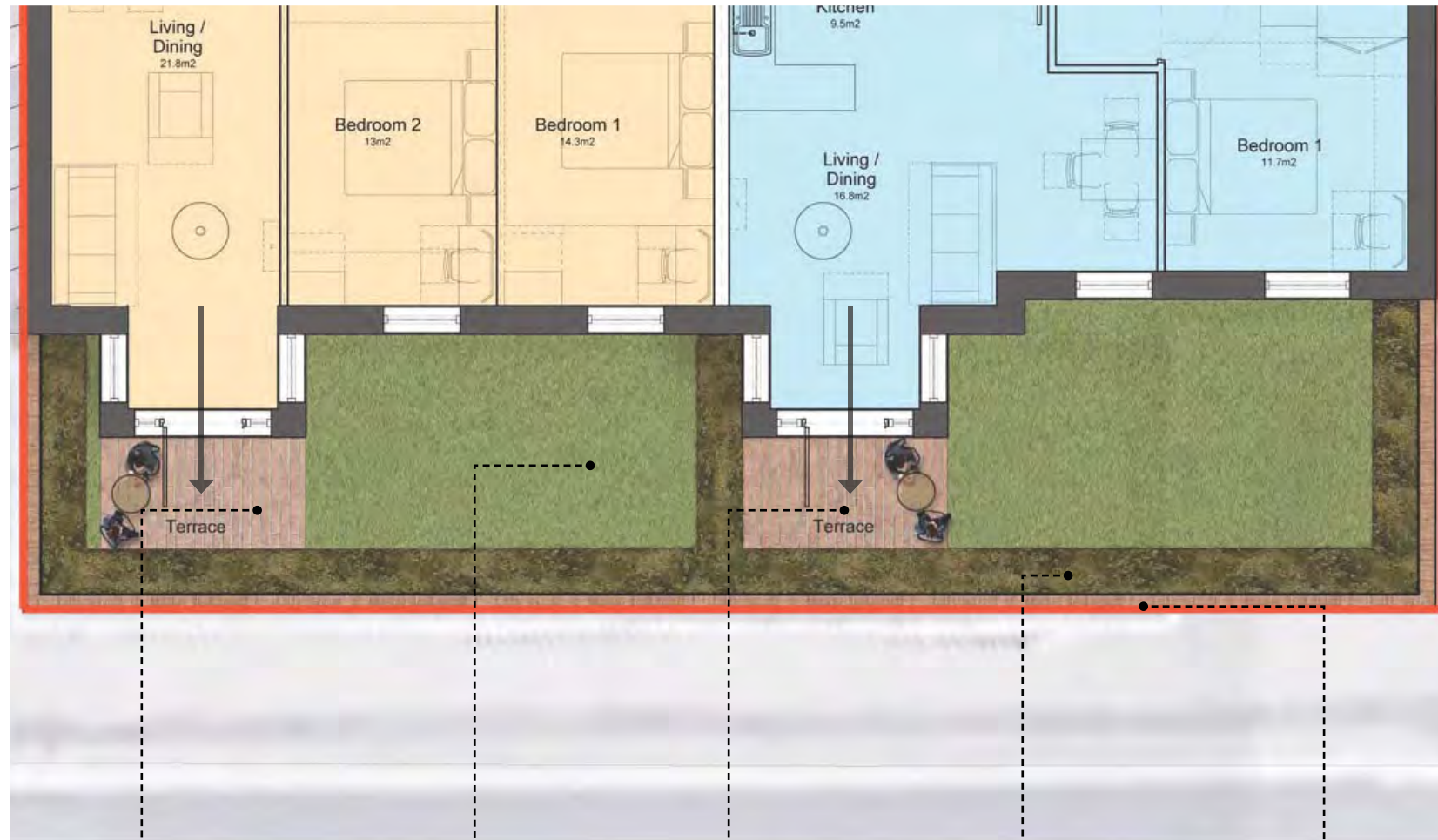
Hawthorn Grove render 2

Landscaping

Woodland Lane
Leeds

06

Gardens



Both units to the ground floor have their own private garden area to Hawthorn Grove, in the style in keeping with the other residential building to the Street.

The gardens consist of a paved patio area in brick to match the building to create a wrapping affect with material, and a grassy area.

The boundary is a small brick wall to match the building with a soldier course and traditional rail atop, in keeping with the set precedent on the street. There is also planting to the boundary to create a natural buffer between the street and the garden areas.



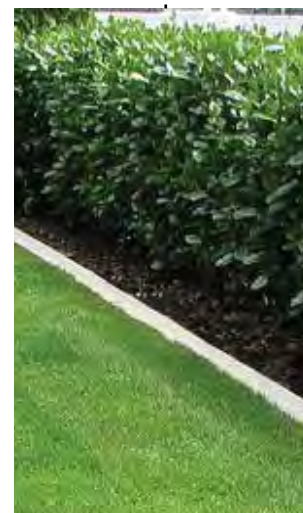
Wrapping materials



Grassy area



Patio area



Boundary planting

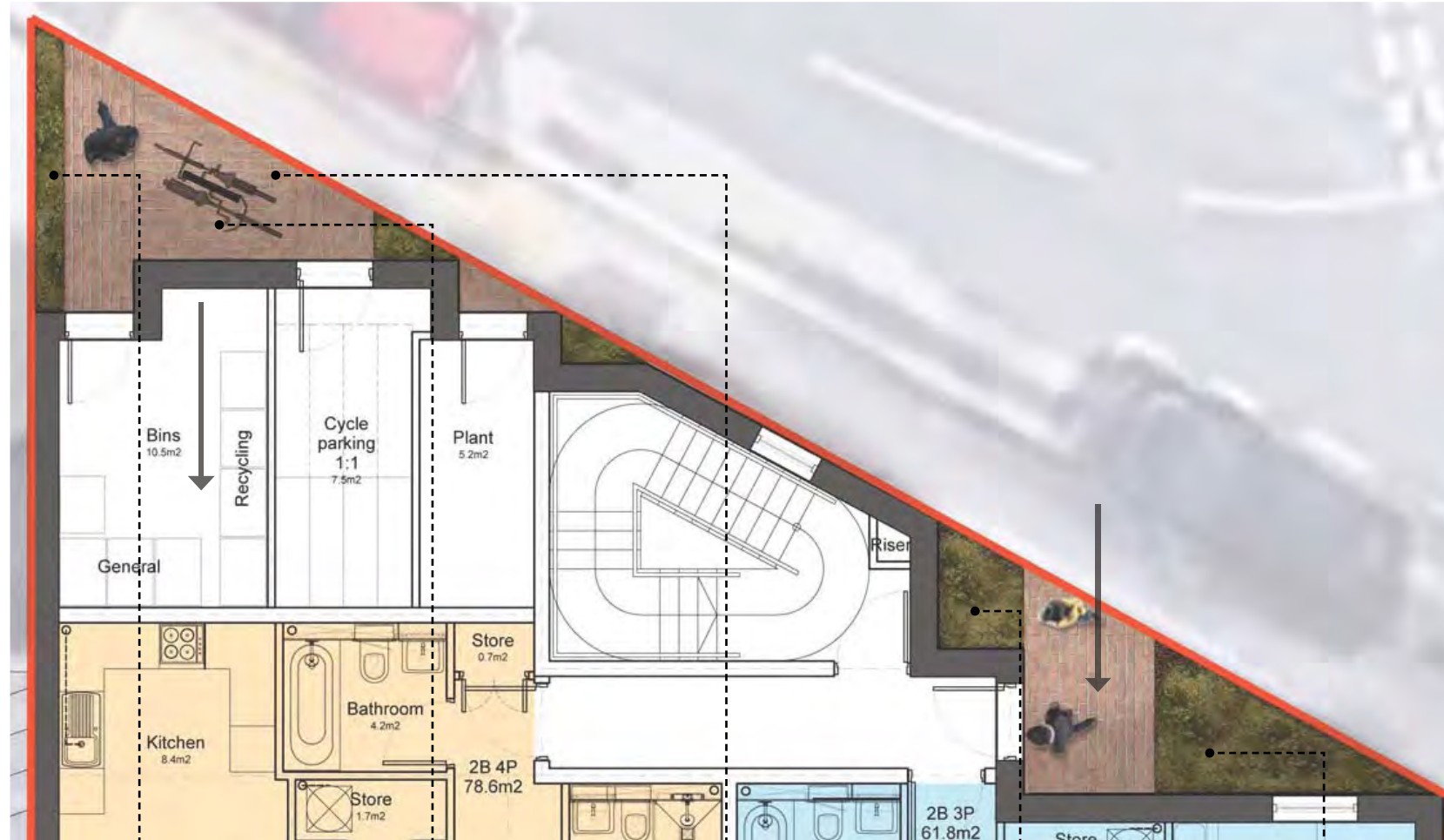


Low wall with rail atop



Gardens render

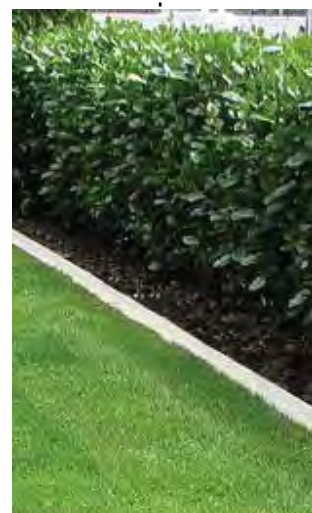
Entrance areas



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Green boundary



Visitor cycle parking



Wrapping materials



Planting beds



Defensible planting for units



Entrance render