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38 Main Avenue
Heworth

Design Statement

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1. Introduction

This document will support a planning application for an extension to the property at 38 Main Avenue, York, YO31 0RZ.

The site is located 2 miles north-east off York City Centre. Main Avenue dates for the early 1930s on a previous green field site. The site was an infill site amongst previous developed areas. The house is a detached dwelling that has been extended in the past, the works include; a ground floor extension containing garage, utility and additional living space, as well as a dormer loft conversion.

2. Context for planning

There are a number of relevant planning applications within the area. Applications include:

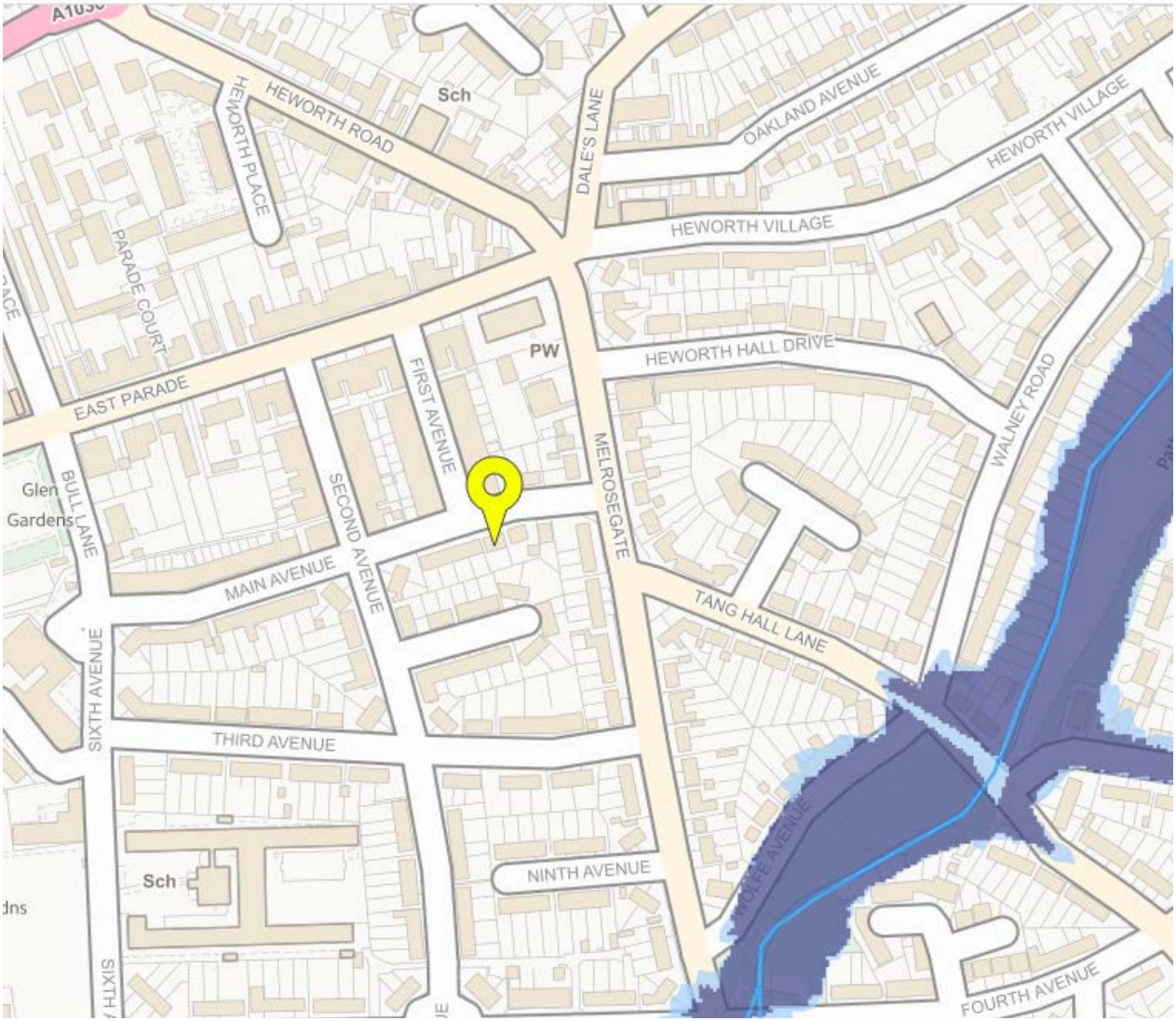
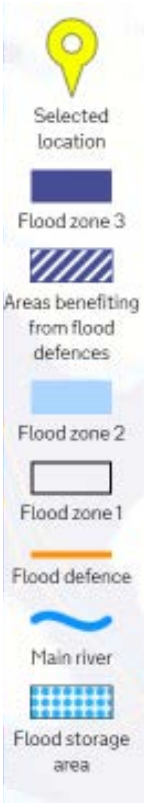
- Multiple single storey extensions
- Double storey extension
- Addition of rear dormer
- Construction of new garages



Planning application history map with the site indicated in yellow

3. Flood areas

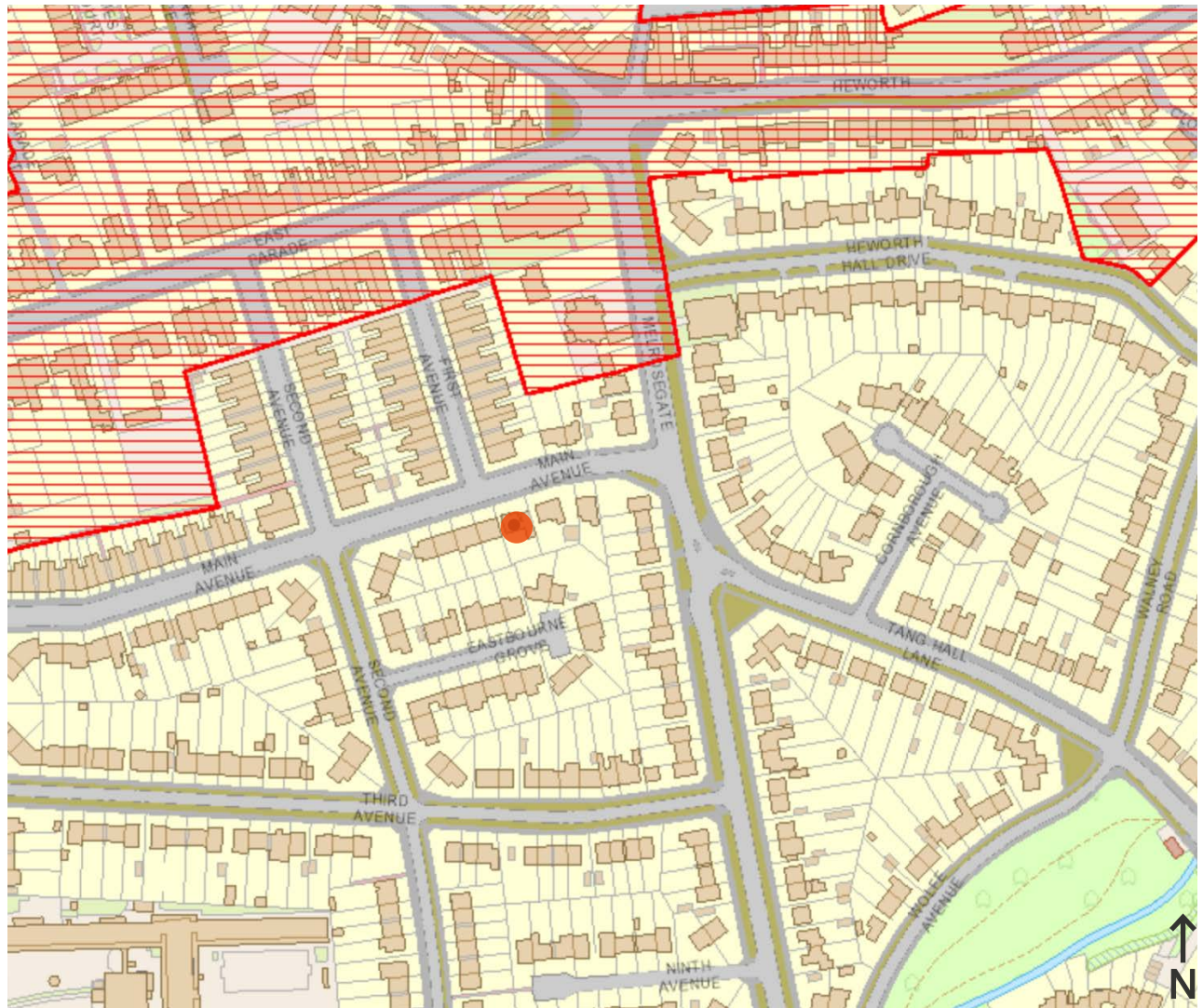
- The site sits outside any flood zones as indicated on the EA map below.



Environmental Agency Flood Map of the area.

4. Conservations areas

- The site sits outside any conservation areas.



Conservation Area Map

5. Site photos



Front of the house



Front and side of the house



Side of the house (west)



Rear garden



Rear of the house



Rear of the house

6. Reasons for development

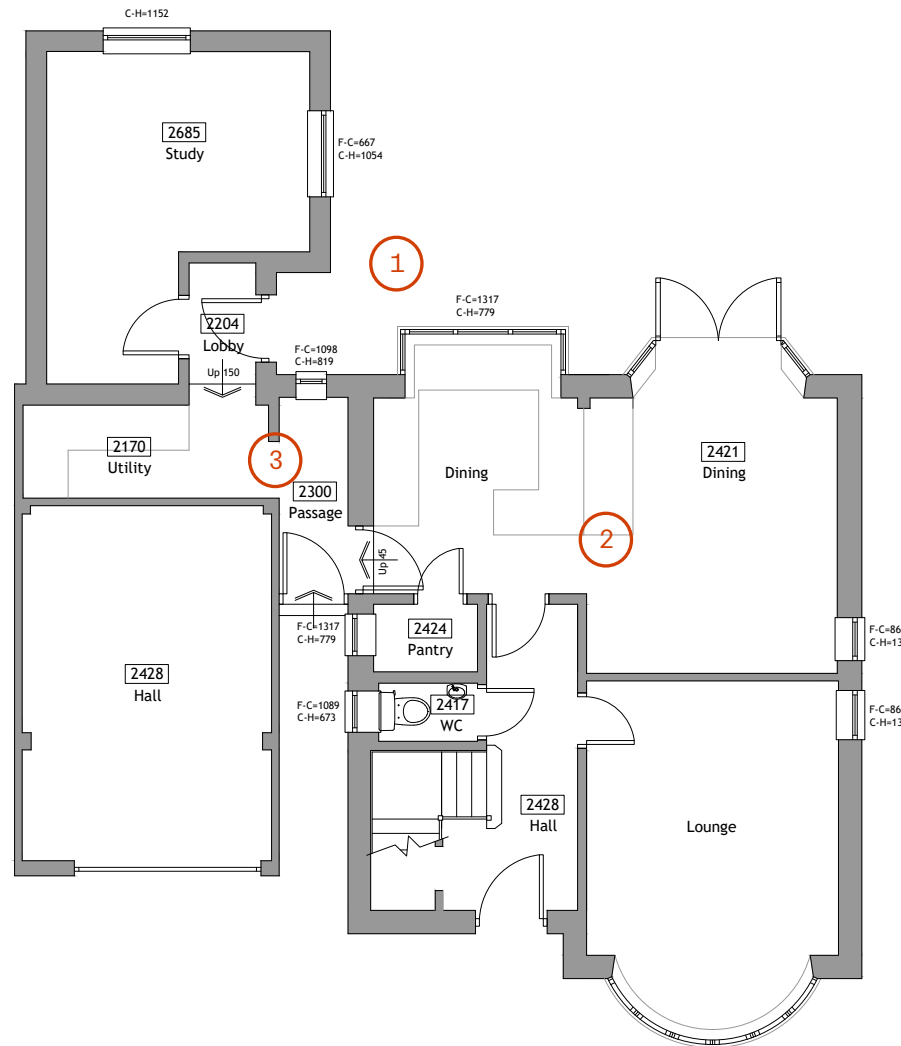
The brief was established to improve the circulation on the ground floor and create a more open plan kitchen/dining/living area, adjusted to the modern family dynamics.

The current Kitchen and Dining area does not provide enough space for the owners. Previous ground floor extensions have complicated and compromised the ground floor accommodation.

The aim of the design is to create a more generous and open space, incorporating a utility, toilet and partly retaining the garage. The addition of an extension along the rear of the house takes advantage of connection and views to the back garden and improves the spatial arrangement of the house.

The proposal is to demolish part of the existing study and extend the rear 1.8 meters beyond the current boundary of the main house.

The new design will serve as a more functional, comfortable and efficient space, adjusted to the needs of the owners.



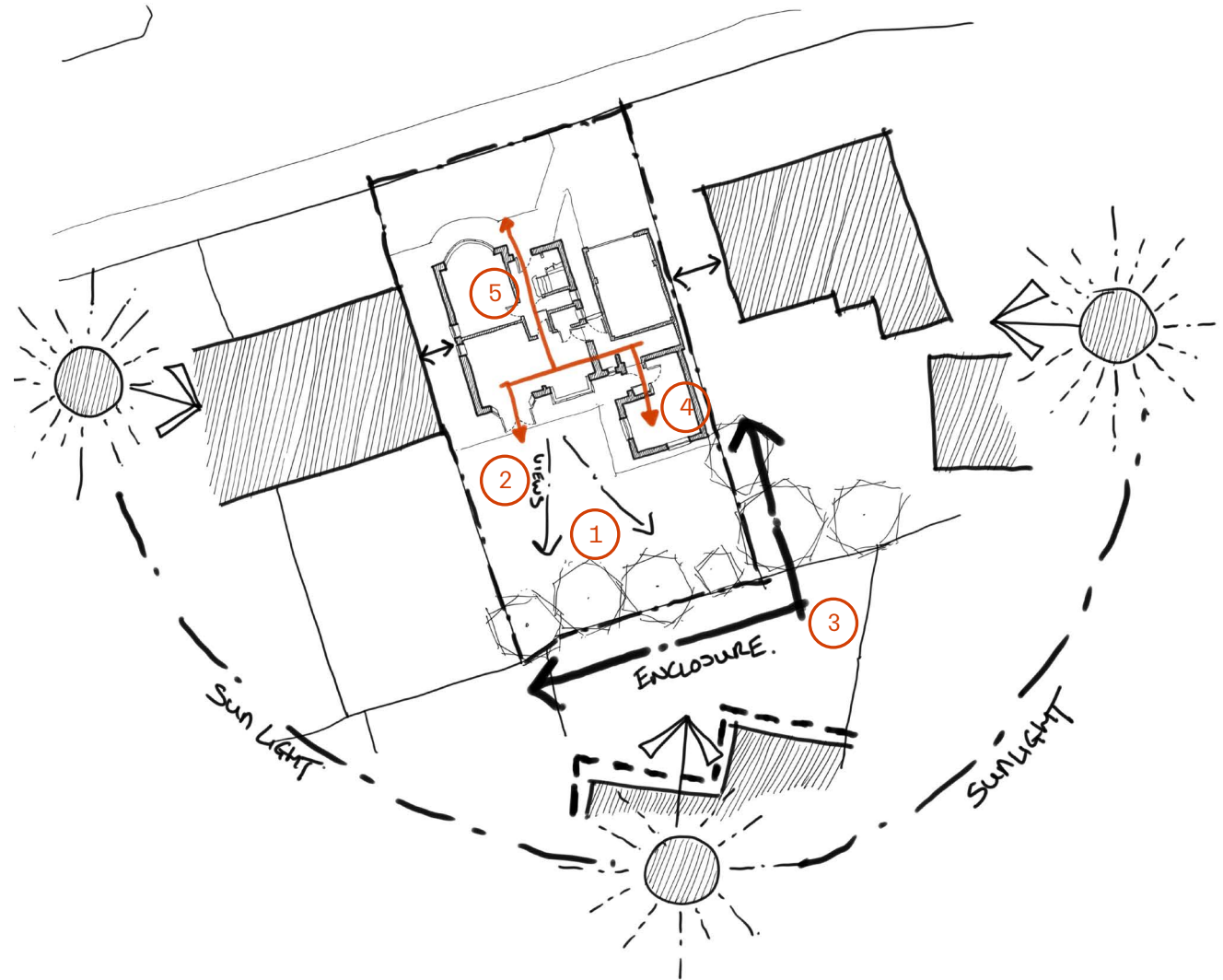
Core Brief:

1. Rear extension (to approximate line of patio).
2. Re-plan and make better use of the kitchen / living and dining area.
3. Examine and re-plan link area between garage / utility and study

Ground floor plan as existing

6.1. Strengths and opportunities

1. Generous south facing rear garden.
2. Views to the garden from living and dining area.
3. Good level of privacy and enclosure to the south and east.
4. Numerous previous extensions of varying quality.
5. Opportunities to simplify flow and circulation of ground floor accommodation.

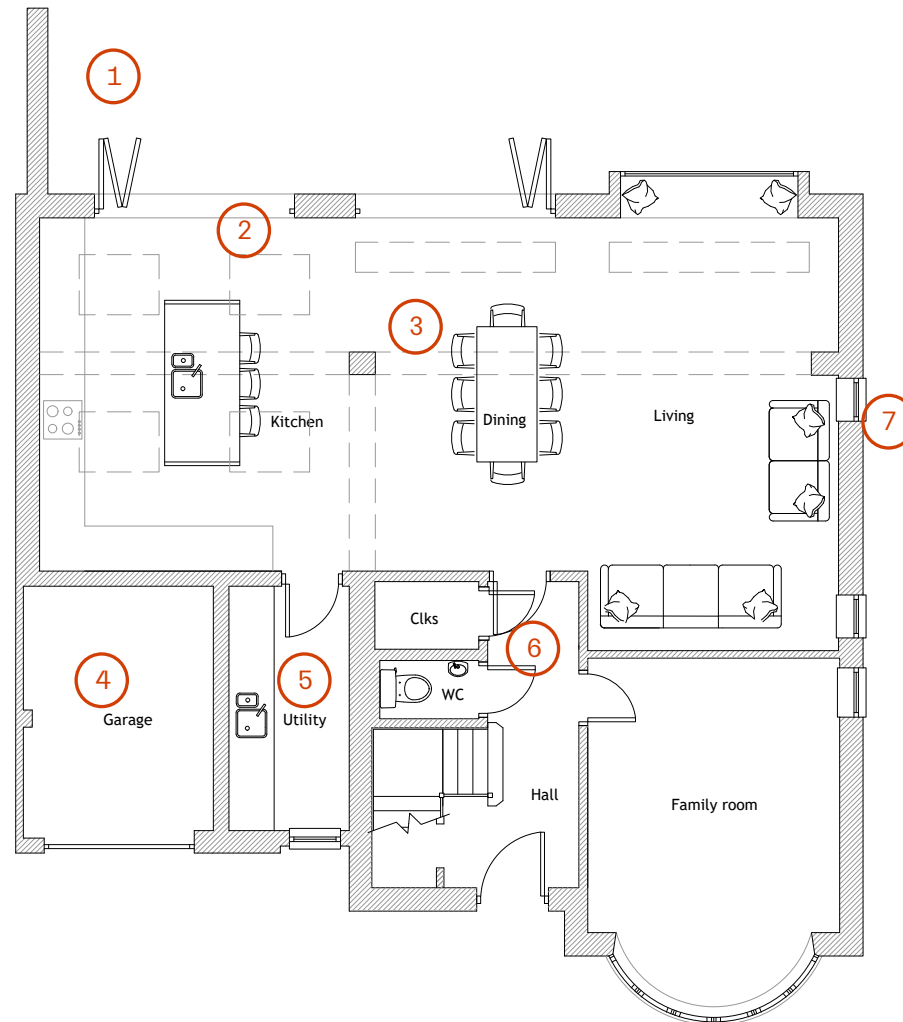


Strengths and opportunities sketch

7. Description of works

The proposed works are annotated on facing floor plan:

1. Part of the Study demolished.
2. Ground floor extension along the rear of the house.
3. Open plan living space including Kitchen, Dining and Sitting area.
4. Garage reduced in size.
5. Utility located within the infill between the main house and the garage.
6. Hall, Toilet and Store retained.
7. New window.



Ground Floor Plan (as proposed)

8. Materials

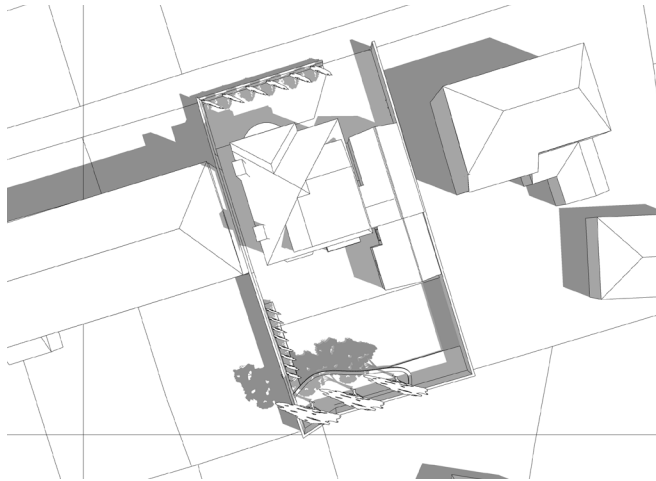
A limited palette of materials have been selected for the proposed additions. Materials have been chosen to:

- Respect but contrast the existing building.
- Provide a high quality and low maintenance finish

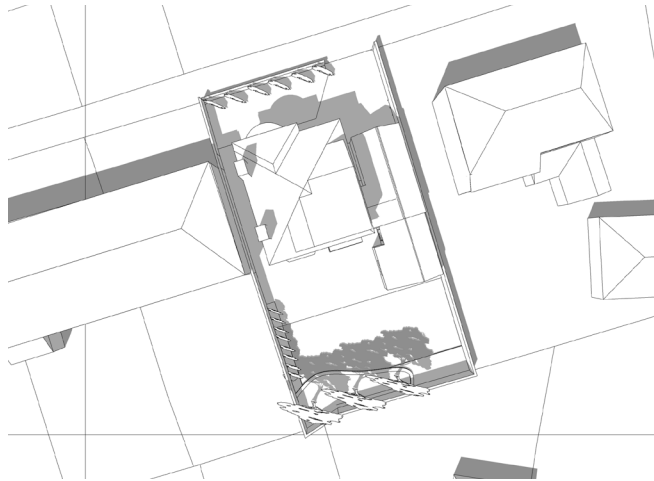
The proposed extension will be clad in white render system which contrast current materials but will look to compliment the existing building within the form and roof design. A portion of the new roof along the east elevation will have a gable shape which will match the existing roof, together with the materials. The remaining part of the extension will have a flat roof with modest overhand and metal fascia detail. The design scheme will also include new aluminium framed windows and bi-folding doors.



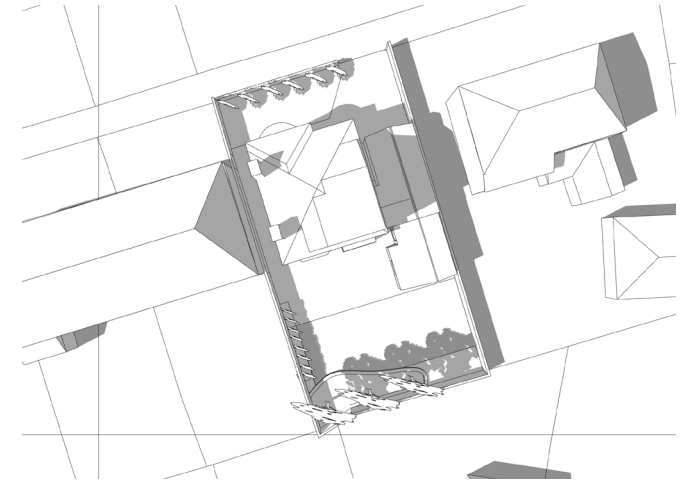
9. Sun studies (21st June)



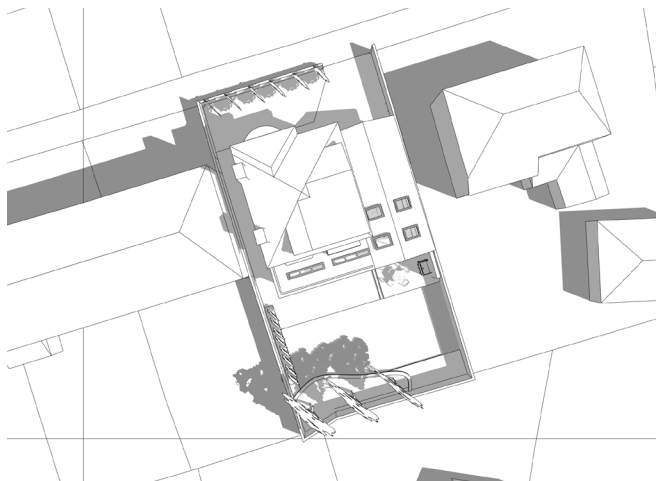
As existing: 21st June: 9am



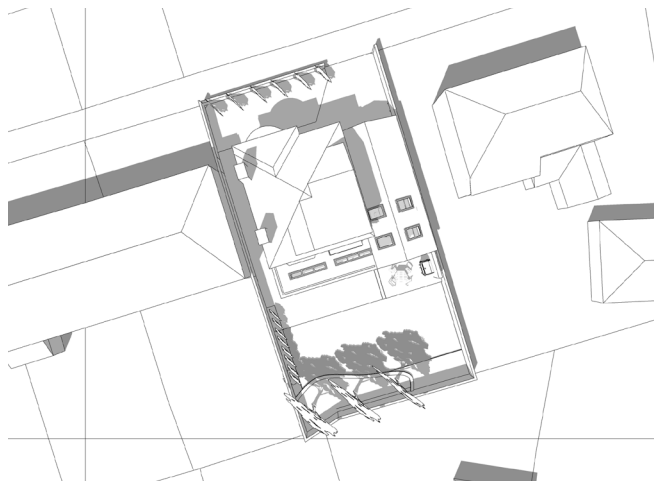
As existing: 21st June: 1pm



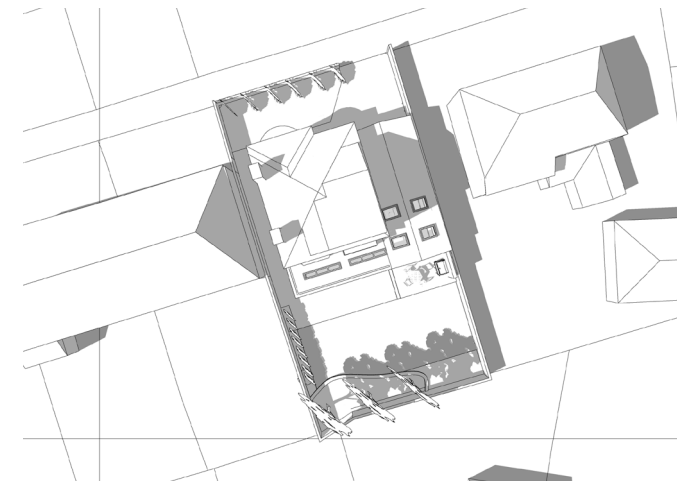
As existing: 21st June: 3pm



As proposed: 21st June: 9am

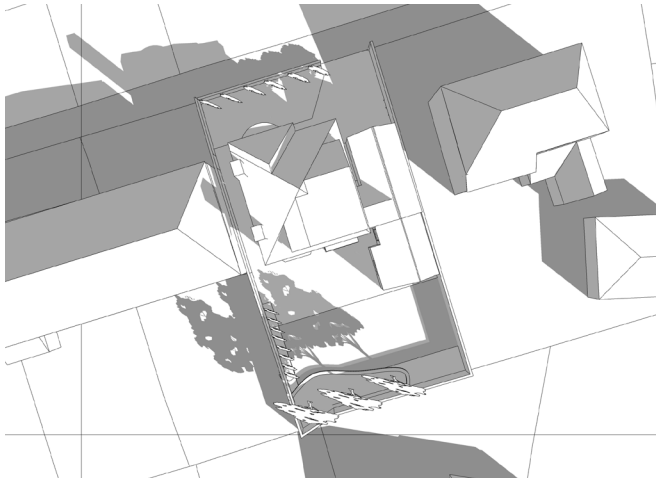


As proposed: 21st June: 1pm

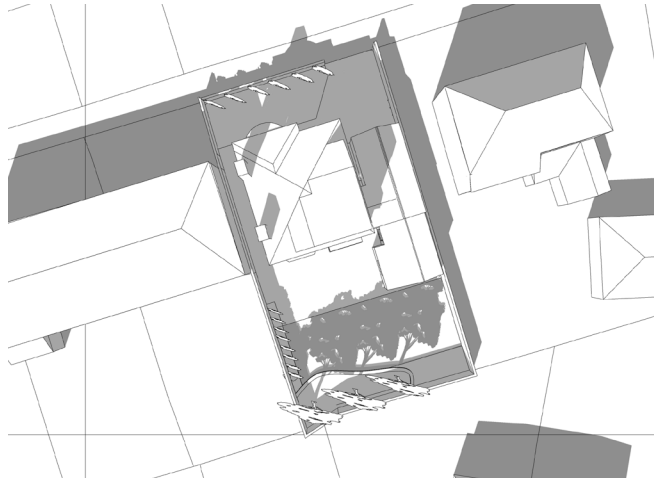


As proposed: 21st June: 3pm

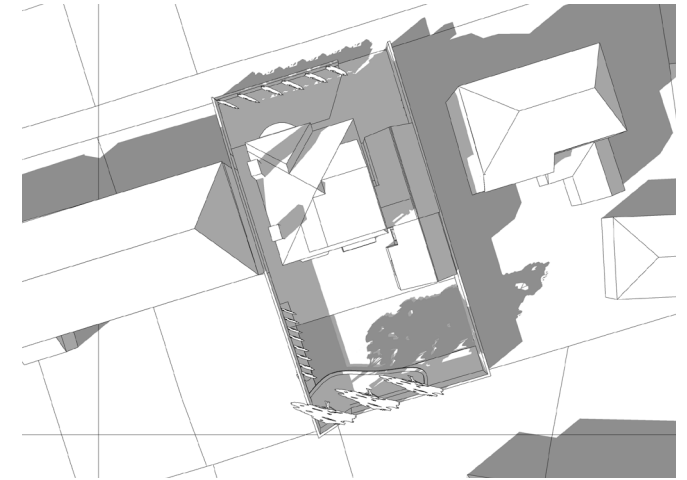
10. Sun studies (21st September)



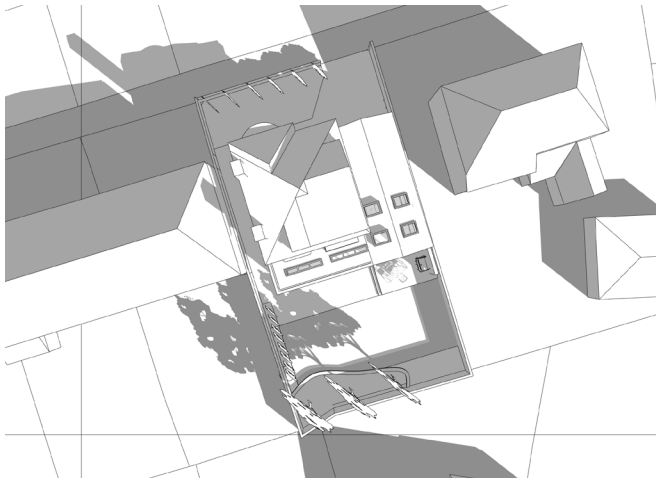
As existing: 21st September: 9am



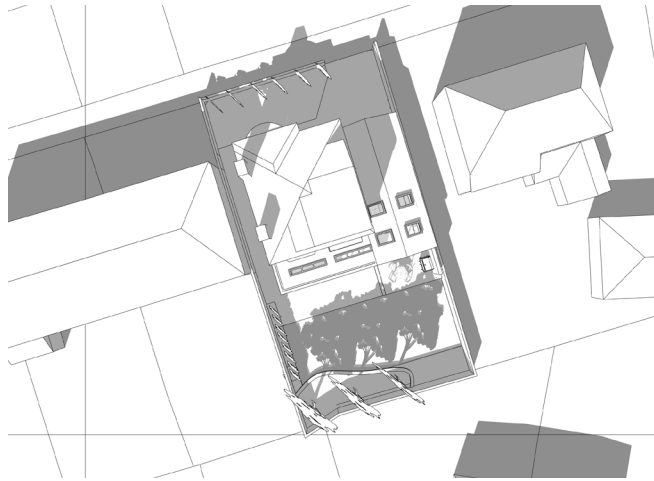
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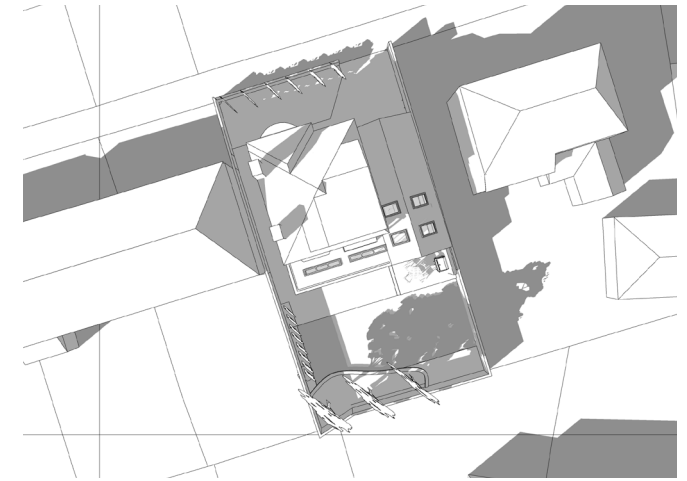
As existing: 21st September: 3pm



As proposed: 21st September: 9am



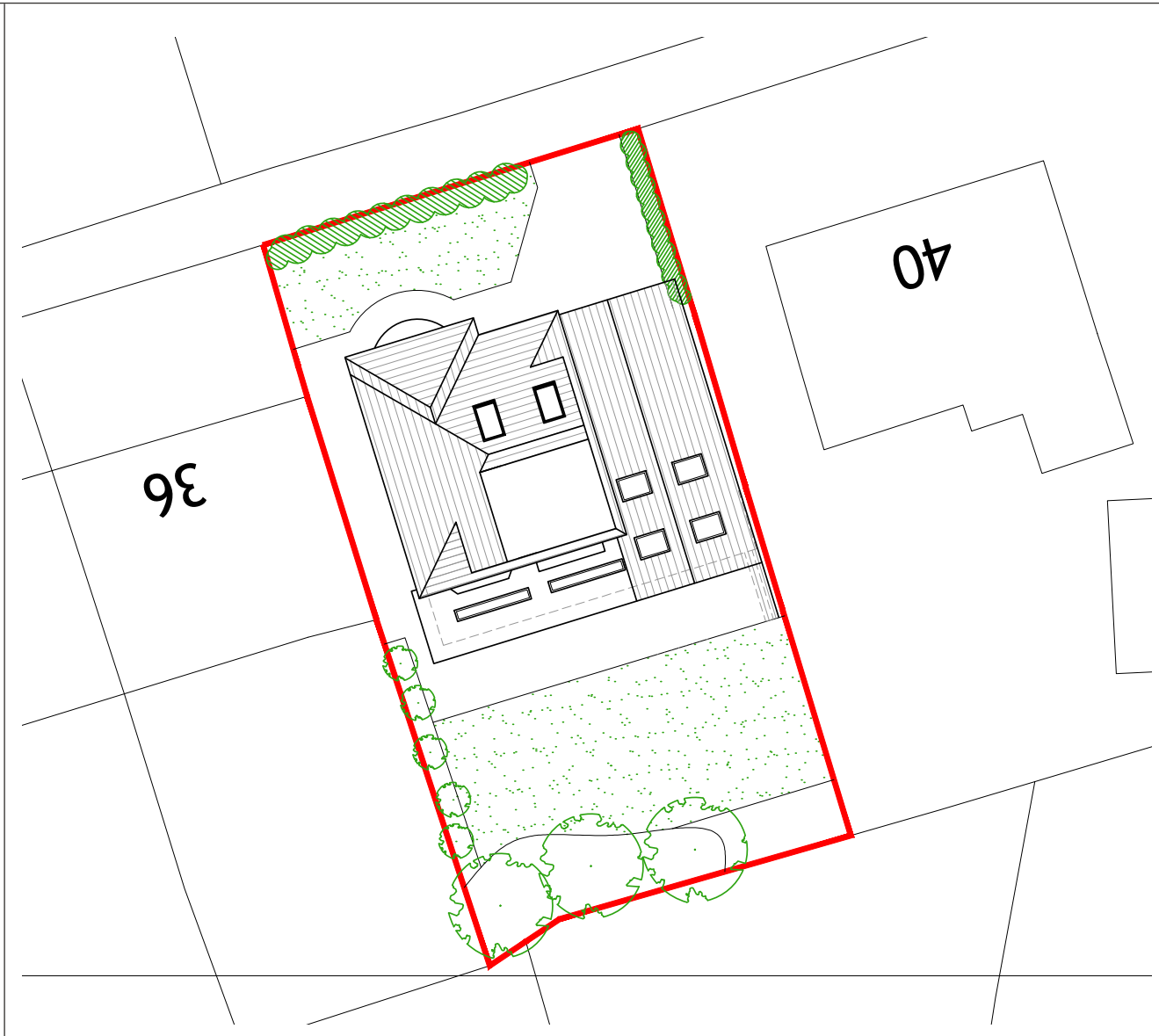
As proposed: 21st September: 1pm



As proposed: 21st September: 3pm

11. Conclusions

The design has been developed with a great deal of care and consideration. The intention is to create a proposal that is both sensitive and respectful to its context and neighbours whilst meeting the needs of modern family dynamics. The application is for a rear, single storey extension, to add the accommodation necessary to create a comfortable and functional home.



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