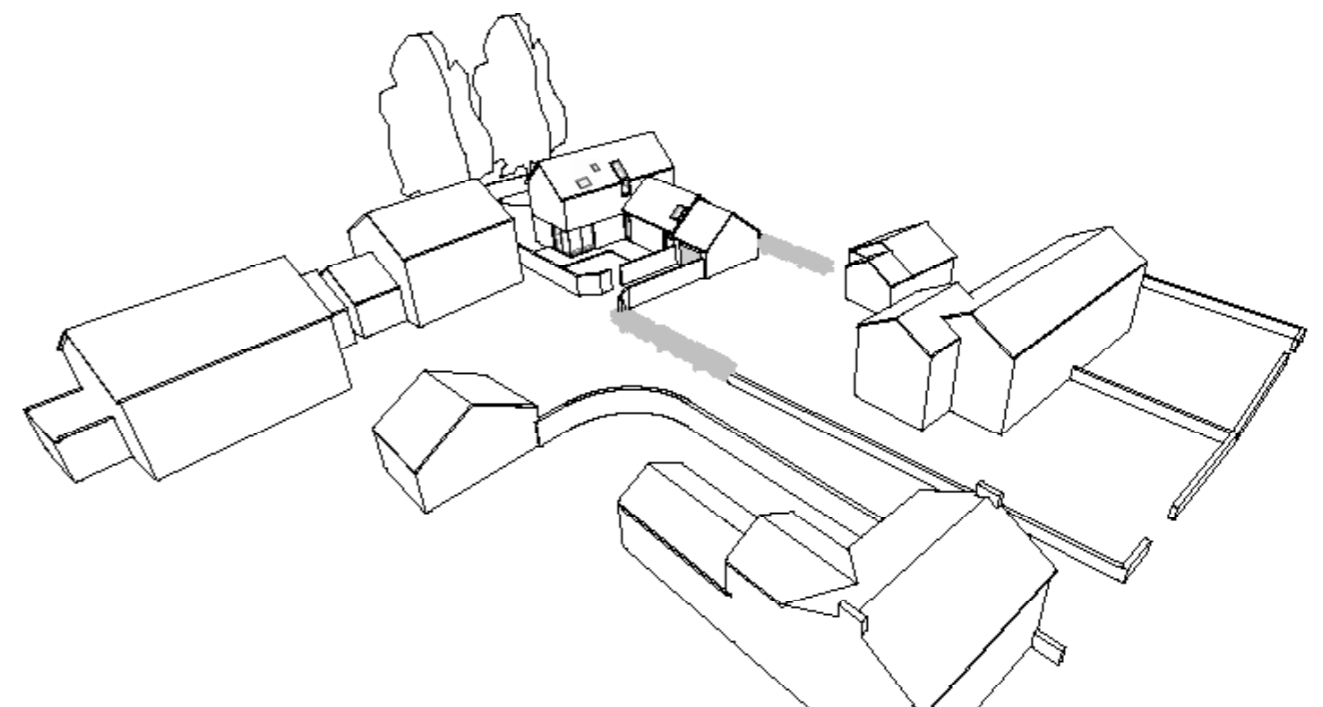


New Dwelling to Land at Rear of 20 Main St. Wilberfoss

Design and Access Statement
including Heritage Statement

Full Planning Application



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Date	Revision	By	Checked
28th May 2019	Pre-App	CH	GM
15th Oct 2019	App	MS	CH
29th March 2022	MMA	LN	CH



Fig. 1 Site Location

KEY

 Application Site

1.0 Introduction

This document has been prepared on behalf of Mr Jack Bolam in relation to the submission of a Planning Application for a new dwelling on land to the rear of 20 Main St. Wilberfoss. YO41 5NN.

Refer to the planning drawings in conjunction with this document.

2.0 Use

2.1 Context

The site is located within the centre of Wilberfoss to the north side of Main Street.

The proposed dwelling will be formed within an area which was formerly part of the rear garden to 20 Main Street, adjacent to a development to the rear of 22 Main Street comprising of 2 no. detached dwellings, (application reference: DC/15/01823/VAR/WESTWW). Access to the dwelling will be via the shared private drive to the side of 22 Main Street.

2.2 Existing Use

The site has been an unoccupied part of the garden for many years and has become overgrown.

2.3 Proposed Use

The proposed development is for the erection of a detached, 5-bedroom dwelling.

2.4 Existing Photographs



View of 18 and 20 Main St. (No. 20 to left hand side)

3.0 Layout

The garage is situated to the south of the site to create a degree of separation with the rear garden of No. 20. The house is 'L' shaped to create a private south-west facing walled garden to the 'front', with a second garden area to the north.

The principal living areas to the ground floor look onto the two garden spaces, with the bedroom windows facing west and north to avoid overlooking issues with Nos. 20 and 18 to the south and east.

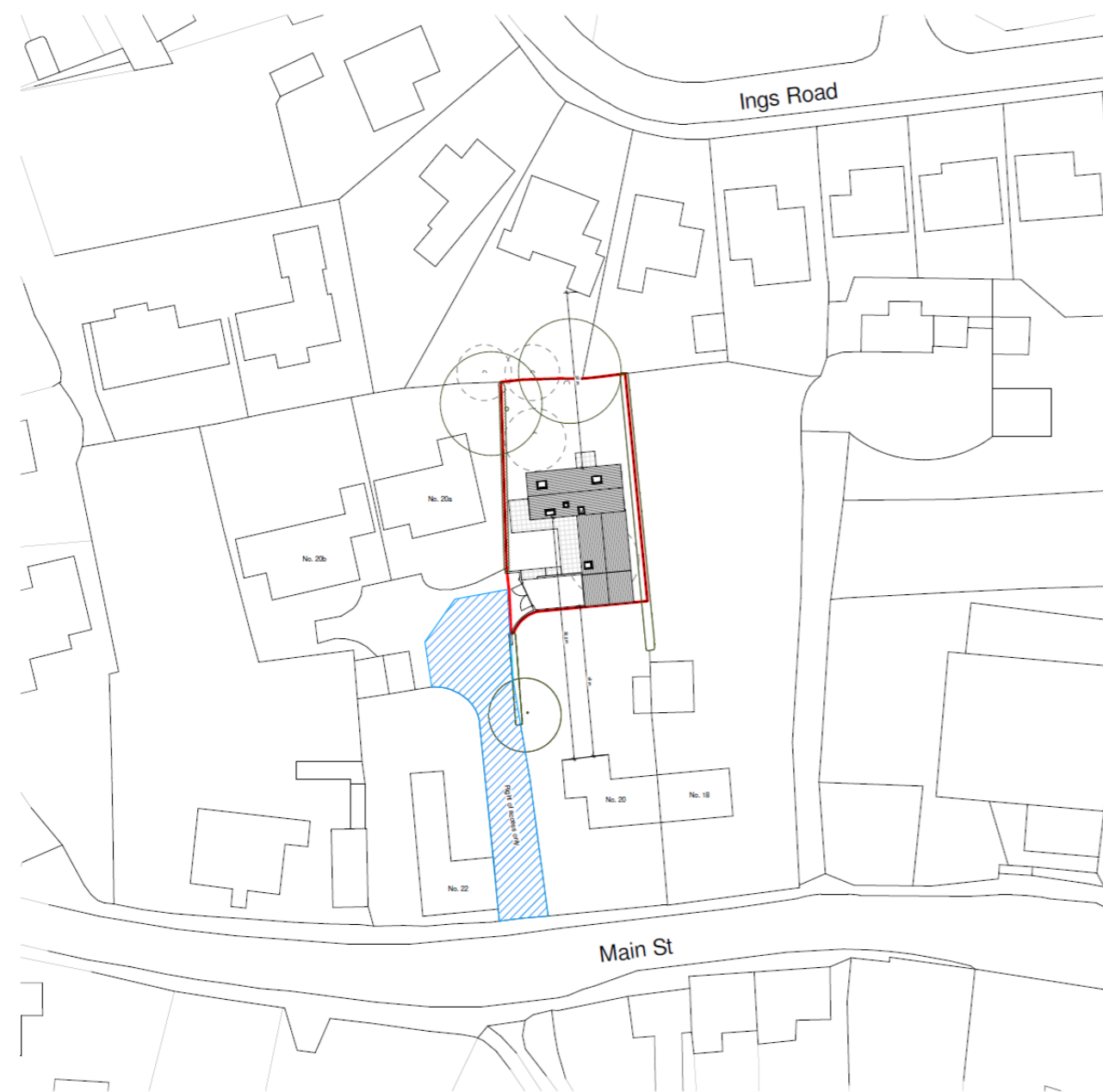
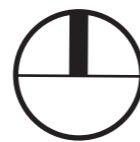


Fig. 2 Proposed Site Plan (NTS)



4.0 Scale and Amount

4.1 Massing

The ridge and eaves height of the new dwelling are in line with the adjacent development to the west.

The proposed garage is similar in scale to those of the adjacent development and is subservient to the main dwelling.

4.2 Overlooking and Overshadowing

The distance between habitable rooms to the south (No. 20 Main St) is a minimum of 32.5m. The only transparent windows on the southern elevation are at ground floor and screened by the 1.8m high brick garden and southern boundary walls. At first floor level the only window that faces south is to a access stairs to 2nd floor. At Roof level there is 2no rooflights with low visual impact towards adjacent plots.

To the east, the windows to the ground floor face onto the existing hedge. At first floor, the small ensuite window will be treated with sandblasted glazing to prevent any loss of privacy.

To the north, the distance to the nearest existing house on Ings Road is approximately 20-22m.

To the west, the ground floor window from the living area looks onto 1.8m height hedge boundary.

Any overshadowing from the proposed dwelling would be restricted to the bottom of the garden of No. 18. And this would largely be within the shadow of an existing hedge, that is to be retained. A shadow study could be generated to investigate this further.

Plot size = 453m²

House Footprint = 106m² (approx. gross external area GEA)

Garage Footprint = 25m² (GEA)

No. of Bedrooms	Gross External Area (m ²)	Parking Spaces	Outdoor Space approx. (m ²)	Ratio of Building (GEA) to Plot (%)
5	106 GF 68 1F 27 2F	2	347	23%



Fig.3 Proposed West Elevation - NTS

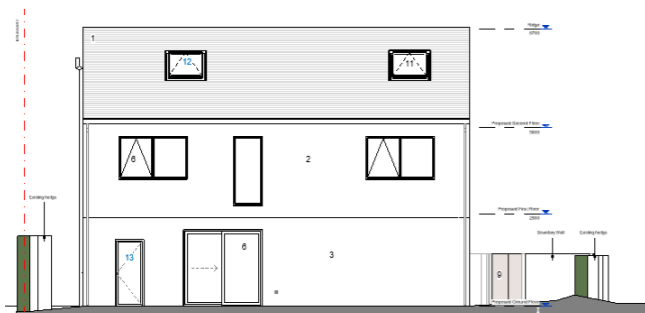


Fig.4 Proposed North Elevation - NTS



Fig.5 Proposed East Elevation - NTS

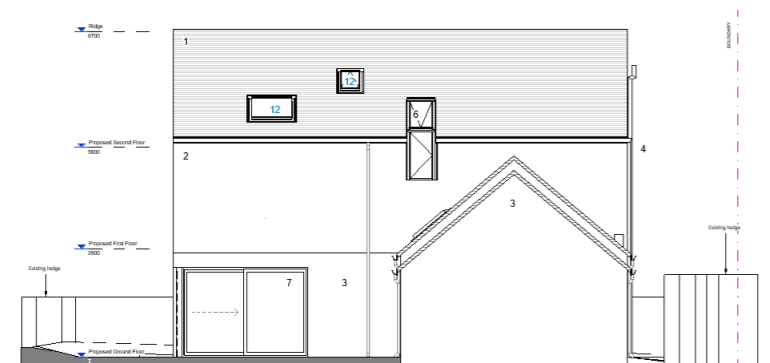


Fig.6 Proposed South Elevation - NTS

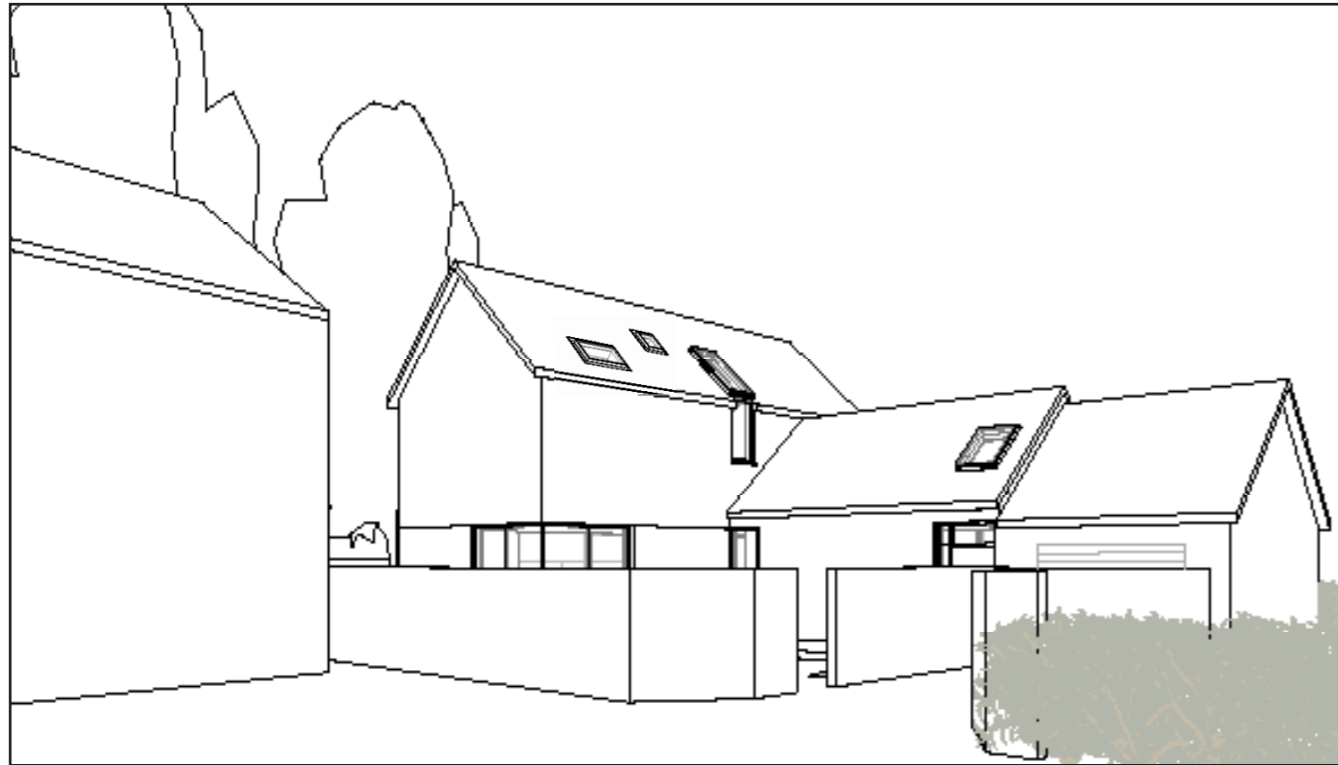


Fig.7 Proposed view of garden wall and approach to garage

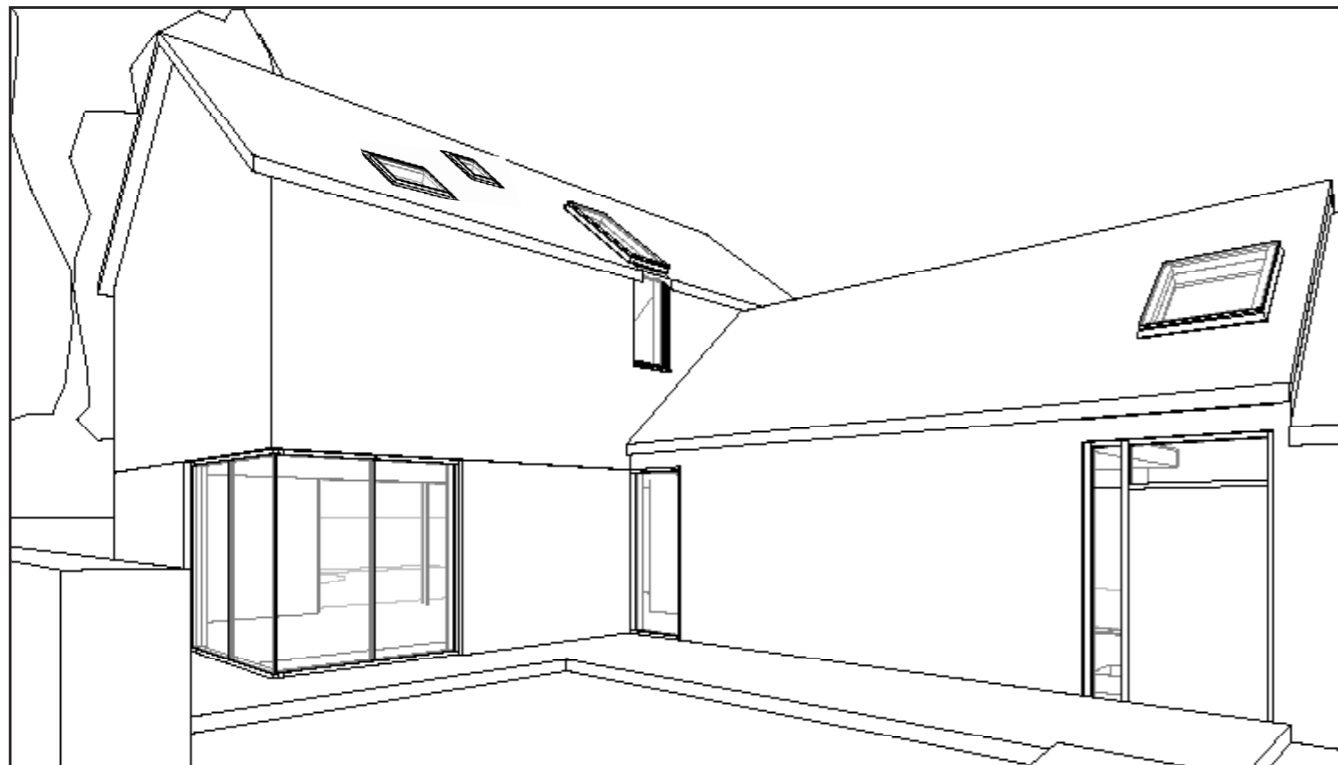


Fig.8 Proposed view of south-west facing walled garden and entrance

5.0 Appearance

5.1 Existing Appearance

The existing site has become very overgrown, so it has not been possible to survey the full extent. There is an approximately 1.8m high, solid timber boundary fence to the east, west and southern boundaries - tbc.

5.2 Proposed Appearance

The proposed development is to be contemporary in nature but aims to tie-in with the adjacent properties by using a palette of materials with red/brown or red/buff colouring in keeping with the adjacent houses.

Walls

The walls of the new dwelling will be brick. This will either be a red/brown heritage style sympathetic to the adjacent vicarage and the recent development to the west, or a combination of buff/red to make reference to No. 20.

Roof

The pitched roof of the dwelling and garage will be red pantile to match the adjacent houses.

Proposed Boundaries

The proposed sections of the southern and western boundaries will be in brick to match the adjacent brick boundary walls.

Windows and Doors

The windows and doors are to be PPC aluminium clad timber frame windows. Colour tbc.

Guttering and Downpipes

PPC aluminium or galvanised steel - tbc. The aim would be to avoid uPVC where possible.

6.0 Access

Access to the site is via the access drive created for the adjacent development. The applicant has a legal right of access to use this road for the purpose of the proposed development.



Fig. 9 Proposed Block Plan with indicative drainage (NTS)

7.0 Landscaping

7.1 Trees

The majority of the trees on the site will be retained, except for a weeping willow, a smaller hawthorn on the northern boundary, in poor condition, and a fruit tree. Refer to drawing A276/119.

From a previous tree survey, the weeping willow was noted as having some decay from a removed limb and being a C1 category grading. The trees are not visible from Main St. and therefore their removal would not detract from the setting of the listed Vicarage at No. 22. A full tree survey would be undertaken for the submission of a Full Planning Application.

8.0 Drainage

8.1 Rainwater

It is proposed to create soakaways and adopt attenuation measures where possible in the first instance and then to connect to the mains drainage if this is not feasible.

8.2 Foul Drainage

The house would be connected to the mains sewer.



Fig. 10 View of No.22 Main Street - Grade II Listed Building



Fig. 11 View along Main St, of No.20 and No.22

9.0 Heritage Statement

9.1 Relationship to Context & Setting

The proposed development is situated to the rear of No.20 Main Street, accessed via a single lane right of way between No.20 and the adjacent Grade II listed building of No.22 Main Street.

Since the location of the site is considerably set-back from the main road, views towards the proposal are largely concealed behind the existing properties along Main Street, with hedges and trees adding further cover. Additionally, the prominent setting of the listed building on Main Street, along with the siting of No.18 & No.20, being set back with front gardens, ensures that both the hierarchy and focal point remains with the heritage asset, and not the later additions.

Accessing the site via Main Street, a small forecourt is enclosed with heritage brick walls and an existing hedge that is located along the west site boundary. Each of these features help to ensure that the massing of the proposed will be broken; the boundary wall will be constructed of a heritage brick to tie-in with the existing boundaries, whilst retaining the hedge will soften the massing and general landscaping.

Whilst the design aims to be of its time, careful consideration has been taken to ensure that the proposal for a contemporary dwelling sits sympathetically within the surrounding context and does not compete with the historic value of the heritage asset. The predominant features and materials of both the listed building and the surrounding properties are largely characterised by red/orange multi-brick with pantiled roofs. Similarly, the proportions of the proposed carefully reflect those of the existing height, massing and footprints of No.20a and 20b, whilst the main two-storey wing extends along the same building line, maintaining continuity and a homogeneous balance between the proposed and existing massing.

9.2 Conclusion

The siting, massing and materiality of the proposed have been handled in a way that would not detract or impact negatively upon the exiting character and setting of No.22 Main Street.