

# Design, Heritage and Access Statement

Construction of a single dwelling  
within  
the garden to 5 Ayre View, Old Town, Hebden Bridge  
HX7 8SX

September 2022



RIBA  
Chartered Architect

**Thornton Architects Ltd**

## Design, Heritage and Access Statement

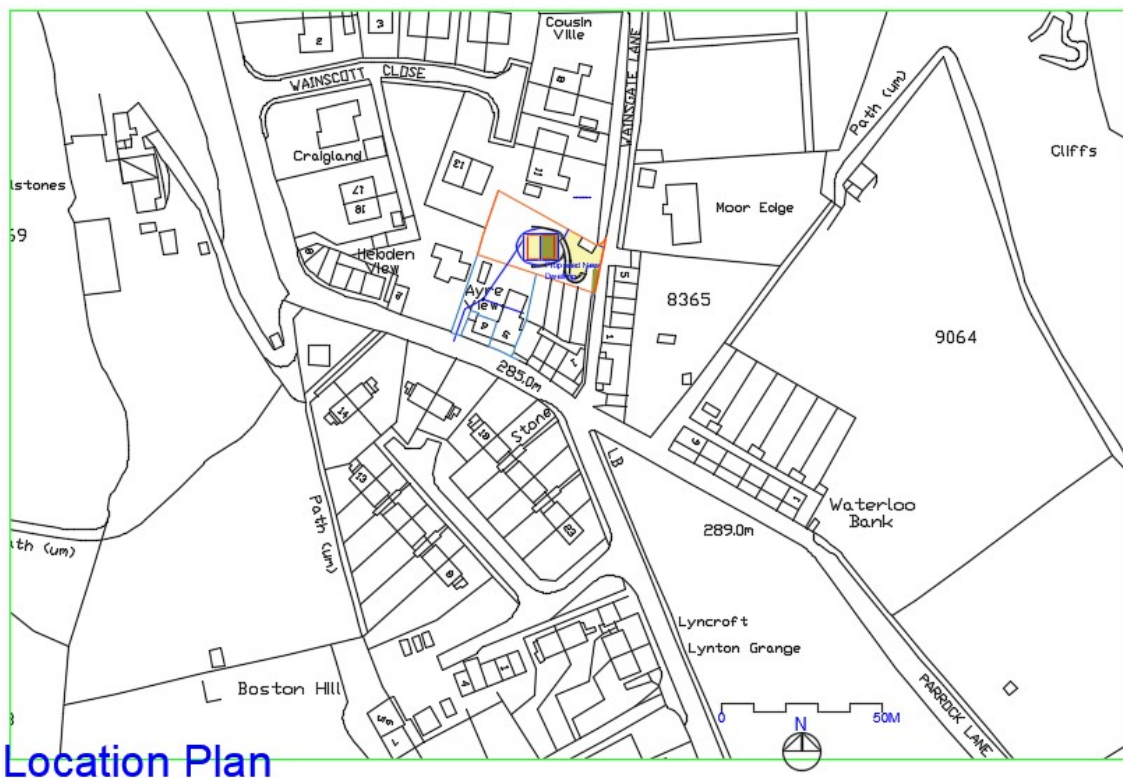
Construction of a single dwelling  
within the garden to 5 Ayre View, Old Town, Hebden Bridge, HX7 8SX

Date: September 2022

### 1. Location

1.1. 5 Ayre View is located on the north side of Parrock Lane in the village of Old Town at grid reference Easting 399772 Northing 428650 . The post code is HX7 8SX.

1.2. The garden to 5 Ayre view is L shaped with a frontage to both Parrock Lane and to Wainsgate Lane. The subject site is that part admitting on to Wainsgate Lane.



### 2. The existing architectural character of the site and its surroundings.

2.1. Nos 1 to 6 Ayre View Comprise a row of 2 storey sandstone terraced houses variously constructed during the nineteenth century on the north side of Akroyd Lane.



P1 Left to right: No.s 5 to 1 Ayre View fronting onto Akroyd Lane

2.2. The subject site is part of the back garden to 5 Ayre View on the north side and also overlaps the back gardens of No.s 1, 2, 3 and 4 Ayre View to the east of No.5.

2.3. The subject site has a frontage with Wainsgate Lane on the east side where there is both an existing vehicle entrance and a garage admitting onto the Lane.



P2 Wainsgate Lane, looking south at backs of No.s 1 to 4 Ayre View and with subject site access and garage in foreground.

2.4. On the east side of the Wainsgate Lane are a row of listed nineteenth century sandstone cottages, No.s 1 to 5 Wainsgate Lane described in the heritage appraisal below.



P3 Wainsgate Lane, looking south at fronts of No.s 1 to 5 Wainsgate Lane and with subject site access to the right of the foreground.

2.5. Wainscott Close, an estate of 1970s semidetached brick dormer bungalows, wraps around the north and west of the subject site.

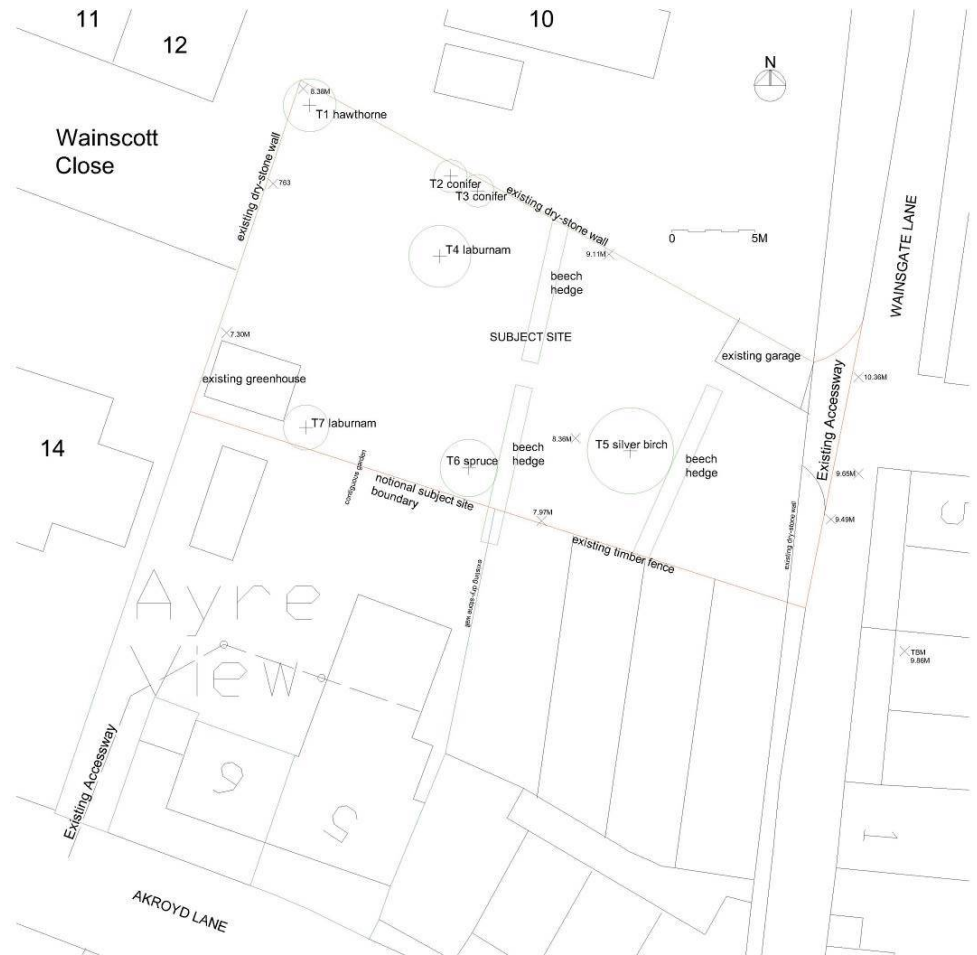


P4 West end of subject site with No.s 12 and 13 Wainscott Close beyond the west boundary on the right.



P5 14 Wainscott Close a two storey detached dwelling added to the west of 5 Ayre View

## Existing Site Layout



### 3. Existing Planting

3.1. There are some subdividing beech hedges, a number of trees and ornamental shrubs on the subject site. These have been identified on the existing site layout above.

### 4. Heritage Appraisal

4.1. No.s 1 to 5 Wainsgate Lane comprise a row of listed cottages (P3 above) and these are described as follows:

#### Reference no. WW7/267

**Description:** Nos. 1, 2, 3, 4 and 5

**Address:** 1 Wainsgate Lane Wadsworth Hebden Bridge West Yorkshire HX7 8SU

**Grade:** II

**Group detail:** Wainsgate Lane

**Full description:**

Row of cottages, early C19. Dressed stone (watershot), stone slate roof. 2 storeys. 4 cells each with doorway with tie-stone jamb and 5-light flat faced mullioned window with same over to 1st floor. Some mullions removed. 4 stacks to this range. No. 1 breaks forward and has quoins. Set in south facing gable is doorway to left of 2 flat faced mullioned windows of 3 lights; 1st floor has 4-light and 3-light windows. Single stack to ridge.

4.2. Any new development on the subject site should preserve views of this row of listed houses, their aspect and scale.

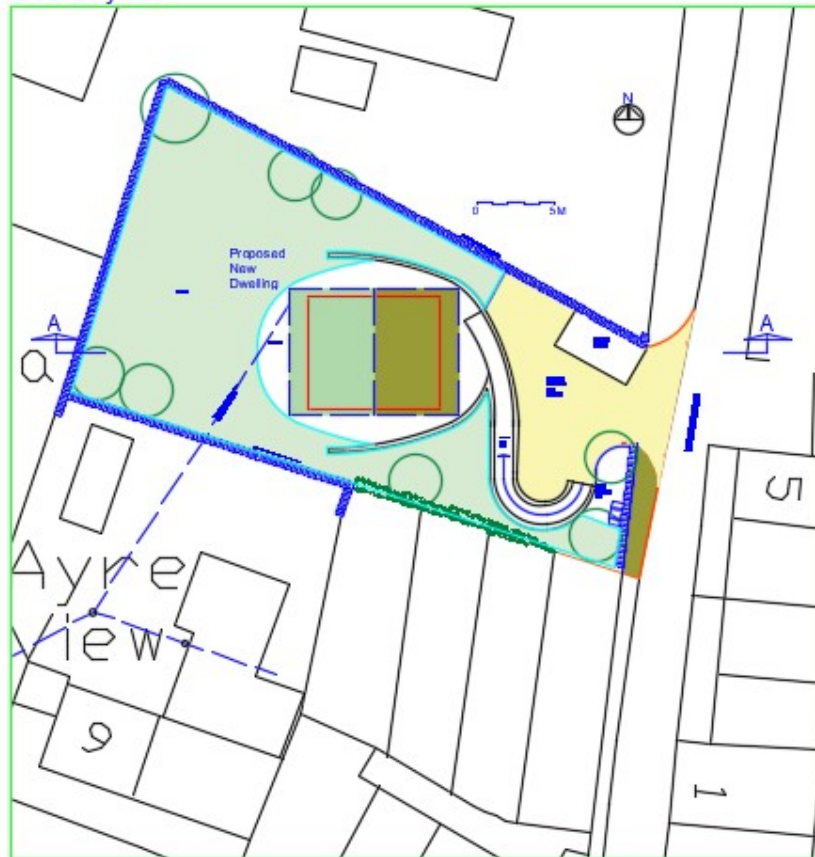
## 5. Proposal

5.1. Construction of single dwelling is proposed within the garden to 5 Ayre View, Old Town, Hebden Bridge, HX7 8SX

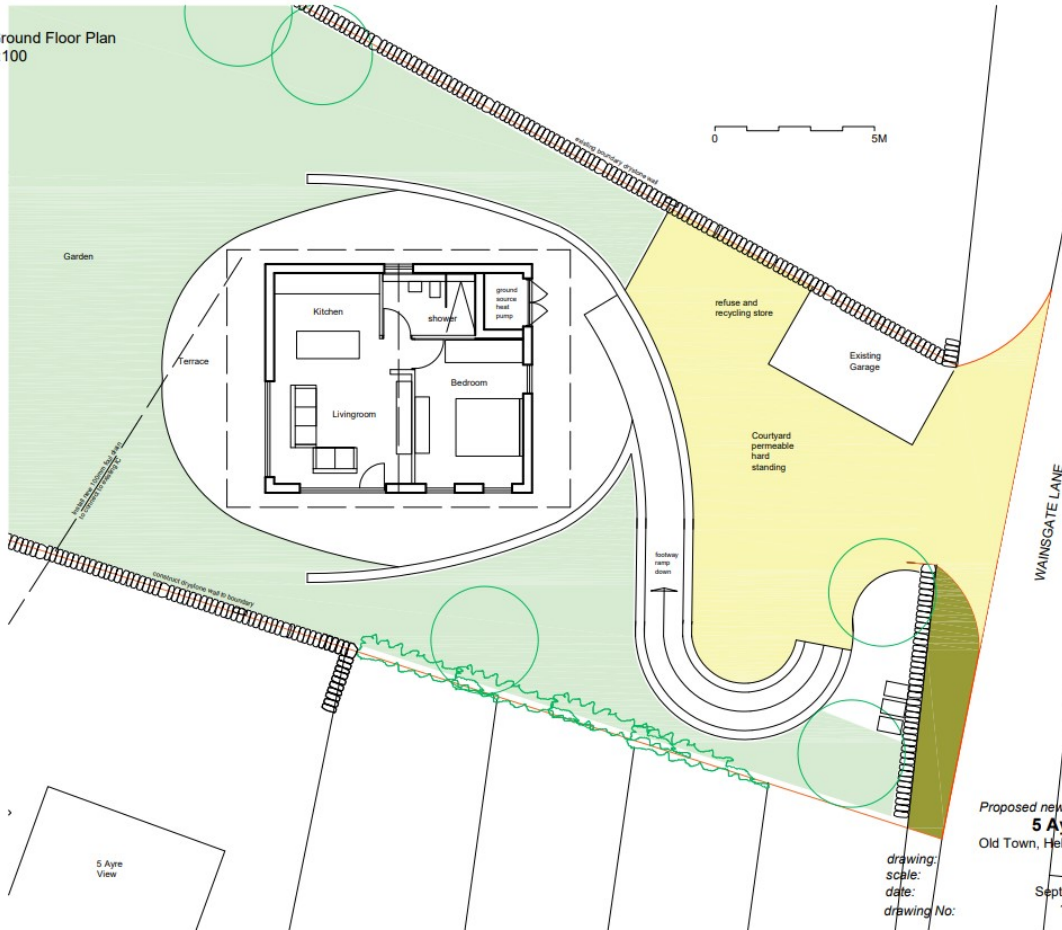
Section AA



Site Layout



Ground Floor Plan  
1:100



notes

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**Do not scale from drawings.** work from figured dimensions only. Any discrepancies in the drawings should be reported to the Architect for a decision.

**Construction (Design and Management) Regs.** The contractor is responsible for informing the client and for carrying out all measures necessary to ensure compliance with, any relevant health and safety legislation, in particular the Construction (Design and Management) Regs.

**Materials**  
 Roof: sedum with flower carpet on Sedum Supply SSMCI Growing Medium a protective bedding on insulation layer on a proprietary polymer roofing layer (Sarnoff or equivalent) on proprietary structural insulated panel (SIP)

Walls Finish Proprietary neutral through colour render on structural wall element.

Doors and windows: UPVC or polycarbonate powder coated aluminium



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Proposed new dwelling at  
**5 Ayre View**  
Old Town, Hebden Bridge  
floor plans  
1:100 @ A3  
September 2022  
1263.802

drawing:  
scale:  
date:  
drawing No:





South Elevation 1:100



North Elevation 1:100



East Elevation 1:100



West Elevation 1:100

## **6. Design: Construction of single dwelling-house**

- 6.1. The proposed eco dwelling has been designed to sit within an elliptical retaining wall set within the present garden below ground level such that it will not be visible from the grade 2 listed cottages No.s 1 to 5 Wainsgate Lane and so will avoid causing any visual harm to them.
- 6.2. The sedum roof to the proposed dwelling will provide a seamless landscape contiguous with the surrounding garden when viewed from Waingate Lane and will blend into the garden so preventing any visual harm to the listed row of cottages.
- 6.3. The scale and siting of the proposed single bedroom dwelling will avoid causing any visual harm to the row of listed cottages at No.s 1 to 5 Wainsgate Lane.
- 6.4. The design will avoid any overlooking to adjacent dwellings.
- 6.5. New planting on the site will include orchard fruit trees to the west side of the dwelling. 1 cockspur thorn tree, 1 juneberry tree and 1 sour cherry tree are proposed for the south side. Each of these trees has been selected in order to improve the arboriculture amenity value from both a visual and wildlife habitat point of view. The existing hawthorn tree to the northeast of the site will be retained to maintain wildlife habitat and screening.
- 6.6. The present vehicle access and egress point from Wainsgate Lane will be retained and marginally widened to provide car passing space for the benefit of other users of Waingate Lane.
- 6.7. The present garage will be retained to provide a parking space for the dwelling with an adjacent hard standing for passenger alighting, and car turning space. The dwelling will have a level access entrance door from the courtyard with a ramp access for disabled family members or visitors.
- 6.8. An electrical vehicle charging point will be provided within the existing garage. The existing garage will accommodate one small electric car, providing adequate transport commensurate with the size of the dwelling.
- 6.9. Because single storey one bedroom dwelling, will limit the car provision to a single vehicle, which can be accommodated in the existing garage, the proposal will not cause any significant intensification of traffic on Wainsgate Lane.

## **7. Sustainable development.**

- 7.1. The proposal is to provide a single dwelling with minimum impact on the environment and with a very low carbon impact. Materials for the dwelling have been selected for their sustainability and to blend with the surrounding landscape. A sedum roof and rendered structural insulated walls will have a

low carbon impact in terms of their extraction and sourcing and transport to site from local UK production. They are durable and can be recycled.

- 7.2. The intention of the architect is to provide very low carbon impact dwelling in accordance with the advice contained in government NPPF. This will be achieved by use of: high levels of low carbon impact sourced insulation, installation of low emissive glass to all window units, use of proprietary breathable heat reflective membranes in wall floor and roof construction, attention to air tightness in construction detailing and the use of low energy consuming plumbing, electrical and lighting systems.
- 7.3. The efficient use of land with an appropriately designed house and the reinforcement of open space with additional tree planting will enhance the subject site and will reduce the pressure to build within the surrounding green belt.
- 7.4. The dwelling will provide modest accommodation of 52 squ.M in a very sustainable location, within short walking distance of all amenities including: post office, shop, and school. Regular local bus services provide a link to Hebden Bridge its health centre and the railway station linking to the national rail network.

## **8. Policy Compliance**

- 8.1. The proposal is compatible with the NPPF by increasing sustainability within the locality, positively improving the quality of the built, natural and historic environment, and thereby improving the quality of life of residents.
- 8.2. The proposal will be consistent with Policy BE18 in that the proposed new dwelling has been designed to blend in with the scale and character of the adjacent existing dwelling-houses.
- 8.3. The existing boundary dry-stone walls will be retained and extended consistent with the character of the neighbourhood. New hedging will be planted to enhance visual amenity and improve wildlife habitat.
- 8.4. The siting and sunken single storey design of the dwelling will preserve views through the site and will not harm the open space aspect enjoyed along Wainsgate Lane.
- 8.5. The proposed tree, shrub and hedgerow planting will improve the habitat for birds and animals.
- 8.6. Evidence indicates that the Council cannot demonstrate a five year supply of deliverable housing sites. Footnote 8 of the Framework means that the 'presumption in favour of sustainable development' at paragraph 11d) of the Framework is relevant. As such, the most important policies should be deemed out of date and planning permission should be granted unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development

proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. There exists significant demand for single occupancy homes for the elderly within the village and the proposal would provide one such home in a very sustainable way.

## **9. Declaration of accessibility and inclusion**

- 9.1. In conformity with part M of the Building Regulations the intention of the applicant and their consultants is to foster an inclusive approach to design to accommodate the needs of all people. Provision shall be made for people to gain access to and to use the dwelling, regardless of disability, age or gender. The dwelling will be accessible to disabled.
- 9.2. Elements of the dwelling and external areas will not constitute a hazard to users, especially people with impaired sight but rather assist in way-finding.
- 9.3. People regardless of age, sex and gender should have access into and within the dwelling.
- 9.4. Provision will be made for sanitary accommodation for all users of the dwelling.

## **10. Proposed access:**

- 10.1. The layout of the dwelling has been determined to ensure compliance with the Council's UDP policies T3 (Design of Highways and Accesses) and T19 (Car Parking Guidelines). The dwelling will have a pedestrian ramped approach and entrance door with a level threshold. It will utilize the existing garage to provide for a single small electric car
- 10.2. The forecourt will provide safe vehicle alighting, access and egress from vehicles for residents regardless of disability.
- 10.3. The principal entrance will have a level access threshold.
- 10.4. The dwelling will have accommodation and sanitary facilities accessible to the occupant regardless of disability including accessible ground floor sanitary facilities. The internal arrangement will provide a single bedroom. A living room, kitchen and bathroom on one level to provide for the lifetime needs of the occupant.

## **11. Declaration of compliance with AD M (2004 Edition)**

- 11.1. The installation of the WC and wash-hand basin within the dwelling will comply with AD M (2004 Edition).

- 11.2. The layout of the dwelling will facilitate its use regardless of age or gender.
- 11.3. Elements of the dwelling layout will not constitute a hazard to users, especially people with impaired sight but rather assist in way-finding.
- 11.4. People regardless of age, sex and gender will have access into and within the dwelling.

## **12. Summary**

- 12.1. The provision of a dwelling on this site represents an efficient use of land respecting preceding historic patterns and will reduce the pressure to build on the surrounding Green Belt.
- 12.2. The proposed sunken, single storey dwelling with a sedum roof set within the present garden will not be visible from the grade 2 listed cottages No.s 1 to 5 Wainsgate Lane and will not cause visual harm to them.
- 12.3. The proposal is compatible with the NPPF by increasing sustainability in a way that will also positively improve the quality of the built, natural and historic environment.
- 12.4. This proposed careful development of the subject site will provide a much needed additional sustainable single occupancy dwelling. Its garden will include new tree, shrub and hedge planting and dry stone walls to maintain and improve its ecological habitat. This combined with the maintenance of views through the site will significantly enhance the quality of open space in this locality.
- 12.5. The proposal will help assuage the significant demand for single occupancy homes for the elderly within the village by providing one such home in a very sustainable way.

**John Thornton** BA Hons B Arch RIBA

26<sup>th</sup> September 2022