

PROPOSED ALTERATIONS AND EXTENSION

8 SCAIFE STREET
YORK
YO31 8HP

DESIGN AND ACCESS STATEMENT

November 2023

EXECUTIVE SUMMARY

The application is for alterations and extensions to an end of terrace two storey house in Scaife Street. The proposals consist of a small increase in the size of the existing rear extension at first floor, an infill rear extension at ground floor, the erection of a flat roofed dormer window to the rear pitch and the insertion of two rooflights to the front pitch of the main roof. The alterations and extensions are modest in scale and involve development for which there already precedent in the street and neighbourhood. They are required to improve the existing accommodation, and in the case of the attic conversion, make it compliant. The proposed alterations are in keeping with the existing property and neighbourhood, and will have no significant impact on the surrounding area or adjacent properties.

PLANNING HISTORY

Planning permission was granted in 2002 for a first floor rear extension (ref 02/03791/FUL – although it has not been possible to view this proposal and therefore determine whether it was carried out, as the information is not available on the York City planning access website.

OVERALL BULK AND FORM

The existing house has a part two storey part single storey rear extension which, being the end of the terrace, backs onto the pedestrian passage providing access to the rear of the properties on this side of Scaife Street. It is intended to extend the first floor part of this rear extension by a further 1m to increase the size of the existing bathroom such that the boiler, currently housed in one of the bedrooms, can be relocated. This additional metre will not have any significant adverse impact on either the streetscape or the neighbouring properties. New windows are proposed in the gable wall flanking the passage, and these would be glazed with obscured glass. Precedent for such windows is evident on the property opposite (see Appendix 1 for photographs of neighbouring properties).

The infill rear extension proposed fills the existing gap between the kitchen and the neighbouring flank wall, and will have a glazed roof to let light into the new and existing spaces. It will have no impact on the adjoining property and is not visible from anywhere else.

The proposed flat roof dormer window on the rear slope of the existing roof will match dormers on the rear slopes of No 1 Scaife Street (opposite) and 31 Fountayne Street, both of which can be seen from the street. The two rooflights on the front slope of the roof match similar rooflights on the properties on the other side of Scaife Street. These rooftop additions are required in order to install a compliant staircase providing access and proper means of escape to the attic accommodation, which the property does not currently have.

It is also proposed to reroof the existing garden store at the rear of the property with a pitched roof to replace the existing flat roof, and to insulate this space so that it can be used as a home office. The resultant increase in height and change in form will have no significant impact on any other property.

DETAILED DESIGN

The proposed alterations would be in the same materials as the existing house and other properties in the vicinity.

Internally, the modifications are required to provide additional living space plus a downstairs wc and utility room on the ground floor, a bigger and more usable bathroom at first floor and a properly converted, insulated and compliant second floor housing a third bedroom and ensuite shower.

The overall gross internal floor area of the property is currently 90m², and with the proposed alterations the overall gross internal floor area would be 113m². The ground floor would be increased from 43 to 56 m², the first floor from 35 to 37 m², and the attic floor from 12 to 20 m². The existing garden store is 9 m², and this would not change.

CONCLUSION

We believe the proposed alterations to the house will sit happily in the local context and will not have a significant adverse impact on any of the surrounding properties or the local environment. We therefore feel it should be granted planning consent, but if you have any concerns about any aspect of the proposals please contact us to discuss prior to determination.

Jeremy Bailey

APPENDIX I
PHOTOGRAPHS



Views of No 8 Scaife Street from Scaife Street



Views of No 1 Scaife Street and No 31 Fountayne Street from Scaife Street



Views of rear of No 8 where infill will go, back garden and garden store