

carvearchitecture.co.uk

info@carvearchitecture.co.uk  
0191 3759027

---

---

# 390-3-001

---

8 Oak Tree Way, Strensall  
**Design Statement**

13/11/2023

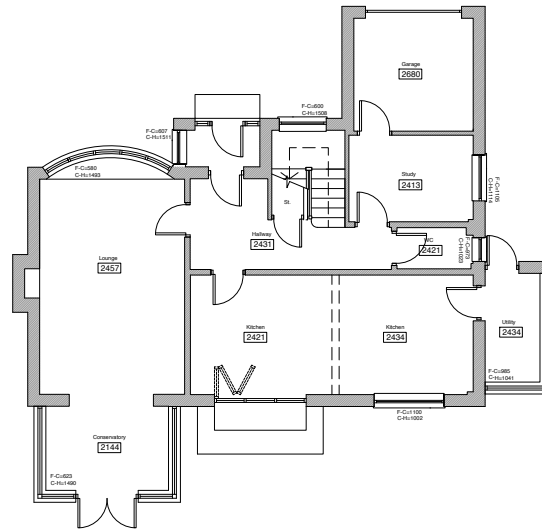
**RIBA**   
Chartered Practice

---

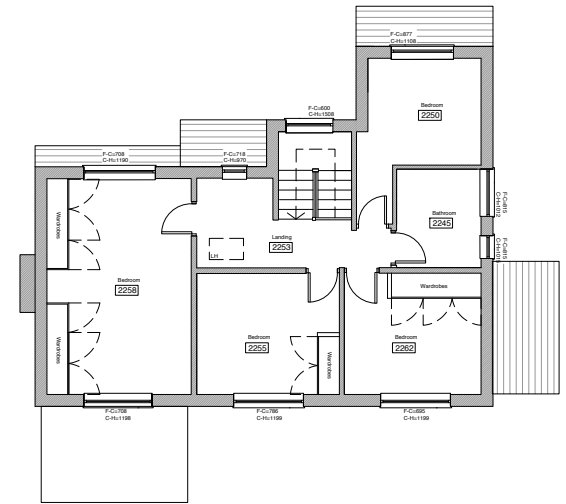
© Copyright. All Rights Reserved  
Carve Architecture

### 1. Existing Plans

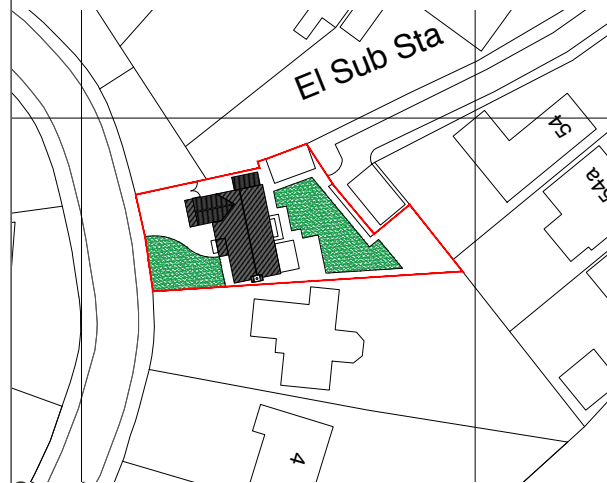
The property is a 4 bedroom detached property with extensive landscaped gardens to the front and rear.



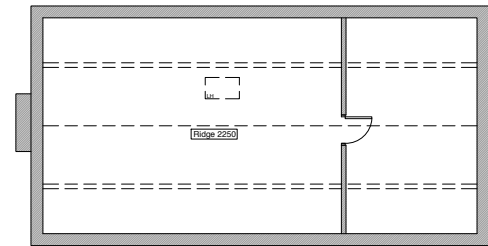
Ground floor plan



First floor plan



Site plan

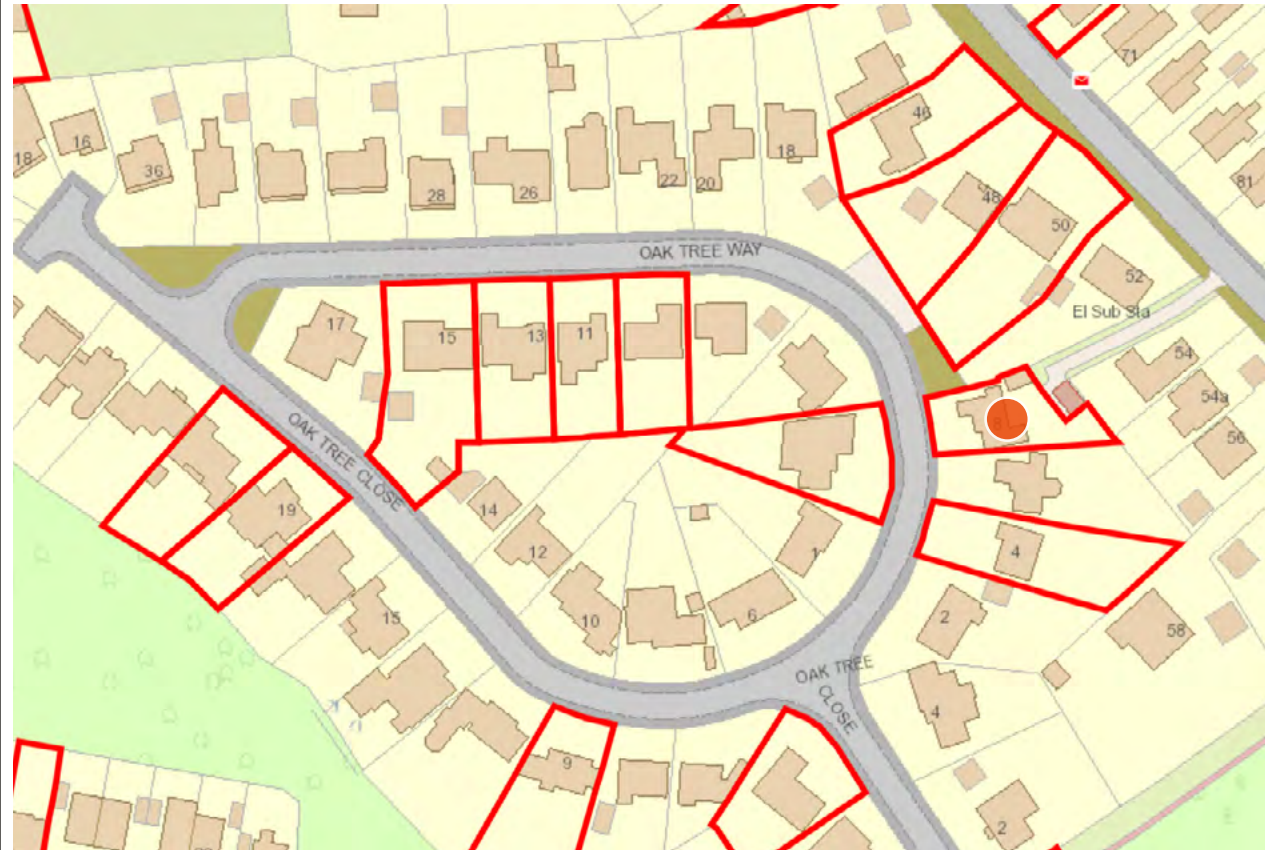


Second floor plan

## 2. Context for planning

There are a number of relevant planning applications within the last 5 years in the local area. These include:

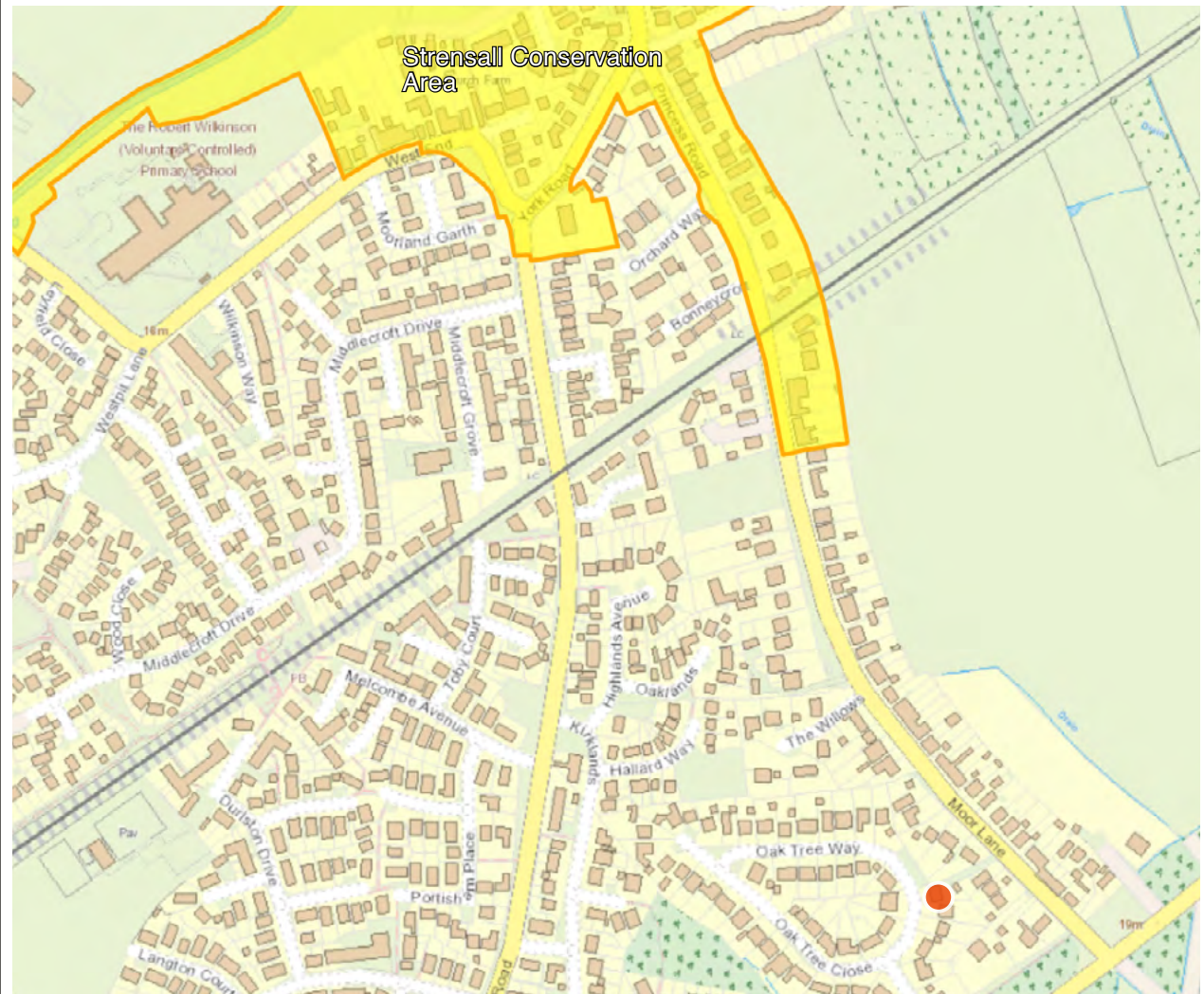
- 21/02680/FUL - Two storey and single storey rear extension, dormer extension to front and render to front and partial sides
- 22/00392/FUL - Single storey side and rear extension, removal of protected tree.
- 19/01831/FUL - Single storey rear extension
- 20/00718/FUL - Two storey side and single storey rear and front extensions



Planning Application history with site location indicated in orange

### 3. Conservation areas

The site is located outside of any conservation areas. The closest Conservation Area is Strensall Conservation Area to the North



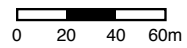
Conservation Areas map with site indicated in orange



#### 4. Flood areas

- The site sits within the Flood Zone 1, as indicated on the EA map.

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



Environmental Agency Flood Map of the area.

## 5. Site

- The property is located on a quiet residential street in the village of Strensall, to the North of York.
- The property is surrounded on all sides by similar detached properties.
- There are landscaped gardens to the front and rear of the property. There is a driveway to the front of the property with space for 2 cars.
- Pedestrian and vehicular access is from Oak Tree Way to the front of the property.



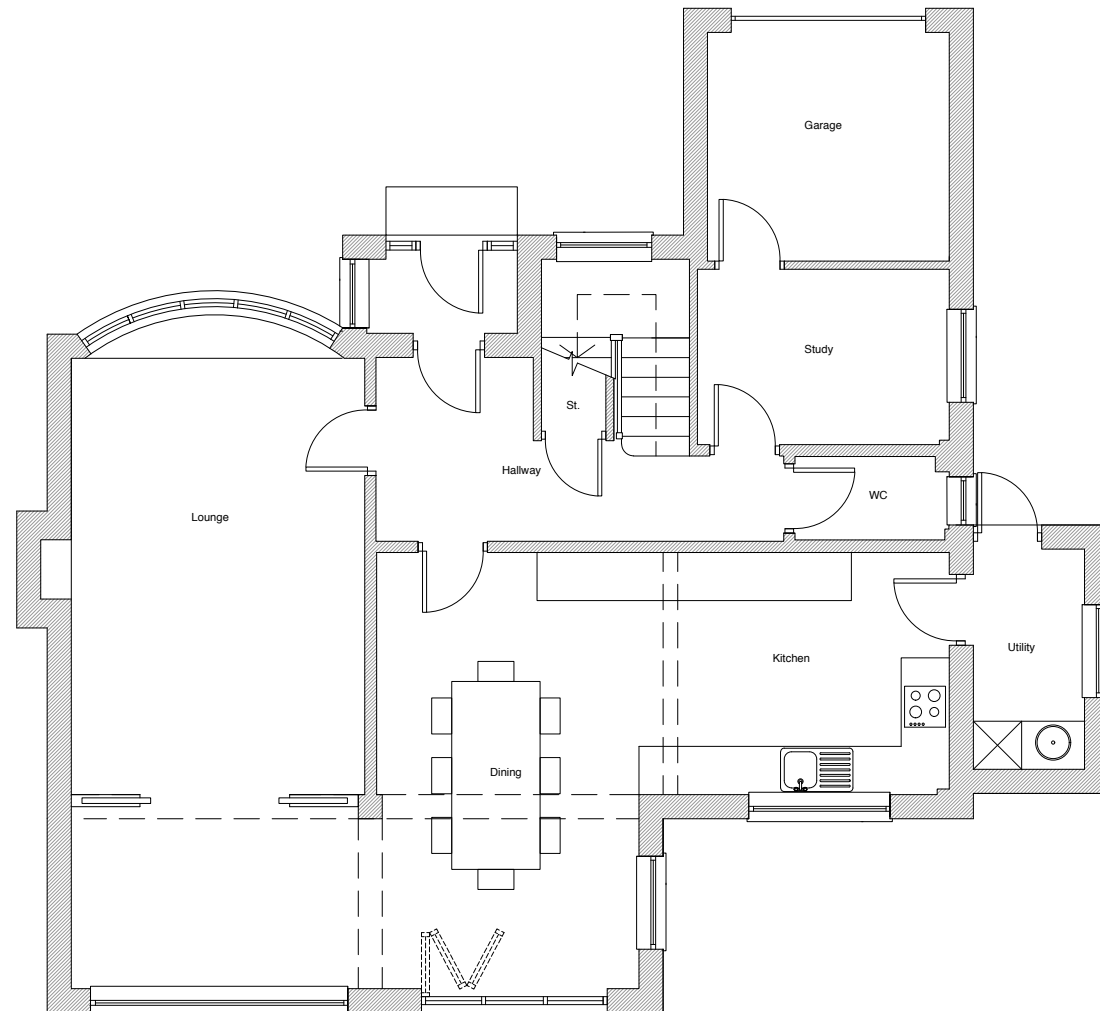
Google satellite map of the area.

## 5.1. Proposals

### 5.1.1 Floor Plans

#### GROUND FLOOR:

- Two storey & single storey rear extension to create larger linked living room and dining room
- Large bi-fold doors to kitchen/dining area.
- Single storey side extension to replace existing utility room with solid construction and raised floor level.
- Pocketed sliding doors between existing lounge and new rear extension.



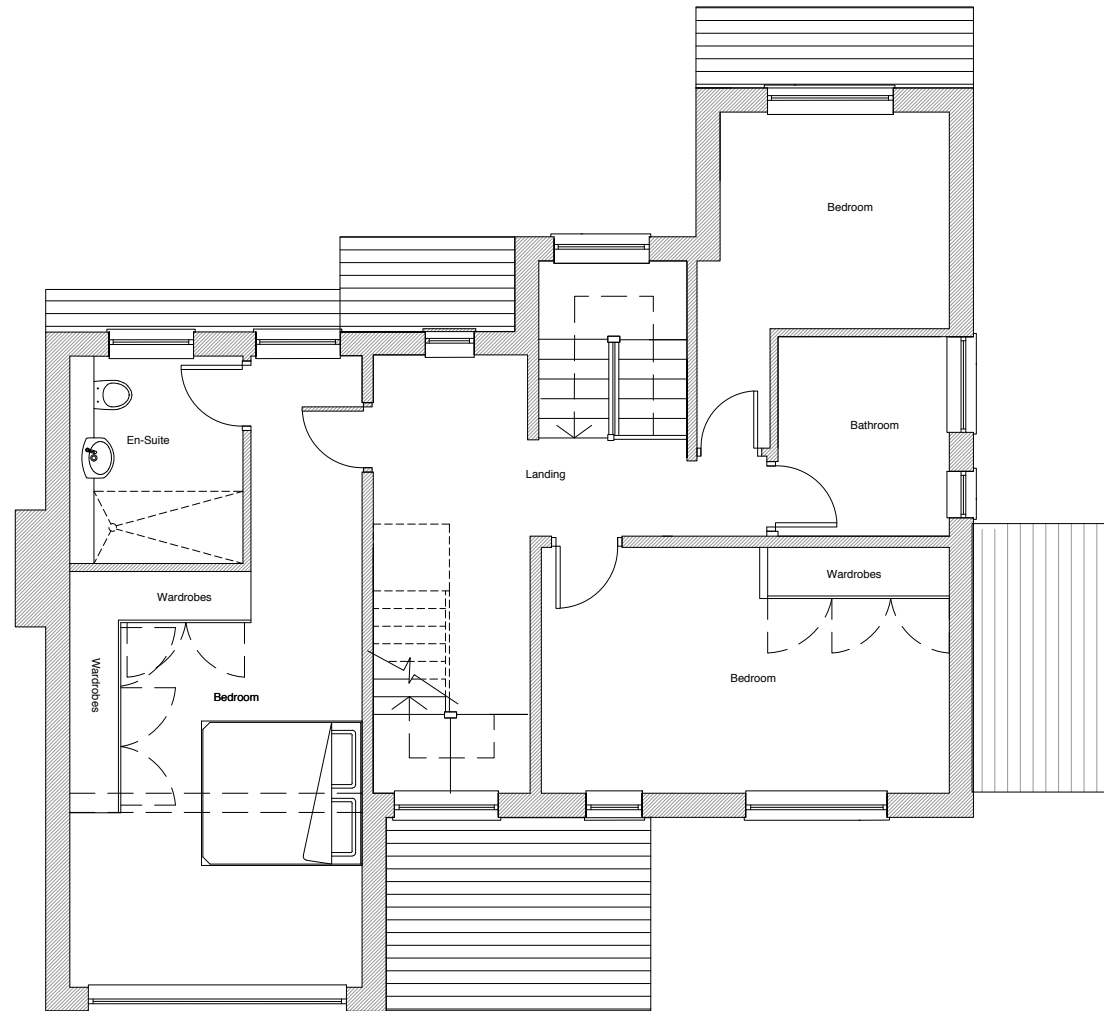
Ground Floor Plan ..

## 5.2. Proposals

### 5.2.1 Floor Plans

#### FIRST FLOOR:

- Two storey rear extension to create larger master bedroom.
- En-Suite to master bedroom at front of property.
- New stair to loft conversion, bedroom to be made smaller to accommodate stair, space to be incorporated into adjacent bedroom



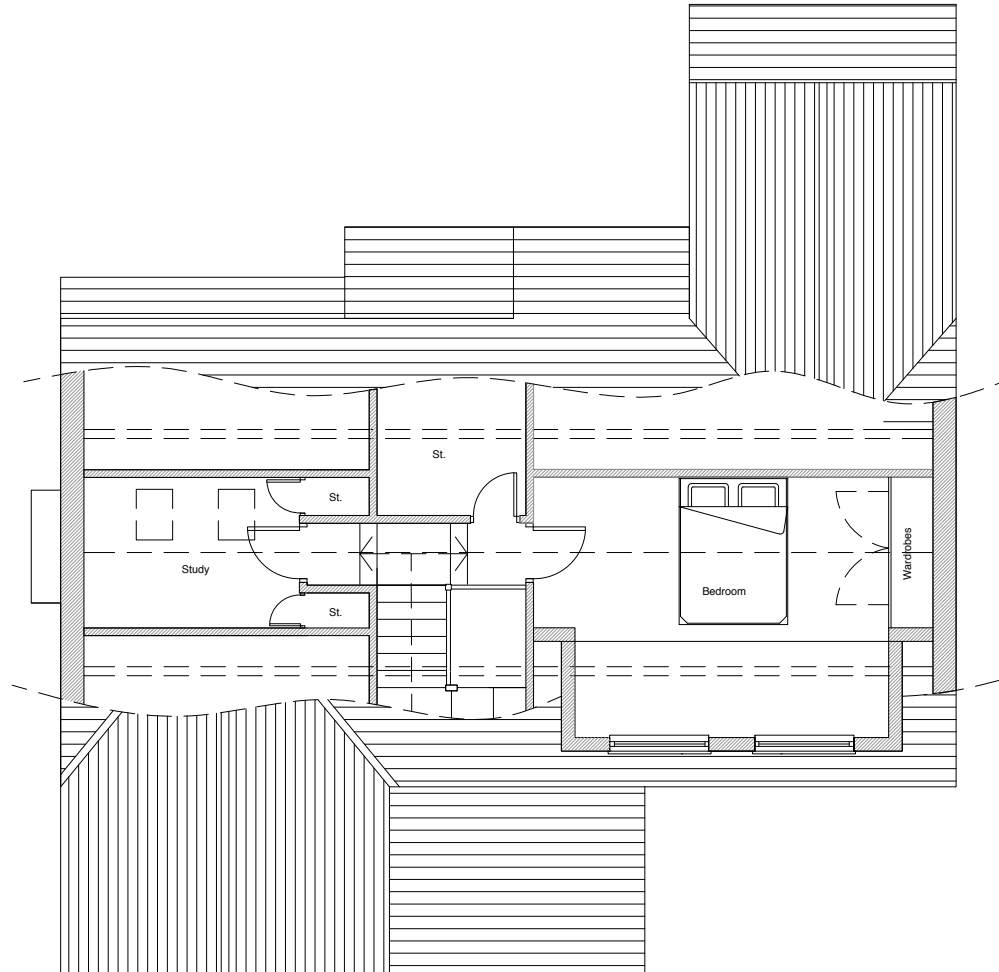
First Floor Plan



### 5.3.1 Floor Plans

#### SECOND FLOOR:

- Loft conversion to create new bedroom and office space.
- Dormer to the rear of the property to give greater ceiling height to new bedroom.



Second Floor Plan

5.3.2 External views



Rear elevation perspective

carvearchitecture.co.uk

info@carvearchitecture.co.uk  
0191 3759027

Please contact Carve Architecture  
for additional information

↳ info@carvearchitecture.co.uk  
0191 3759027

RIBA   
Chartered Practice

© Copyright. All Rights Reserved  
Carve Architecture