



DESIGN & ACCESS STATEMENT

Kilburn View, Murton Way, Osbaldwick, York, YO19 5UW

November 2023

Studio Tamacoco Architects
www.studiotamacoco.co.uk



DESIGN & ACCESS STATEMENT

1.00 Introduction:

1.01 This Design & Access Statement is issued to support the Householder Planning application concerning the proposed ground and first floor extension to the rear of Kilburn View, Murton Way.

2.00 Use:

2.01 Kilburn View and the application site is used for domestic residential purposes. The usage will not change as a result of this application.

3.00 Access:

3.01 The proposed alterations do not alter the current access arrangements.

4.00 Layout & Amount:

4.01 This application proposes the replacement of an existing conservatory with enlarged accommodation that will serve as an open plan dining and garden room. To achieve this, the internal ground floor area of the building is increased by 43.51m² from 92.07m² to 135.58m².

4.02 The kitchen layout will be reconfigured and include a small extension to the utility room at the side of the property. The utility extension accounts for 4.7m² of the total additional floor area proposed at ground floor level.

4.03 It is proposed to extend the first floor accommodation over part of the ground floor extension to increase the size of the master bedroom. There is currently 72.60m² of first floor accommodation. These proposals will increase the first-floor accommodation by 27.7m² to 100.34m².

5.00 Scale:

5.01 The ridge of the 2-storey rear extension is set approximately 300mm below the main ridge of the existing property and, therefore, avoids dominating the host structure. The ridge of the single storey extension steps down a further 2m and connects to the existing garage. In doing so the new construction is designed to create a deferential transition of scale between the existing house and the garage as illustrated in fig 1 – 3 below:

Fig 1 - Existing arrangement

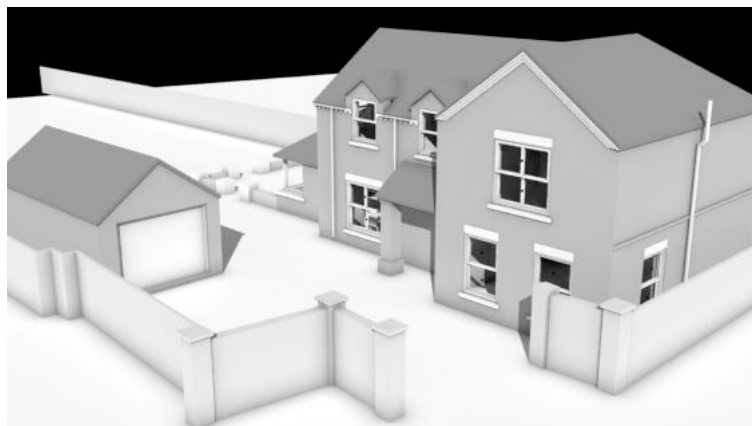


Fig 2 – The red line indicates the position, form and scale of the proposed extension

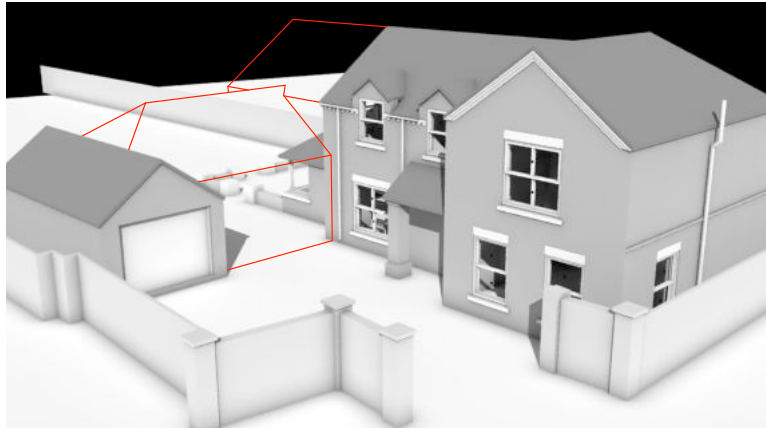


Fig 3 – The proposed extension demonstrates a 'differential transition of scale' between the two existing structures.



6.00 Appearance:

- 6.01 The proposals have been carefully designed to harmonise with the character of the host structure by adopting the same materials used for the external walls and roof covering. The same roof pitch as used on the host structure is proposed for the new construction and the traditional dentil-course brickwork at the eaves with soldier courses over windows are also reflected in the new work.
- 6.02 The rear elevation is designed with a more contemporary architectural treatment as it features fully glazed sliding doors to the garden room and bay window to the master bedroom at first floor level.
- 6.03 The glazing to the rear of the property is intended to offer the applicants a greater connection between their interior and exterior spaces. The simple and minimal detailing of the glazed elements complements the traditional brickwork and pantiles proposed for the walls and roof.
- 6.04 The property is set well back from the highway and is position behind Nos. 7, 9 & 11 Murton Way with a substantial boundary wall and gated entrance. As a result, Kilburn View and the application site are almost entirely concealed when viewed from the public highway.

7.00 Landscape:

7.01 The applicants have established a very attractive garden to the rear and all the external landscaping is maintained to a very high standard. The proposed extension will require the existing patio to be extended over a small area that is currently gravel. Other than this the landscaping will be unaltered.

8.00 Planning History & Policy:

8.01 It is understood that planning consent for Kilburn View was granted in 2007 and construction took place shortly after approval.

8.02 In 2011 planning permission was granted on appeal for a first floor extension and roof garden over the conservatory. The proposals contained in the 2011 application and subsequent non-material amendment application were never carried out.

8.03 This application has been prepared with reference to the following documents which provide relevant planning policy and guidance:-

8.04 National Planning Policy Framework July 2021 (NPPF)

- NPPF12 – Achieving well-designed places

City of York Local Plan 2017:

- The Local Plan **Policy GP1** 'Design' states that development proposals must "respect or enhance the local environment" and "be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area, using appropriate building materials".
- The Local Plan **Policy HE3** 'Conservation Area' states external alterations will only be permitted "where there is no adverse effect on the character and appearance of the area".
- The Local Plan **Policy HE7** 'Extensions' states that residential extensions will only be permitted where the design and materials are sympathetic to the main dwelling and the locality of the development; and the design and scale are appropriate in relation the main building; and there is no adverse effect on the amenity which neighbouring residents could reasonably expect to enjoy.

9.00 Summary:

9.01 We consider that the proposals contained in this application demonstrate compliance with the relevant national and local planning policy and that planning permission can be granted.



Studio Tamacoco Architects

The Danesmead Wing, 33 Fulford Cross, York, YO10 4PB
www.studiotamacoco.co.uk
07920 048 076