

DESIGN, ACCESS & HERITAGE STATEMENT

Site Address: 16 Main Street, Hotham, York, YO43 4UF

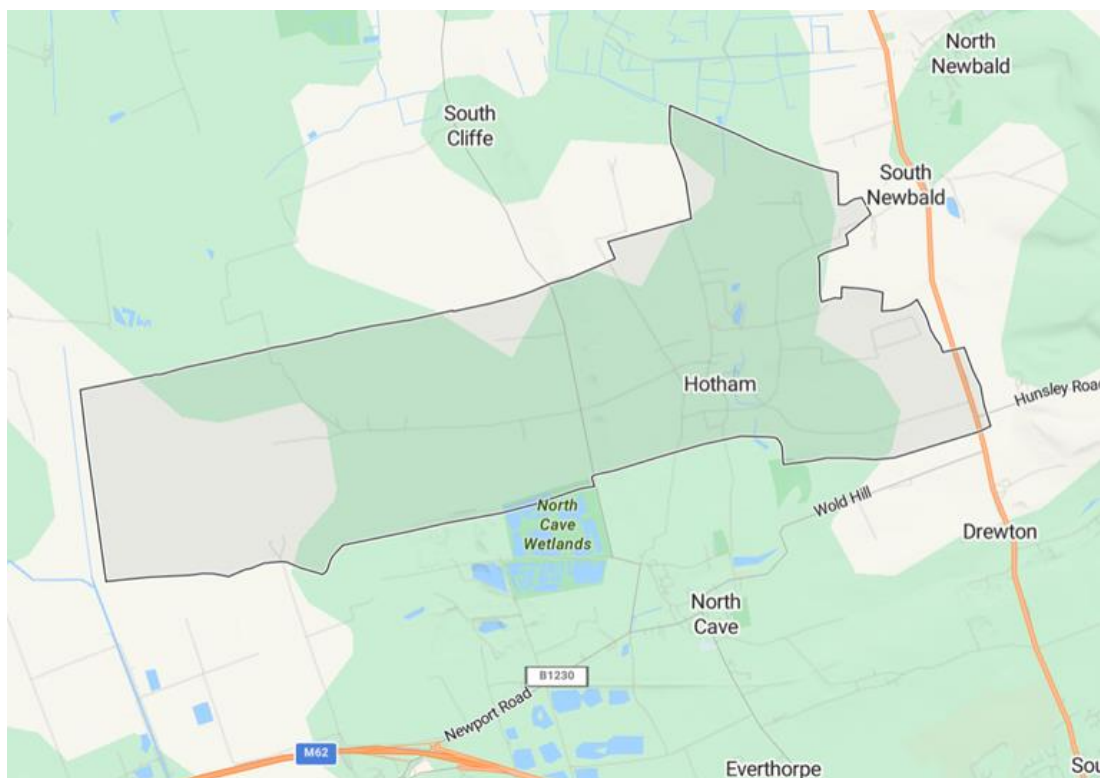
Proposal: Erection of a detached timber outbuilding

Introduction: The applicant seeks to erect two timber outbuildings in the rear garden which will be used as leisure space; the use of which will be incidental to enjoyment of the main dwelling house.

Introduction:

In line with the guidance contained in the National Planning Policy Framework (NPPF), this section describes the significance of the relevant 'heritage asset' affected by the proposed development and assesses any potential impacts of the development on the significance of this heritage asset.

The heritage asset in this case is the conservation area of the village of Hotham.



The village of Hotham, York

Designation Summary:

16 Main Street is a residential street in the village of Hotham, York. Main Street is predominantly detached properties.

Responsibility for Planning Permission lies with East Riding of Yorkshire Council.

The property is within a pleasant location and the applicant has been mindful to respect the architectural nature of nearby properties with a stylish Suffolk Barn Garden rooms with a dual pitched roofline and glazed gable features.

The village of Hotham conservation area in York showcases the captivating beauty of historical architecture and natural surroundings. Nestled within the serene ambiance of York, Hotham boasts a unique blend of heritage homes, quaint cobbled streets, and delightful green spaces. This conservation area is a testament to preserving the rich history and cultural significance of the village, offering residents and visitors alike an authentic experience of York's past. With its well-preserved buildings, charming village atmosphere, and picturesque landscapes, Hotham conservation area holds a special place in the heart of York, inviting exploration and a deep appreciation for its timeless character.



Approximate aerial view of site, proposed building in red. Exact location detailed in BLOCK PLANS.

Effect of the proposal on the character & appearance of the area:

The new building will be located in the rear garden and will not be visible from the road.

The new building will not block any light, it will not impact any rights of way or access to this or any other properties.



Street scene



Access to rear garden



Rear garden looking onto the main property (Proposed build site for both garden rooms)



Computer generated images of proposed garden rooms (not to scale)

Design of the building – Scale, Bulk, Design Approach:

Designed and manufactured in Suffolk, the building has a low-key design to blend in with its surroundings and will be thoroughly in keeping with the property and the area.

Range & Size: Suffolk Barn 6.4m x 3.2m

Internal measurements 6401mm x 3188mm (20.4sq metres)

Ceiling height of 2825mm at the highest point

External measurements 6671mm x 3458mm

Roof height of 3158mm

Access to the building is via a simple set of glazed double doors.

Walls: Elevated and insulated floor on 150mm joists with T&G flooring over. External walls are clad in external grade MDF and all timbers are stained and fully treated with long-life (Flood) wall coating. 15mm MDF substrate internal walls and ceiling with white silk finish. 40mm - 45mm foil faced polyisocyanurate insulation is used throughout all walls, ceiling & floor.

EXTERIOR COLOUR = SHALE (blue).

Windows: Black UPVC exterior with white interior windows throughout. Double glazed with low-e coating. 28mm sealed units, night vent, key operated window locks with multipoint locking. Friction stay hinges.

Doors: Double doors. Black UPVC exterior with white interior. Double glazed with toughened glass 28mm sealed units. Multipoint Locking. Right leaf as master opening outwards.

Roof: Traditional dual pitched roof with exposed rafters and a glazed gable end on the front elevation. Black bitumen shingles with black fascia – Ridgeline running front to back. Guttering fixed to rear with downpipes positioned to ground.

Computer generated image: *to specification but not to scale*



Range & Size: Suffolk Barn 6.9m x 4.3m

Internal measurements 6927mm x 4259mm (29.5sq metres)
Ceiling height of 2813mm at the highest point

External measurements 7197mm x 4529mm
Roof height of 3146mm

Access to the building is via a simple set of glazed double doors.

Walls: Elevated and insulated floor on 150mm joists with T&G flooring over. External walls are clad in external grade MDF and all timbers are stained and fully treated with long-life (Flood) wall coating. 15mm MDF substrate internal walls and ceiling with white silk finish. 40mm - 45mm foil faced polyisocyanurate insulation is used throughout all walls, ceiling & floor.

EXTERIOR COLOUR = Flood Black.

Windows: Black UPVC exterior with white interior windows throughout. Double glazed with low-e coating. 28mm sealed units, night vent, key operated window locks with multipoint locking. Friction stay hinges.

Doors: Double doors. Black UPVC exterior with white interior. Double glazed with toughened glass 28mm sealed units. Multipoint Locking. Right leaf as master opening outwards.

Roof: Traditional dual pitched roof with exposed rafters and a glazed gable end on the front elevation. Black bitumen shingles with black fascia – Ridgeline running front to back. Guttering fixed to rear with downpipes positioned to ground.

Computer generated image: *to specification but not to scale*



All SMART buildings are modular which means that they can be installed on site in a matter of just a few days, rather than weeks.

All SMART buildings can be deconstructed and moved and are therefore not considered as permanent structures.

Rainwater Mitigation



The garden room is going to be sited upon galvanised steel ground screws.

The top of the screws will be installed flush to the ground level as indicated in the image, and the garden building will therefore be sited above ground level.



The garden building will be installed with guttering to the lower edges of the pitched roof (both sides) with a downpipe to the ground.

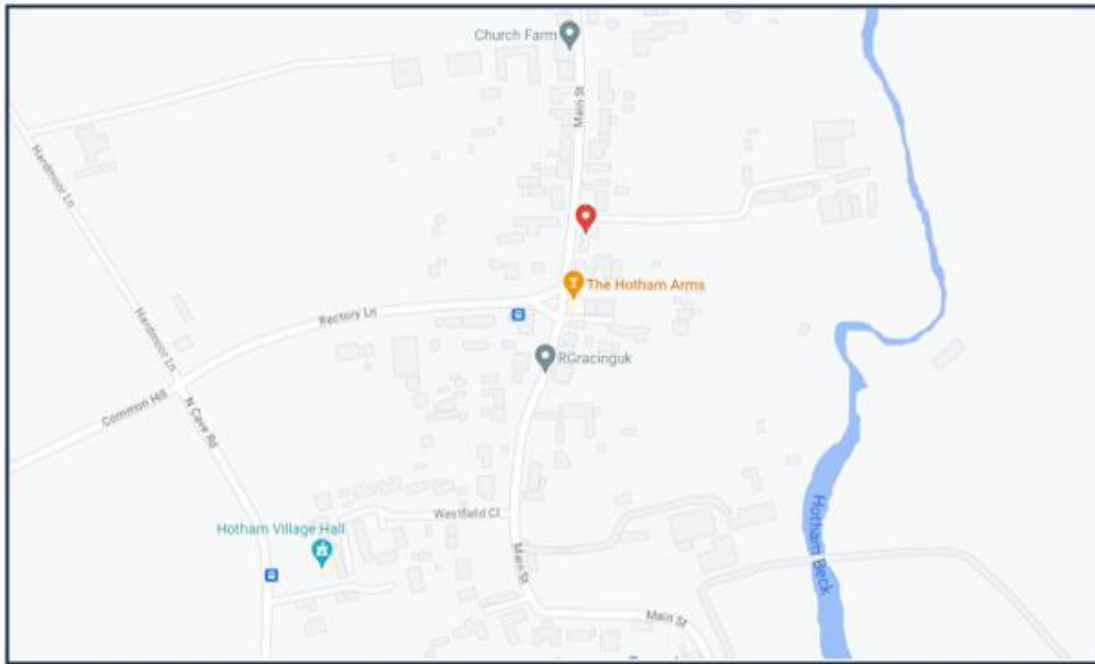


Amenity of neighbouring occupiers:

The size, height and outlook of the structure prevent it giving rise to any residential amenity concerns in relation to privacy, overlooking or daylight and sunlight.

The rear garden is bordered by fencing on all sides, where the established trees and substantial shrubbery shield the site from view.

The rear garden backs onto a large open green so is not directly overlooked.



Most of the neighbouring properties have installed outbuildings in their rear gardens, of different sizes, heights and designs.

The structure is therefore considered to be acceptable with regards to the amenity of neighbouring occupiers.

Effect on trees and landscape / Biodiversity:

The proposal of this small and well-designed ancillary garden structure has no impact on trees of amenity value, nor does it unacceptably affect the landscape or biodiversity value of the property's garden.

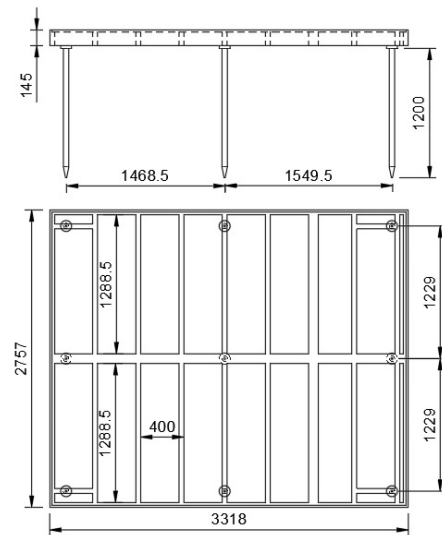
The building will be installed on a ground screw base consisting of galvanised steel ground screws topped with a timber base frame, which is extremely quick to install and the least intrusive method to surrounding vegetation, especially tree roots.



Ground screw cross section and plan:

Screws are placed at approx. 1.5m apart.

NB: This is for reference only and does not reflect the size of building in this application.



Conclusion:

The proposed garden room will provide an impressive leisure space in the garden of the property providing additional useable space, independently to the main house. The structure has been carefully designed to respect the character, form, scale, and materials of the property and surrounding area.

Due to its unique design, it will provide a visually stunning outbuilding available to the applicant for all year round.

It is therefore considered that the proposal will have no harmful effect on the character and appearance of the conservation area guidelines, which will be preserved. Nor is it considered to adversely affect the setting of nearby listed buildings.