

DESIGN AND ACCESS STATEMENT

Proposed construction of two apartments to the rear 25 Haley's Terrace, York YO31 8SB

1 INTRODUCTION

This report has been prepared to support a full planning application in relation to the site outlined in red on the location plan. The site address is land overlooking the river Foss, to the rear of 25 Haley's Terrace, York YO31 8SB

2 THE SITE

The site is to the rear of what is at present a motorcycle shop and is proposed under separate application to be a dental surgery. The existing rear area is a single storey motorcycle showroom. To the East is an area of land semi derelict and only used for storage, but with views to the North overlooking the river Foss with its footpath walk along its edge. Slightly further to the East is Yearsley Bridge, from which you get a slightly raised vantage point of the site. At present an area of badly maintained access steps and grass bank, unsightly dumping area for rubbish and graffiti.

As identified in previous planning applications, the site falls within Flood Zone 3a on the Environment Agencies flood maps.

2 THE PROPOSAL

The proposal is an attempt to improve the area of land and make better use of the site. The views into the Foss are attractive but go unseen, the lack of visual oversight has allowed it to deteriorate as vandalism and undermanagement goes unreported.

The flood zone 3a impact makes use of the ground floor area for domestic accommodation impossible, only useable for bins and cycles. So what presently is a single story commercial use becomes an expansion of the floodable zone, reducing the impact on other dwellings in the vicinity.

New first floor accommodation will be 2.6 m above the existing ground level, well above any foreseeable flood level even allowing the 600 mm above maximum future forecast. The access to the entry stairs will be a flood proof door and all the new stair access walls will be made watertight.

As the flooding is a geological so groundwater or fluvial based, then it is relatively slow to rise, so ample warning can be given. Not surge based, due to tidal movement or a tidal bore that would be quicker to rise so more dangerous. If on an alert list the accommodation can be vacated in times of potential flooding.

Additionally flood sensors would be fitted within 1m of the existing ground level, this would give a secondary means of alert. As modern alerts are normally mobile phone based, then should there be a network failure an audible alarm would be vital.

The scale and massing of the development is discreet yet compatible with the surrounding area, taking advantage of the open spaces to the North out over the river.

The proposal seeks to utilise the land appropriately, and to introduce a fresh development which will have an overall enhancing effect.

3 THE DESIGN

The development takes on a simple river side or canal side appearance, each with glazed face onto a terrace. The terrace with glazed balustrade looking out over the river.

Internally creating a multifunctional room that with its open plan dining, kitchen and living space, bedrooms and bathroom for modern living.

Access is at ground floor level, this is to be remotely accessible from apartment at the first floor, by using video links and remote door release, security can be maintained.

External walls will be finished with a matching brick, also a tiled roof to allow it to blend in with the existing building.

Windows and all rainwater goods will be in powder coated aluminium, the balustrading will be glass/stainless steel, with timber privacy screens.

The under-croft ground floor area will be screened at high level to give cross ventilation, the screens are perforated to allow water movement yet retain security.

4 SUSTAINABILITY

The scheme has been designed to include a range of sustainability measures which will reduce the impact on the environment from the scheme in general but also help to reduce running costs to the proposed occupants.

This will be achieved by increasing the thermal performance of the building fabric along with enhanced construction details to achieve high levels of air tightness and controlled ventilation. It is intended that the carbon emissions are 28% below Building Regulation requirements (part L 2013). This will be achieved by an airtight construction, high levels of insulation triple glazing with a super-efficient heating system. The windows are less than 12% of the floor area, and far less than the recommendation to achieve optimum heat retention.

Where specified, appliances provided will be A+ or A rated, also 100% of internal and external light fittings will be energy efficient within each dwelling.

The development will incorporate a range of water efficiency measures to help reduce the internal potable water consumption, aiming to be less than 105 litres/person/day, equivalent to the water consumption level of Code for Sustainable Homes Level 4 rated dwellings. This will be achieved through the use of practical water efficient fittings, such as low flow cisterns, water restrictors, aerated spray taps and showers, low volume bath tubs and water metering.

Occupants of the dwelling will be encouraged to reduce their waste through the provision of external waste recycling bins for the collection of at least 3 types of recyclable waste in addition to general non-recyclable waste storage.

The site is within a sustainable location and local facilities are easily accessible by bicycle or within walking distance and the development is served by appropriate footpath links and bus networks into York City Centre.

It is concluded that the proposal has at its core the principles of sustainable development and should be allowed to proceed with the knowledge that in any event of the property being at risk from flooding it would be successfully managed.

5 FOUL AND SURFACE WATER

With permission from Yorkshire Water it is anticipated that foul water would be discharged to a foul water sewer.

With respect to surface water and subject to agreement with Yorkshire Water it is anticipated that runoff would be to a surface water sewer both sharing access to the existing connections.

6 FLOOD RISK ASSESSMENT

The application site lies within the settlement limit (York North) and within Flood Zone 3a at risk from flooding.

The flood risk assessment determines that the site can be developed with mitigation measures to ensure the finished floor levels of the dwelling are set well above the predicted 1 in 100 year level.

7 PARKING

The site being in flood zone 3a, even if parking on site was achievable it would not be viable, should a vehicle be in-situ during a flood event the potential damage it could cause could be in construction terms could be catastrophic.

The parking requirement is for two vehicles so visitors would be utilising on street parking. Its close proximity to the city centre and within 100 m of the York Cycle Route Outer Hub the proposal could easily function as a vehicle free use.

Extract of York Cycleways Map



