

Vincent & Partners

Heritage, Design and Access Statement

Ref: 23-032_D&A

At:

75 Gillygate, York YO31 7EA

For:

Full Planning Application

Introduction

This supporting statement is prepared as part of the submission of proposals for the change of use and conversion of an existing two storey office building into 5no. studio apartments at 75 Gillygate, York.

Heritage

75 Gillygate is a two storey painted brick corner property bounding Claremont Terrace built in the late 19th Century. The property may have had a forecourt originally however the boundary walls have long since disappeared and the area is tarmaced. The property is within the character area 5 of the York central historic core conservation area and is bounded by the Salvation Army Citadel to the rear (south west) and a substantial three storey residential property No. 35 Claremont Terrace to the side (north west). It is noted that Claremont terrace is a street that the conservation department have noted as having its character threatened by uncontrolled alteration, however No. 75 Gillygate has already suffered damage from its previous conversion into retail/office use with the wholesale removal of the ground floor external walls.

The proposed alterations seek to provide for the rebuilding of the ground floor walls with appropriate window and door openings and altered openings at first floor with new floors, new stair and attic conversion. The footprint of the building will remain unchanged. The windows are to be in black upvc with central transom and top hung casements to reflect the pattern of sash and casement windows along the terrace. The entirety of the façade is to be finished in an off white render as an improved finish to a painted brick.

A new forecourted area is to be formed in buff brickwork to match the existing street with a stone coping detail and black wrought iron access gate to the bin and cycle area.

Amount, Layout and Scale

Gillygate has a rich and diverse mix of housing stock, ranging from bed-sits, through to flats above shops and larger town houses. The area has a large social mix of students, tourists and resident families. The proposed change of use from offices to 5no. studio flats is appropriate in terms of density, layout and scale. It is unknown what the original use of the building was, however it is highly likely that it was built as a mixed use unit with commercial use to the ground floor and a flat above.

Landscape

There is currently no vegetation or amenity space for the building, however it is proposed to build a boundary wall to form a forecourted area where bins and recycling will be housed together with provision for cycle parking. No provision is made for car parking, albeit there is on street parking available with a permit.

Appearance

The proposed building is to have an off white render finish to improve upon the existing white painted brickwork, existing grey slate roof is to be retained with the addition of grey rooflights and provision of new black Upvc windows and composite doors. Windows at ground floor level are to have the lower lights in obscure glazing to give privacy to the occupants. The timber/lead cornice is to be retained, repaired and painted black.

Access

Two new access doors are to be provided, one giving access to a communal staircase giving access to 4no. studio flats. Level access is difficult to achieve due to the existing retained floor level and topography. The existing access is to be blocked up and non-compliant stair removed. The property is a 5 minute walk into the town centre.

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Noise Pollution

The property sits on a very busy road junction with inherent issues with noise and traffic pollution, however there are properties on all sides of the junction that are for residential use. It is intended that all windows will be double glazed with a laminated outer pane to provide an improved sound reduction level.

Flood Risk

There is no additional impact on surface water and a relatively minor additional foul water load, the site is not at risk from flooding (Zone 1). New drainage connections will be made into the existing manhole housed within the boundary on Claremont terrace.

Contamination

The change of use and provision of new floors will not affect the existing ground floor structure, which comprises of suspended timber. Any new drainage will be housed within the floor void with ground being disturbed outboard the curtilage of the building.