

Design and Access Statement

Proposed Extension at No 5 Water End Clifton York YO30 6LL

The proposed application is for a side extension at No5 Water End.

The house is on the south eastern side of Water End, on the corner of Greencliffe Drive, and very close to Clifton Green.



Site Photo

The existing dwelling is a detached dwelling with a hipped roof with an extension and a new garage with a pitched roof to the rear, which is under construction.

The house has a well established garden to the front and side. The house is well screened with a high hedge running from Water Lane and around the corner to Greencliffe Drive and has a large mature tree on the corner of Water Lane and Greencliffe Drive. Access to the garage is from Greencliffe Drive. The house is lower than the road level of Greencliffe Drive by about 300mm, which rises up approximately 1.5m to the bend in the road by Clifton Croft with the houses stepping forwards as the road rises and curves.

The house is of traditional construction with brick walls with a rosemary tiled roof and Crittall windows which are mainly set in a timber frame within the brickwork openings.



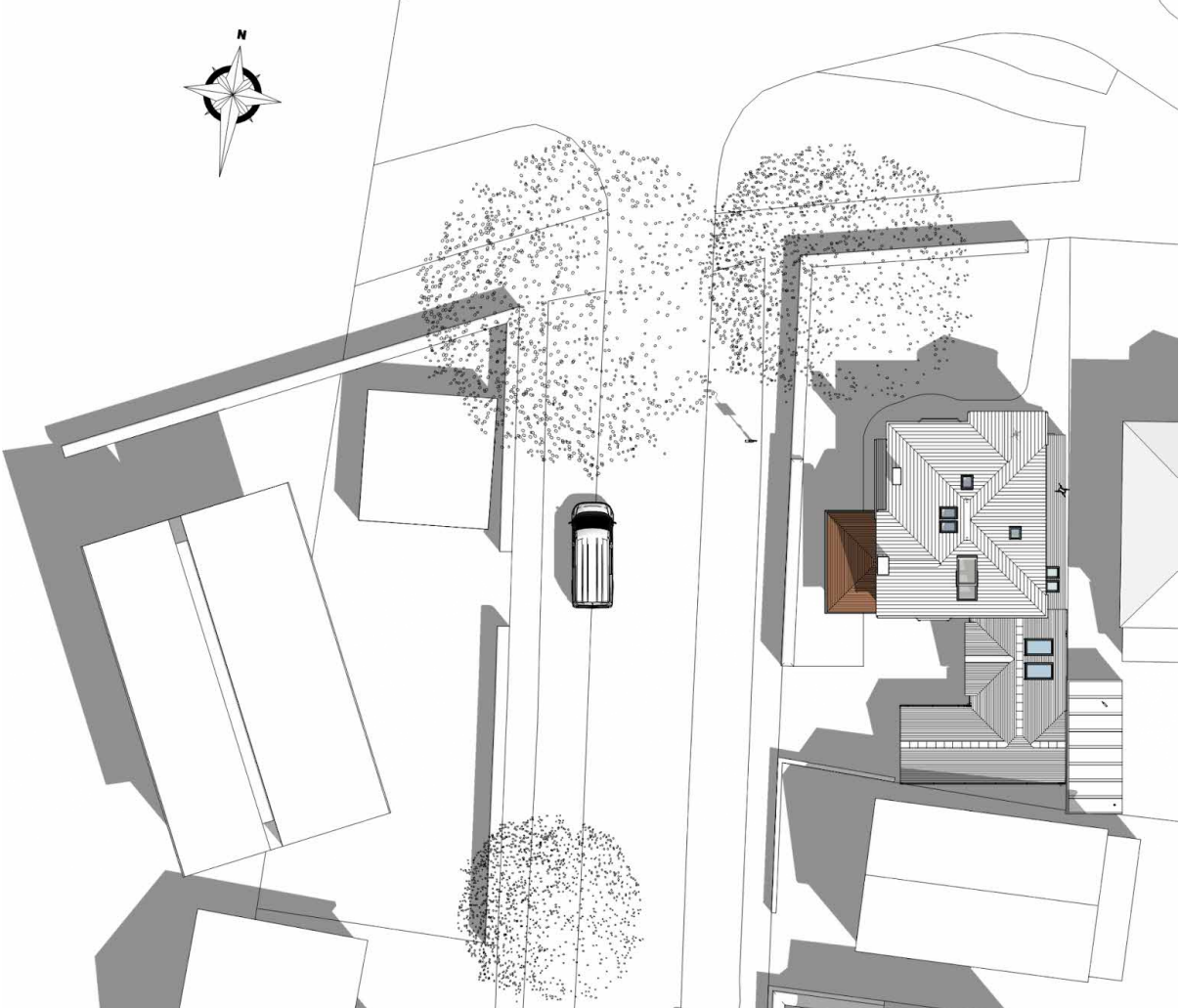
View from Greencliffe Drive

The proposal is for a single story extension to the Greencliffe Drive side of the property. The extension is 2.35m wide and 4.15m long, and 2.35m to the eaves with a hipped roof with a pitch of 35 degrees. The roof is finished in rosemary tiles to match the existing with a fascia board over hanging the wall line by 200mm with cast iron gutter and downpipe. The walls are brickwork to 630mm above finished floor level with a tiled cill on a brick on end course of bricks. Above the brickwork is glazing to match the existing on the north and western elevations with sliding folding doors on the south elevation.



The design aims to be sympathetic to the existing dwelling and with the neighbouring buildings using existing forms and materials.

Perspective and Plan

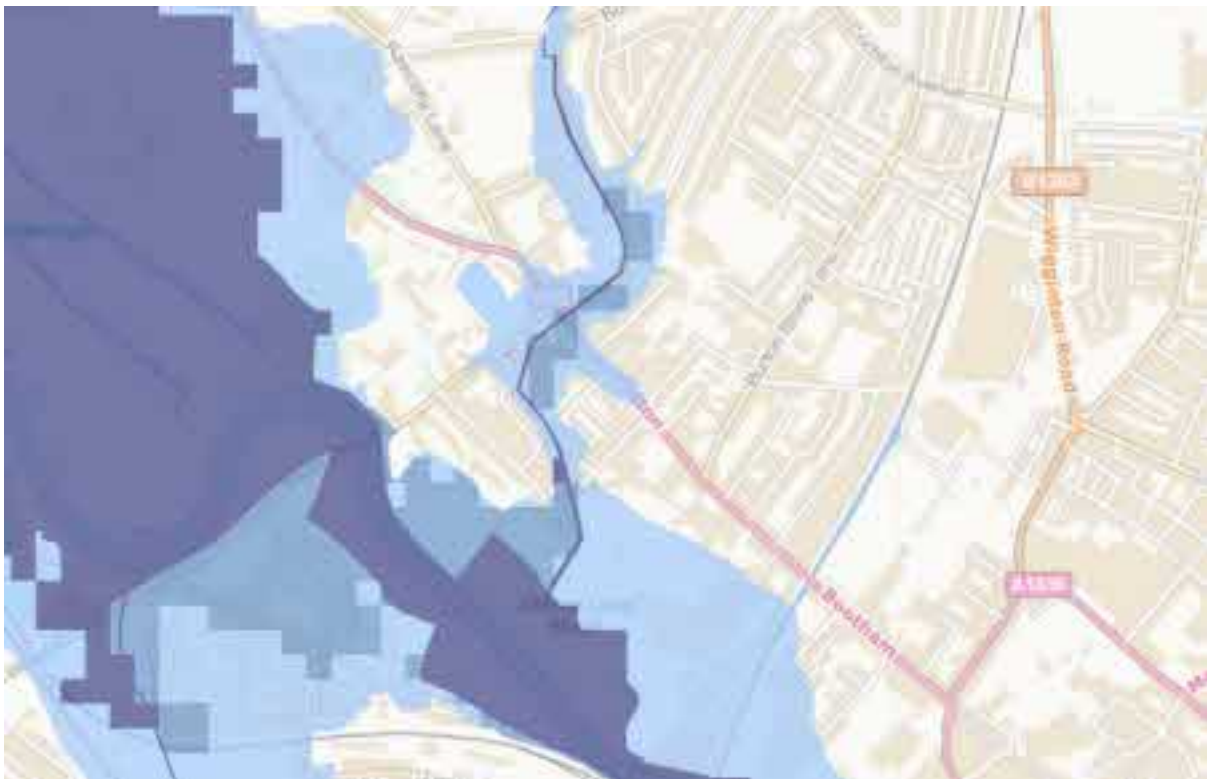


Planning History

The relevant planning history to the house an extension was previously approved Ref 23/00589/FUL on 6th June 23 which is currently under construction, a replacement garage Ref No 22/01267/FUL and a previous extension approved in September 2022 and a single story extension ref No 16/01549/FUL which was approved in November 2016.

Flood Risk Assessment

The house is in a Flood Zone 2, there is no anecdotal evidence of recent flooding on this site, it would appear to be low risk to rebuild the garage. The floor slab is to be concrete with a minimum depth of 150mm and to have a damp proof membrane and damp proof course. The walls are to have either engineering bricks or pressed facing bricks below dpc level using mortar of a 1:3 cement sand ratio. Any electrical sockets or switches to be a minimum of 450mm above finished floor level.



Access will be up the existing driveway from Water End. Disabled access will comply with Part M of the building regulations. The site is well served by public transport and is walking distance of the city centre

