

Design and Access Statement
23 Shipton Road
York

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1.0 Summary of Project Details

Project Address: 23 Shipton Road, York
North Yorkshire, YO30 5RE

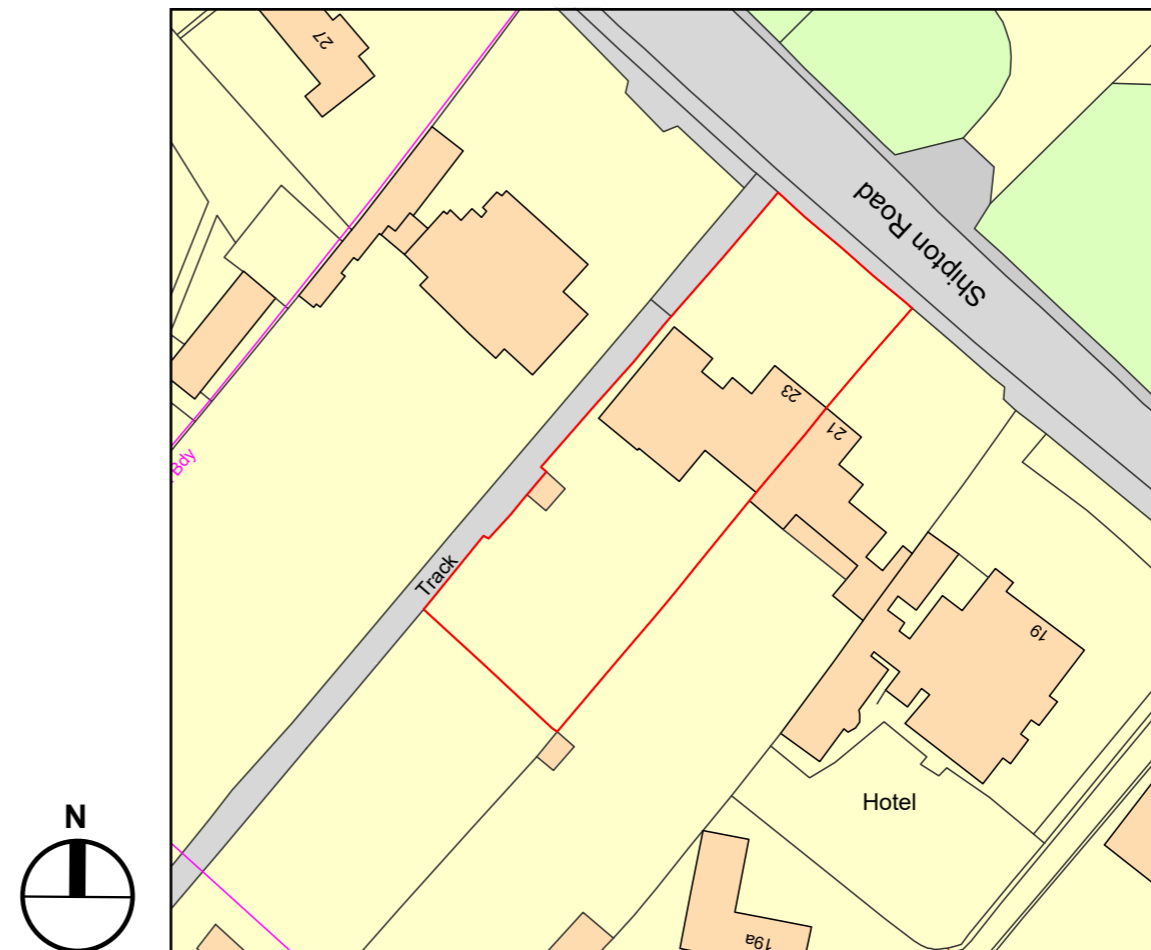
Local Authority: City of York

Client: Neil Wagstaff

Planning Reference: Listed Building Consent

Designation Status: Grade II
List Entry: 1256626

Conservation Area: Clifton Conservation Area



— Proposed site of development

Fig.1: Site Location Plan (NTS)

2.0 Introduction

2.1 This Design & Access Statement has been prepared by Mass Architecture on behalf of Neil Wagstaff to support a Listed Building Consent Application to install a glazed canopy at the rear of a Grade II listed dwelling at 23 Shipton Road, York, which is a semi-detached Victorian property within the Clifton Conservation Area. The proposed scheme consists of the installation of a glazed canopy and supporting structure to the rear of a Grade II listed house, replacing a retractable awning. The canopy will provide a seating area protected from inclement weather for the property owners.

3.0 Use

3.1 The property is Grade II Listed and was constructed in 1856 as a house. It has remained in residential use throughout its history. It is not proposed to change this current residential use.

4.0 Amount

4.1 There will be no loss or gain of floor space as a result of these proposals.

5.0 Layout

5.1 There will be no alterations to the layout as a result of these proposals.

6.0 Scale

6.1 No alteration to the scale of the application site is proposed.

7.0 Appearance

7.1 Generally, the external appearance of the original property will not be altered. The proposed development includes removing a modern retractable awning and replacing this with a bespoke glass and polyester powder coated steel frame. The installation will take place to the rear of the property and be fixed to a modern extension of the heritage assets. The canopy will only be viewable from the rear garden of the property and cannot be seen from any point within the Conservation Area.

8.0 Access

8.1 No alteration is proposed to the access arrangements of the property.



Aerial image of 23 Shipton Road



Rear elevation looking towards kitchen/dining area



Rear elevation looking towards reception rooms; the retractable awning is visible above the door and window



Rear elevation looking towards boundary with 21 Shipton Road