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DESIGN AND ACCESS STATEMENT

26 Lycett Road

York

YO24 1NB

October 2023

Job No. 104

1 Introduction

This statement is hereby presented to accompany a planning application seeking approval for the removal of an existing attached garage/store and the subsequent extension of a new side and rear extension at the property located at 26 Lycett Road in York.

2 Assessment



(image: Google Maps)

2.1 Site Context

The site is a semi-detached property on Lycett Road in York, offering a view of the road. It is part of a wider residential neighbourhood. It is not listed nor in conservation area restrictions.

2.3 Physical context

The property comprises red brick elevations with a pantiled roof. The attached garage is of matching brick with a flat roof. The property still has most of its original stained glass windows both externally and internally.



3 Use

3.1 Existing use

Presently, the house functions as a two-and-a-half-bedroom dwelling. One of the bedrooms has been repurposed as a home office to meet the demands of remote work. The kitchen is small and dark, and there is limited space for a utility area.

The garage is of poor construction, and is too small to accommodate any cars.

3.2 Proposed use

The proposed design encompasses the demolition and reconstruction of the current side extension garage, along with an extension to the rear kitchen, which will transform it into a more spacious and functional kitchen-diner. In addition to the kitchen-diner expansion, the new side extension will introduce a versatile workshop/cycle storage area and a sunroom/guest bedroom, enhancing the home's adaptability and functionality. Furthermore, the plan includes the addition of a utility room and a shower room within the side extension, addressing practical needs.

An essential feature of the redesign is the incorporation of abundant natural light and ventilation. Sliding doors and generously sized rooflights will ensure a well-illuminated and airy environment within the open plan kitchen, diner, and lounge areas, contributing to a comfortable and inviting living space.

A green roof has been added to the rear part of the extension in order to reduce rainwater runoff and improve biodiversity.

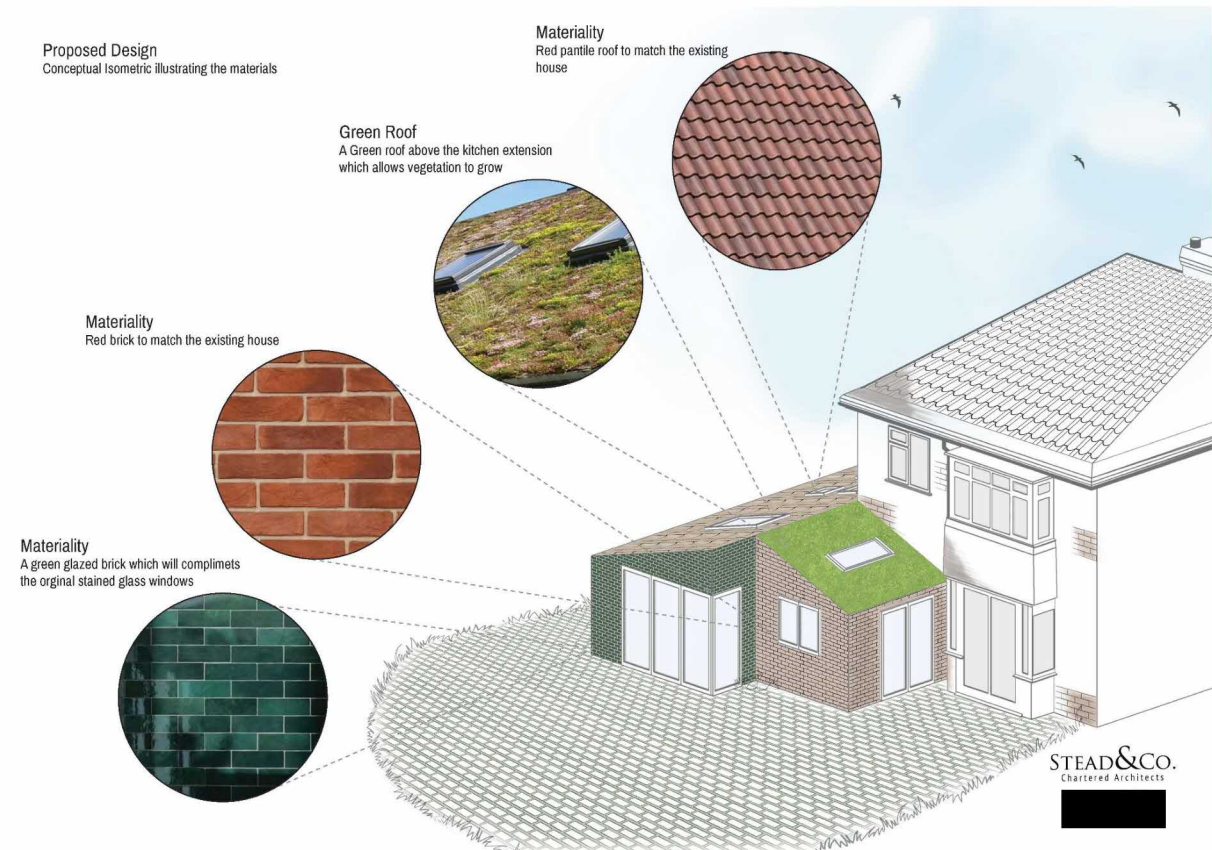
4 SCALE

The scale of the extension is proportional to that of the host property, and is in keeping with similar side and rear extensions along the whole street. Both the side and rear extension are single storey and remain subservient to the house.

5 APPEARANCE

5.1 Materials

The front of the side extension will be brick to match existing with a coordinating pantile roof. However, a slightly different approach has been taken to the rear, with part of the extension being constructed in glazed green brick. This choice of material has been inspired by the stained glass windows, and to complement the redness of the existing brick. Glazed bricks have a joyful feel in the sun, but also look vibrant in the rain.



5.2 Roof

The pitched roof comprises pantiles, in keeping with the existing roof style. The rear part of the roof is to be a green roof. The roof doesn't match that of the existing in terms of pitch in order to allow for internal headroom to be maximised. This is consistent with all the similar extensions down the street.



5.3 Windows and doors.

New windows are to be white aluminium to match the existing.

7 LANDSCAPING/SITE

The proposed design entails a rear extension that extends into the garden by 4 metres. The garden is long and the proposed rear extension does not affect the amenity space.

8 ACCESS

The addition of a ground floor WC and flexible garden room/guest bedroom improves the level of accessibility and future proofs the home.

8.1 Car Parking

There are no changes to the existing car parking.

9 SECURITY AND CRIME

The proposed windows and doors will meet the current Building Regulations for security and will contribute to a safe home.