

DESIGN AND ACCESS STATEMENT

Proposed New House

Cedar House

29 Station Road

Haxby,

York

1. Introduction

Section 42 of the Planning and Compulsory Purchase Act 2004 requires a statement covering design concepts and principles and access issues to be submitted with an application for planning permission. Guidance on the contents is provided in Section 3 of DCLG Circular 1/2006.

Brierley Groom LLP has been instructed by Mr & Mrs Lee to prepare detailed design proposals in support of a Planning Application to divide their existing property to form a new semi detached dwelling on the site to the rear of Cedar house 29 Station Road, Copmanthorpe York as detailed on the drawings.

This application is supported by the following plans and documents that should be read in conjunction with this document:-

- Proposed Block Plan 1:500
- Location Plan 1:1250
- Proposed Elevations & Floor Plan 1:100
- Site plan as existing 1:100
- Proposed site plan 1:100

2. Site Evaluation

The new dwelling and garden are in the grounds of 29 Station Road, Haxby York and would be accessed from the existing drive that our Client owns. Provision has been made for vehicles to pass in the existing lane.

The site currently is domestic curtilage to No. 29 Station Road. The site is relatively flat.

Existing site plan

The site plan as existing accurately records existing boundaries, trees, hedges and other landscape features..

Analysis

It is felt that they proposed development will have the following positive contributions to the site:

- The siting, orientation, layout preserves views into and out of the site, and features that contribute to the character and quality of the local environment will not be lost.
- The scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of adjoining occupiers.

- A high standard of design detailing has been used which complements that of the local vernacular.
- Adequate provision for storage and waste management facilities has been made.
- Good quality sustainable design and construction techniques are incorporated in the development including measures to minimise energy use and where possible use energy from renewable sources.
- The design takes account of the safety, security and access needs for all potential users of the development and provides car parking provision in line with the standards adopted by the Authority.

We believe that redevelopment of this site will bring a positive contribution to the local environment.

3. Design Statement

Design Concept

The design concept adopted for this site has been to:

- To develop the site in such a way that the new building compliments its environment.
- Respond to the scale, massing and detail of the existing buildings, whilst providing a dwelling that caters for today's high standards of living
- To maintain the character of the village whilst providing a flexible and functional dwelling that meets today and future requirements and allows the building to harmonise with its surrounding landscape without affecting

The dwelling has adequate gardens to three sides, Low roof heights, a high quality architectural design, the highest quality materials suitable for the environment around them this proposal does not dominate the site & is perfectly acceptable & adheres to Planning Policy.

The development has been designed ensuring that it is in harmony with the existing landscape features.

4. Planning Policy Justification

National Planning Policy Framework (General) - There is a presumption in favour of sustainable development which, for decision-taking, means approving without delay development proposals that accord with the development plan. Where the development plan is absent, silent or relevant policies are out of date, planning permission should be granted unless: (1) any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or (2) specific policies in the Framework indicate development should be restricted (paragraph 14). Local planning authorities should seek to approve applications for sustainable development where possible and work with applicants to secure developments that improve the economic, social and environmental conditions of the area.

National Planning Policy Framework (Design) – Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

National Planning Policy Framework (Housing) – Local planning authorities should deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

National Planning Policy Framework (Sport and Open Space) - Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the

assessments should be used to determine what open space, sports and recreational provision is required.

National Planning Policy Framework (Flood Risk) – Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

The City of York Development Control Local Plan was approved for development control purposes in April 2005. Its policies are material considerations although their weight is limited except where in accordance with the NPPF. The following local plan policies are still applicable:

GP1 - Development proposals should be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and local character; respect or enhance the local environment; provide/protect amenity space; protect residential amenity; accord with sustainable design principles; include refuse facilities; and include, where appropriate, landscaping.

GP4a - All proposals should have regard to the principles of sustainable development, including accessibility by means other than the private car.

H4a - Permission will be granted for new housing development on land within the urban area providing: it is vacant/derelict/underused or involves infilling, redevelopment or conversion; has good access to jobs, shops and services by non-car modes; and, is of an appropriate scale and density to surrounding development and would not have a detrimental impact on existing landscape features.

GP10 - Planning permission will only be granted for the sub-division of garden areas or infilling to provide new development where this would not be detrimental to the character and amenity of the local environment.

GP15a – Discharges from new development should not exceed the capacity of existing and proposed receiving sewers and watercourses and long-term run-off from development sites should always be less than the level of pre-development rainfall run-off.

T4 - Seeks to promote cycling and states that all new development should provide storage for cycles in accordance with the standards in appendix E of the Local Plan.

L1c - Requires that all housing sites make provision for the open space needs of future occupiers. For sites of less than 10 dwellings a commuted payment will be required towards off site provision.

5. Brief Flood Risk Assessment

The development lies in the Environment agencies 1 in 1000 flood risk area. The development is categorised as having up to a 0.1% (1 in 1000) chance each year of

being affected by extreme flood from rivers or the sea Therefore, no detailed flood risk assessment is required.

6. Access Statement

Vehicular Entrance

Vehicle access to the site is via a private road to Cedar Court. Appropriate on-site vehicle parking is created within the site.

7. Conclusion

This report highlights that this scheme has been designed to be sympathetic and in harmony with the existing location, and context. Limited materials and high transparency have been used to maintain the individual character whilst providing a functional and individual dwelling. The siting, mass, and scale of the building has all been carefully considered.

The scheme is in keeping with the local Planning Policy and Regulations, which apply to this site. It is suitable for residential development. The scheme has been shown to be sympathetic to its surroundings.

York provides users with a choice of travel modes, through the provision of good access by these more sustainable modes and therefore in keeping with local & national Transport Strategies.