

23 PORTLAND STREET, YORK.

DESIGN, ACCESS AND HERITAGE
STATEMENT

Y-21072

TOWNSCAPE ARCHITECTS
BESPOKE HOMES

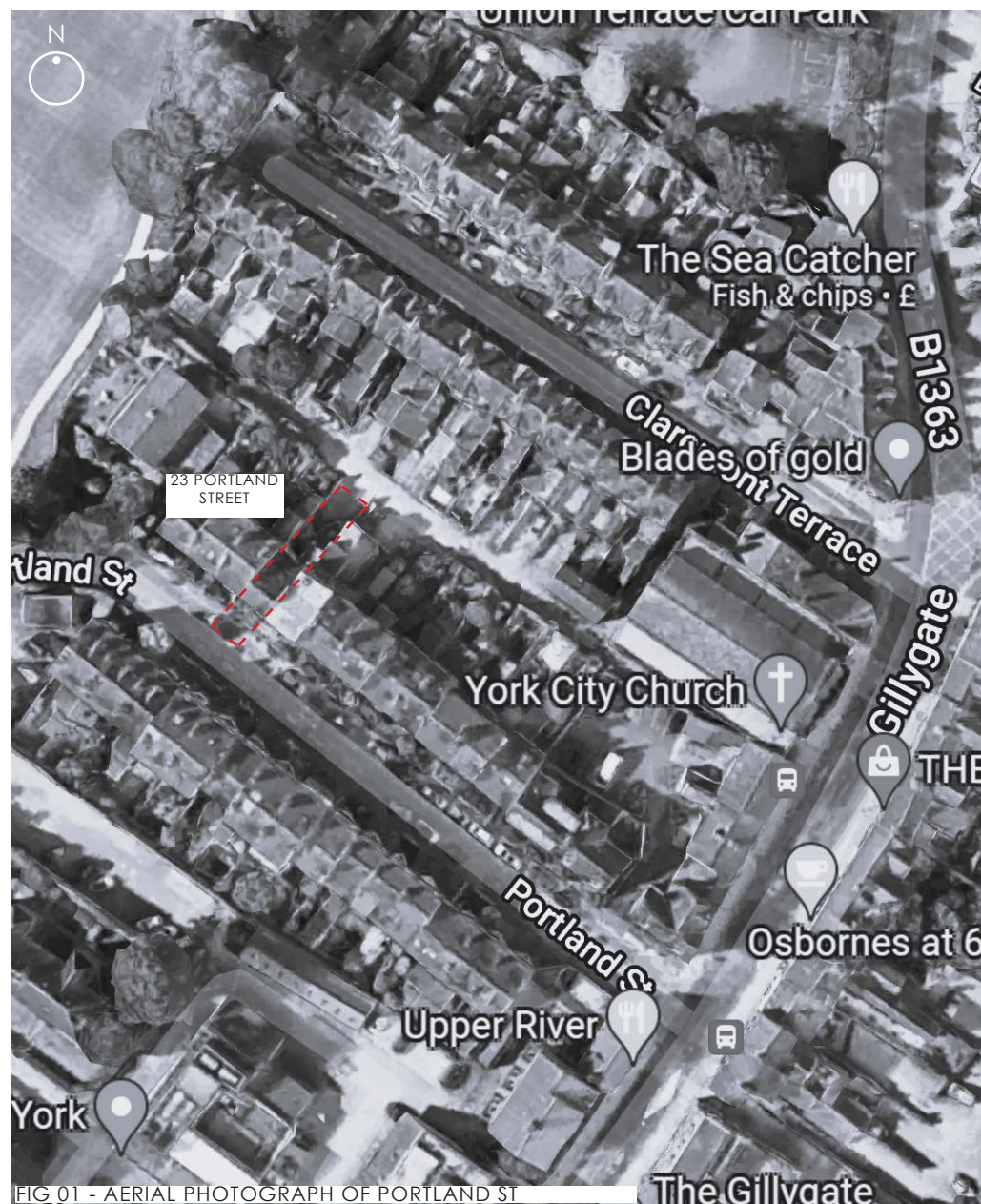
York
01904 217190

Harrogate
01423 505924

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INTRODUCTION

This document has been prepared by Townscape Architects on behalf of the applicant to support the Planning Application for the removal of the existing rear projections, rebuilding of the rear projection along with a single storey extension, raising of the eaves to the rear elevation, dormer windows and conservation roof-lights to the front and rear elevation, and gates to the rear yard.



01. SITE APPRAISAL

CONTEXT ANALYSIS

Portland Street is a cul-de-sac leading to Bootham School. The property is within the Central Historic Core Conservation Area within character area 5 (Gillygate). Portland Street dates back to the late 19th Century and consists of terraces of attractive 3 storey dwellings with small front gardens flanked by iron railings.



Fig 02 Portland St architectural character photographs

EXISTING BUILDING

Number 23 is located on the northern side of Portland Street. The property is arranged over 3 storeys with a reception room, dining room, WC, utility room and store to the ground floor. There is a further reception room to the first floor along with 4 further bedrooms to the upper floors.

The property is believed to have been constructed in 1882, around 15 years later than the neighbouring properties. Number 23 appears to have been a later infill property, and the roof is misaligned and lower than the neighbouring plots.

The front of the property has a balanced facade with a bay to the sitting room, and 4 sash windows to the upper floor.

The rear elevation is cluttered by an incoherent mix of later additions, that spread out into the rear yard.



VIEW FROM UPPER FLOOR WINDOW LOOKING TOWARDS REAR YARD



VIEW FROM THE REAR



VIEW FROM UPPER FLOOR WINDOW LOOKING TOWARDS REAR PROJECTION

02. DESIGN STRATEGY

DESIGN STRATEGY

The design strategy allows for the rationalisation of the rear elevation through the removal of the various incongruous later additions. These will be removed and consolidated into a contemporary single storey extension with a rebuilding of the two storey element above. The extensions will be clad in zinc, as to provide monolithic materiality, providing a contemporary design solution.

The front elevation will remain largely unaltered with the exception of a modest slate clad dormer and conservation roof light to the front roof pitch.

The eaves to the rear of the property will be raised as to bring it in line with the adjoining properties. The ridge point will also align with the neighbouring houses. A modest slate clad dormer window with traditional detailing is proposed to the rear elevation.

Improvements to the dwellings energy performance are considered an essential part of the proposed works. The intention is to improve thermal performance of the property in areas where it is currently lacking (i.e. the roof space), through the introduction of a high levels of insulation. The windows within the extension will be 'A rated' windows and additional wall insulation added. Air tightness levels will be further improved through the renovation works, with a view to reducing the use of energy.

The improvements will lead to a much enhanced property for the occupants as well as cosmetic improvements that will benefit the wider setting.

The impact upon the conservation area is not increased, and we believe the redesign to provide a positive contribution to the setting.

VIEW OF THE PROPOSED FRONT FACADE



VIEW OF PROPOSED REAR FACADE

DESIGN PROPOSAL

USE:

23 Portland Street is a single domestic dwelling. No change of use is proposed within this Planning Application. The proposed development will include the removal of the existing roof, building up of the eaves height, single storey rear extension, rebuilding of the two storey rear projection, dormer windows and roof lights, and gates to the rear yard.

AMOUNT:

Area of ground floor extensions removed - 37m²
Area of replacement ground floor extension - 43m²
Additional roof accommodation - 37m².

APPEARANCE:

Aesthetically, the development will be rationalised through the removal of later additions and rebuilt in a contemporary style, whilst respecting the historic massing and form of the local area.

High quality materials of slate, brick, zinc and fine line glazing systems will be used as to ensure that the design is executed to the highest of standards.

LAYOUT:

An enclosed yard with space for 2 cars will be provided to the rear, with bi folding pivot gates to the rear of the yard to a height of approx 2.1m, similar in appearance to the property opposite.

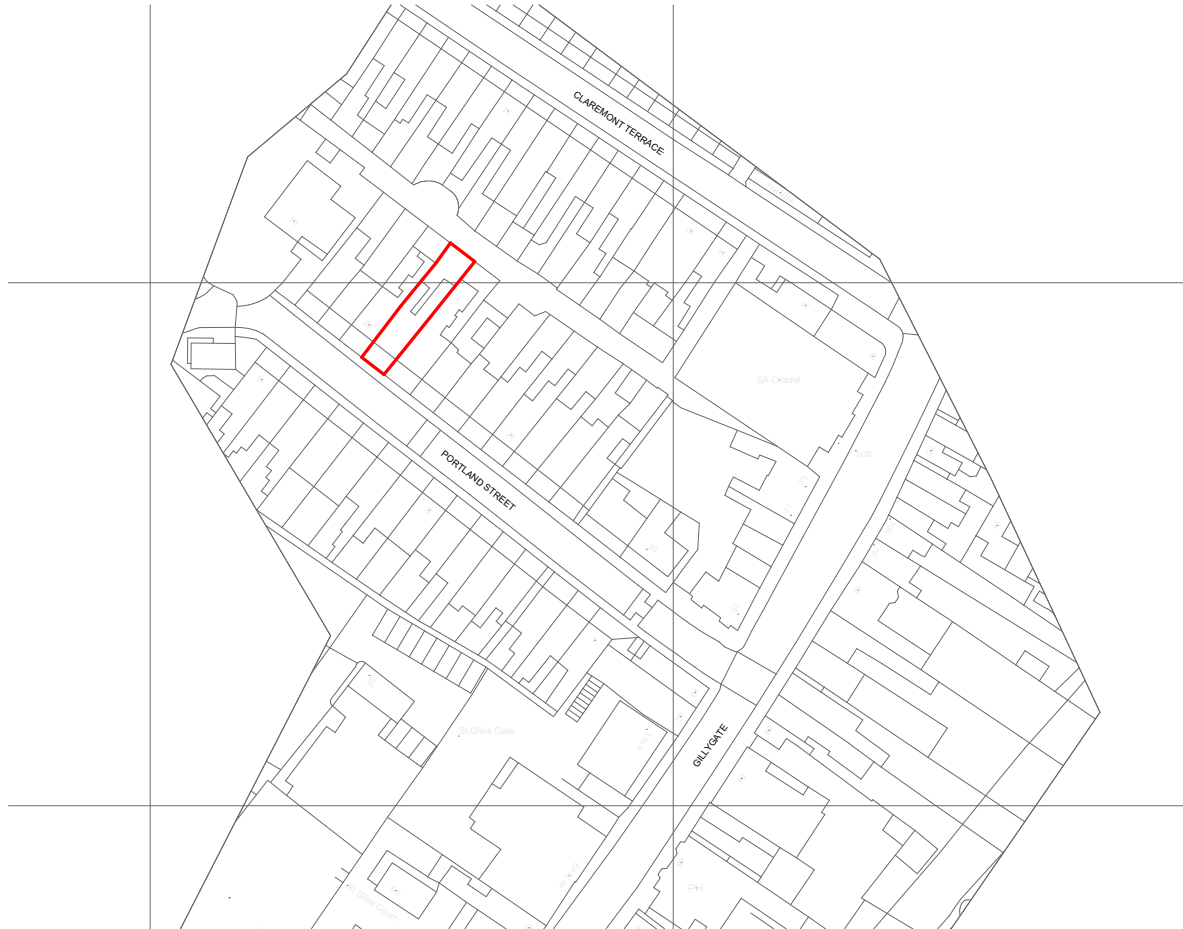
MATERIALITY

The materials proposed for construction will harmonise with the local vernacular, these will include zinc cladding to the walls and roof of the single storey extension and rebuilding of the 2 storey rear projection.

Elsewhere a traditional palate of materials will be used such as slate, brick, and conservation roof-lights as to protect the integrity of the conservation area.



03. APPLICATION DRAWINGS



No.	Description	Date
Drawn by		ER
Checked by		NS

Client Mr & Mrs McNabb

Project name 23 Portland Street, York

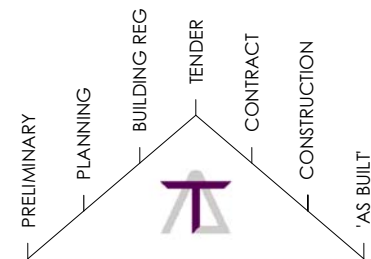
Project number Y-21072

Date 18/03/2022

Scale 1:1250@ A4

P-001 revision

Site Location Plan

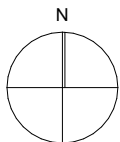


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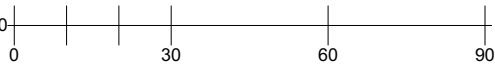
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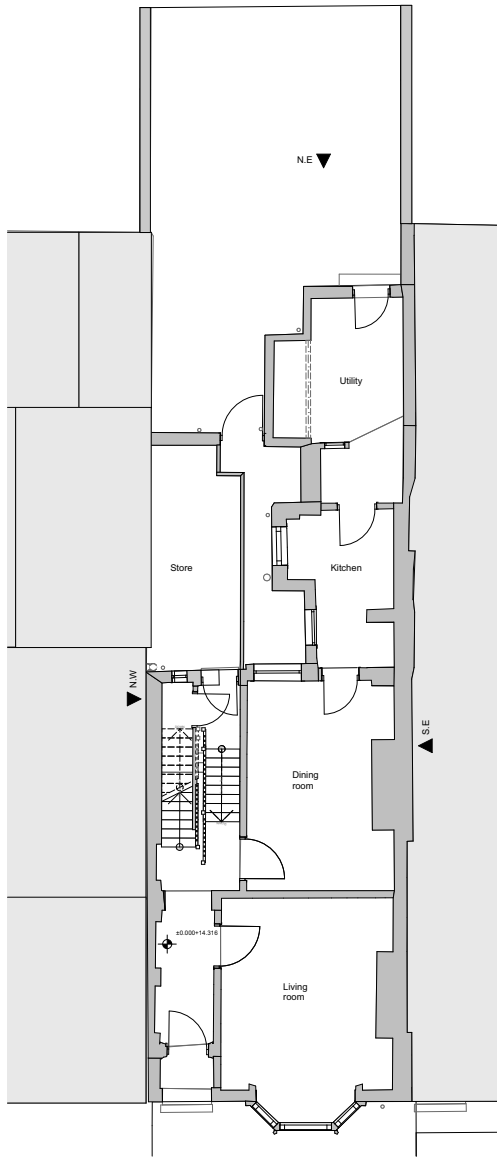
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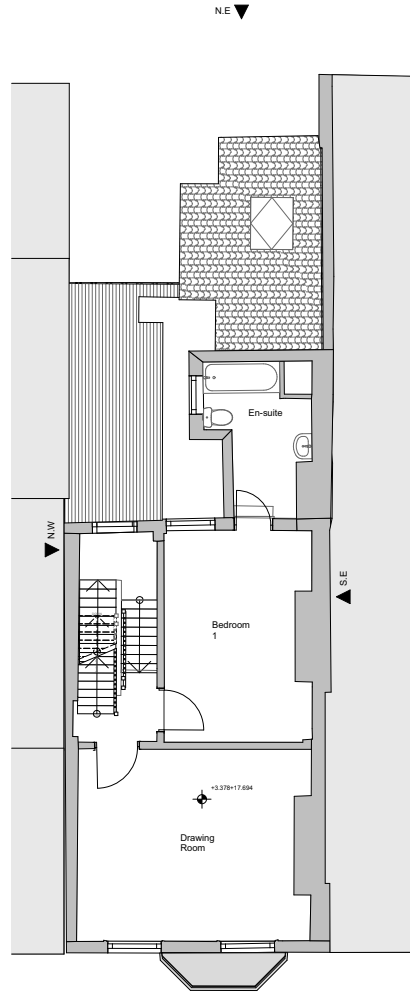


SCALE 1:1250

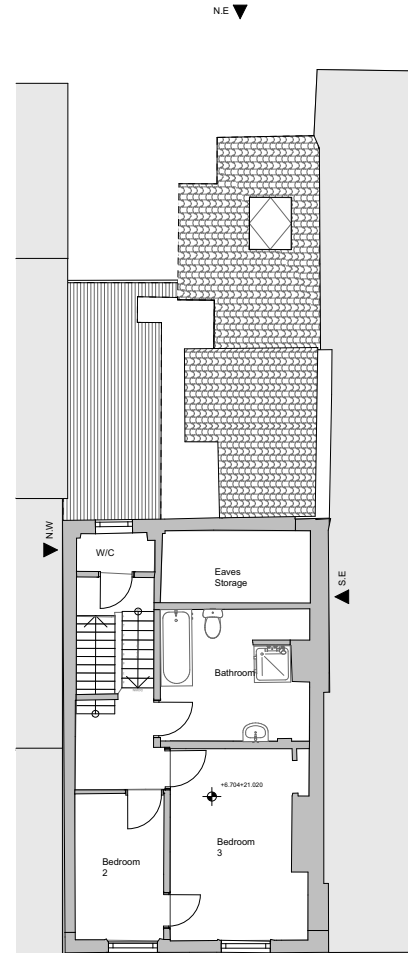




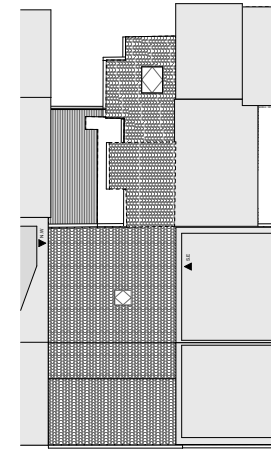
3 GF-Ground Floor (2) 1:50



2 01-First Floor (1) 1:50



1 02-Second Floor 1:50



4 RF-Roof (2) 1:100

Construction staff and operatives must ensure the private contractor has provided thorough and accurate information in all reports and data used leading to the design submitted on the drawing, including the revision 02.

The Designer notes that the following health and safety risks have not been identified during the design process:

No.	Description	Date
Drawn by	ER	
Checked by	NS	

Client Mr & Mrs McNabb

Project name 23 Portland Street, York

Project number Y-21072

Date 18/03/2022

Scale 1:50, 1:100@ A1

P-002 revision

Existing floor Plans



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Construction staff and operatives must ensure the public are not affected by the construction work and that the site is kept safe at all times. The Designer will be responsible for the following measures to be implemented:

The Designer will ensure that the following health and safety risks have not been eliminated during the design process:

No.	Description	Date
	Drawn by	ER
	Checked by	NS

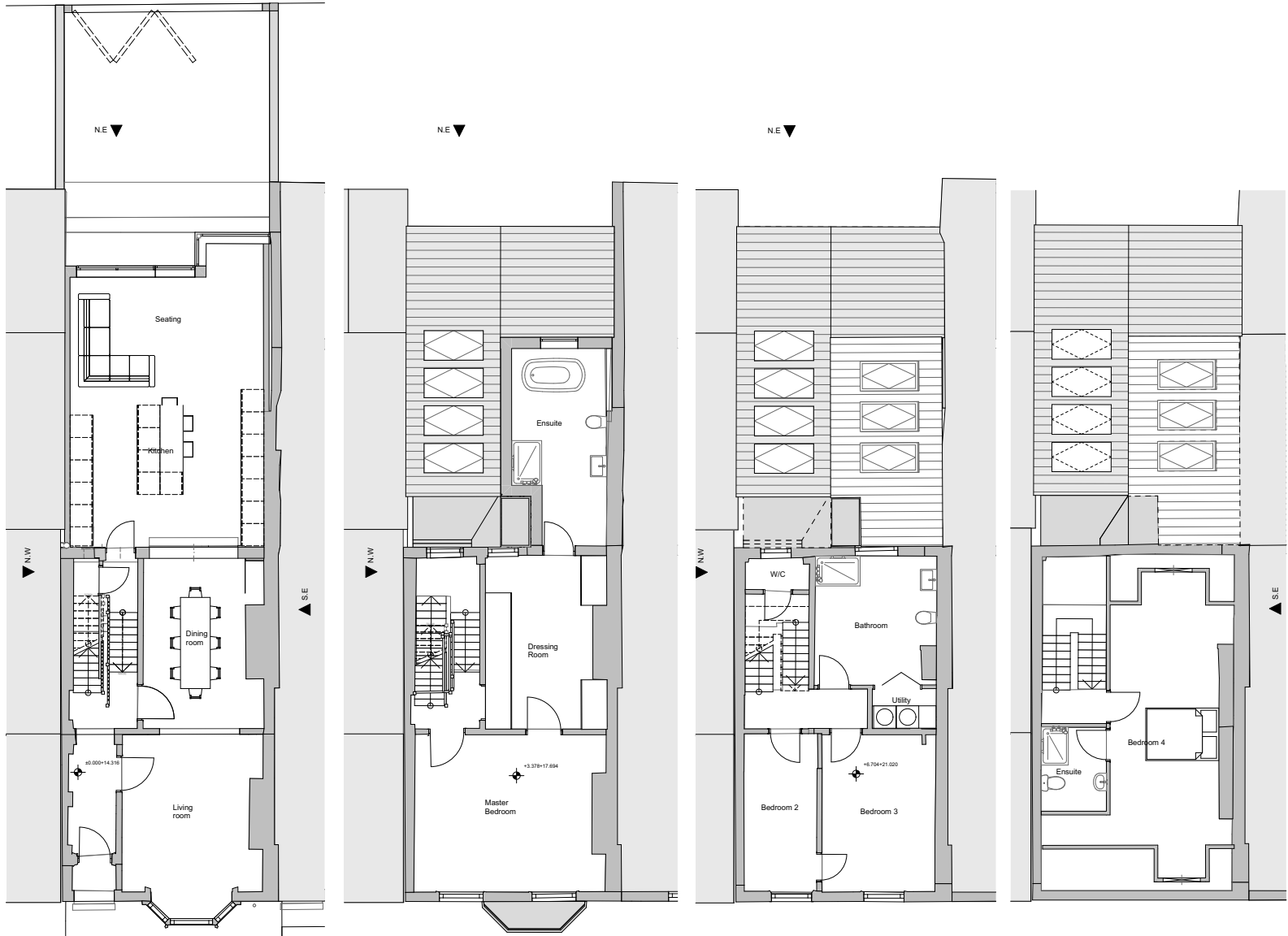
Client Mr & Mrs McNabb

Project name 23 Portland Street, York
Project number Y-21072
Date 18/03/2022
Scale 1:50 @ A1

P-003 revision
Existing Elevations



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Construction staff and operatives that ensure the public's safety and health and safety of work, leading to the design of the building including the energy.

The Designer notes that the following health and safety risks have not been eliminated during the design process.

No.	Description	Date
1	Drawn by	ER
2	Checked by	NS

Client: Mr & Mrs McNabb

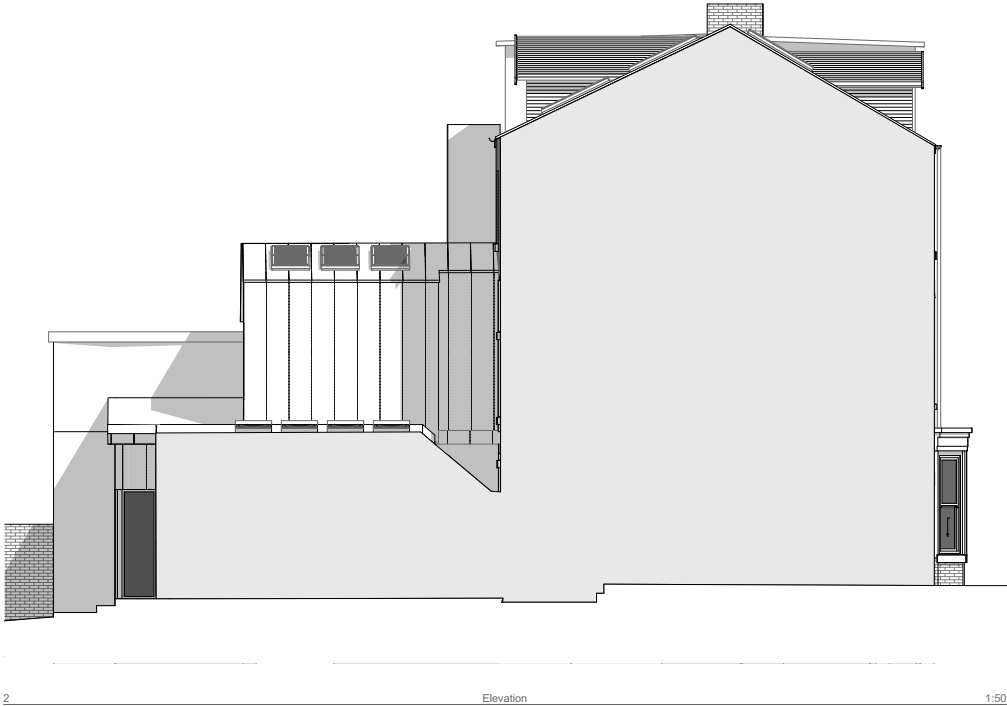
Project name: 23 Portland Street, York
 Project number: Y-21072
 Date: 18/03/2022
 Scale: 1:50, 1:100@ A1

P-005 revision
 Proposed Floor Plans





Elevation 1:50



Elevation 1:50

Construction staff and operatives must ensure that contractor has adequate hoarding and access to all areas and safety equipment to be defined on the drawing including the use of

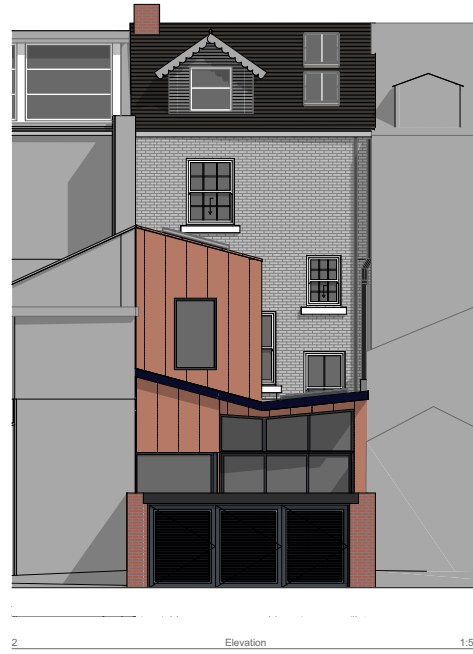
The Designer takes that the following health and safety rules have not been determined during the design

No.	Description
Drawn by	
Checked by	
Client	Mr & Mrs McI
Project name	23 Portland Street
Project number	Y-2
Date	17/03
Scale	1:50

P-006
 Proposed Elevation



1 Elevation 1:50



2 Elevation 1:50



3 Enscape_2022-03-16-09-45-17 1:1.26

Construction detail and specifications must ensure the principle of accessibility is maintained through and across all elements of the design and taking account of the design identified in the opening including the ramp etc.

The Designer will ensure that the following health and safety issues have not been overlooked during the design process:

No.	Description	Date
	Drawn by	ER
	Checked by	NS

Client Mr & Mrs McNabb

Project name 23 Portland Street, York

Project number Y-21072

Date 18/03/2022

Scale 1:50, 1:1.26 @ A1

P-007 revision

Proposed Elevations



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We warrant, to the extent and subject matter set out below, that we have acted as architects in accordance with the provisions of the Architects Act 1997 and the Architects Regulations 2001.

BY SIGNING THESE DRAWINGS WE ACCEPT OUR OBLIGATIONS UNDER THE ARCHITECTS ACT 1997 AND THE ARCHITECTS REGULATIONS 2001.

ISSUED FOR THE CLIENT

ISSUED SUBJECT TO OUR AGREEMENT



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PRELIMINARY

VIEW OF PROPOSED FRONT & CAR PORT

TOWNSCAPE ARCHITECTS
BESPOKE HOMES

Townscape Architects
The Studio
9A Albert Street
Harrogate
HG1 1JX

T: 01423 505924

E: INFO@TOWNSCAPE-ARCHITECTS.CO.UK