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The Cedars, 18 Strensall
Road, Huntington

3-101A

Design Statement
including Heritage Statement

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1. Introduction

This document will support a planning application for amendments to the property at The Cedars, 18 Strensall Road, Huntington, York, YO32 9SH.

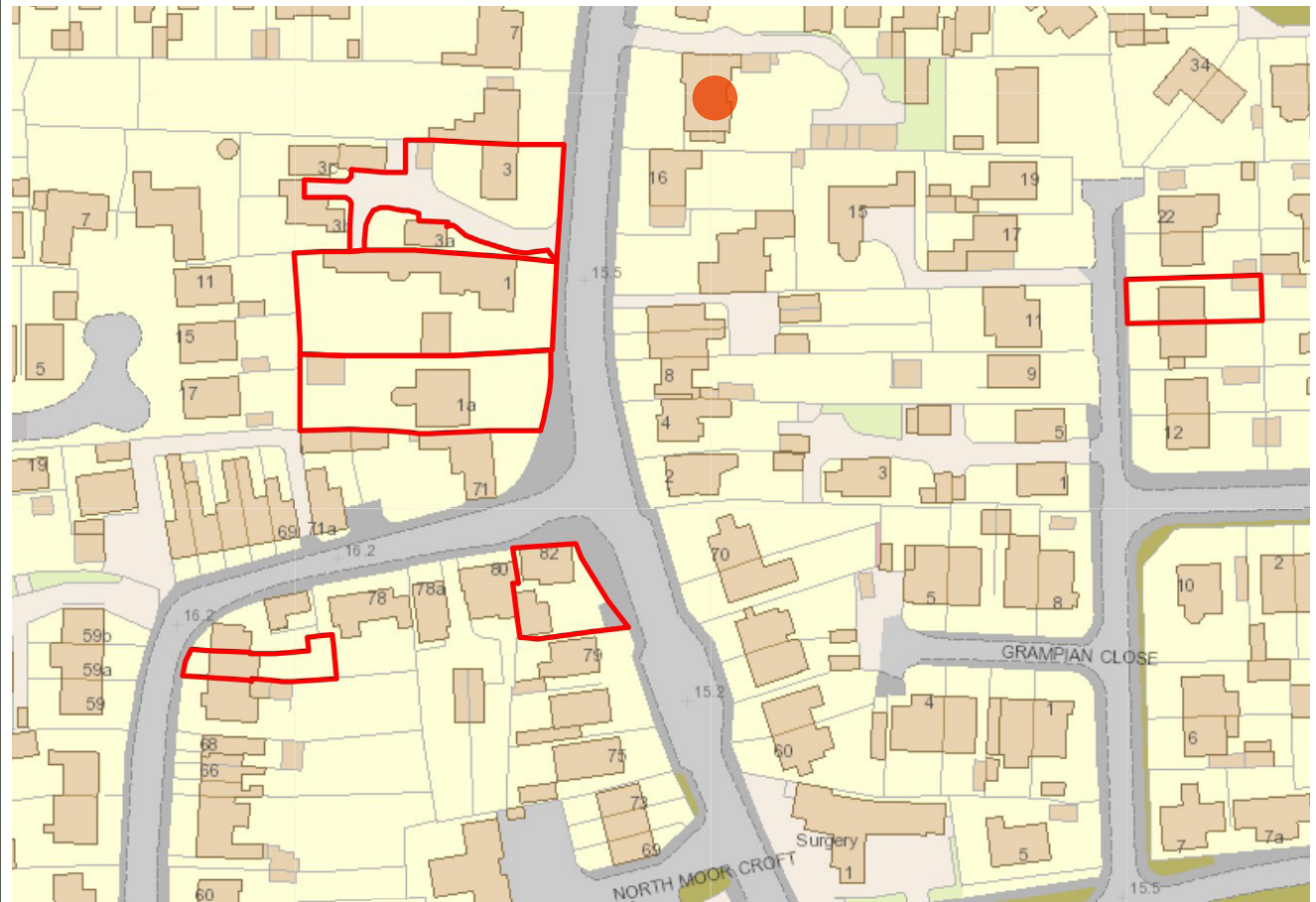
Huntington is located 3.5 miles to the north of York City Centre.

2. Site Context

2.1. Nearby Recent Planning History

There are a few recent planning applications within the area. Applications include:

- 23/01448/LBC | Internal alterations including removal of internal wall | Vyner Cottage 3 Strensall Road York YO32 9RF- Withdrawn
- 22/02129/FUL | Single storey rear extension after demolition of existing conservatory | 1A Strensall Road York YO32 9RF- Approved
- 22/00507/FUL | Two storey rear extension | 82 The Old Village Huntington York YO32 9RB- Approved
- 22/00047/FUL | Single storey rear extension | 18 Chiltern Way Huntington York YO32 9RS- Approved
- 22/01632/FUL | Replacement of existing ground floor front window with bow window | 72 The Old Village Huntington York YO32 9RB- Approved

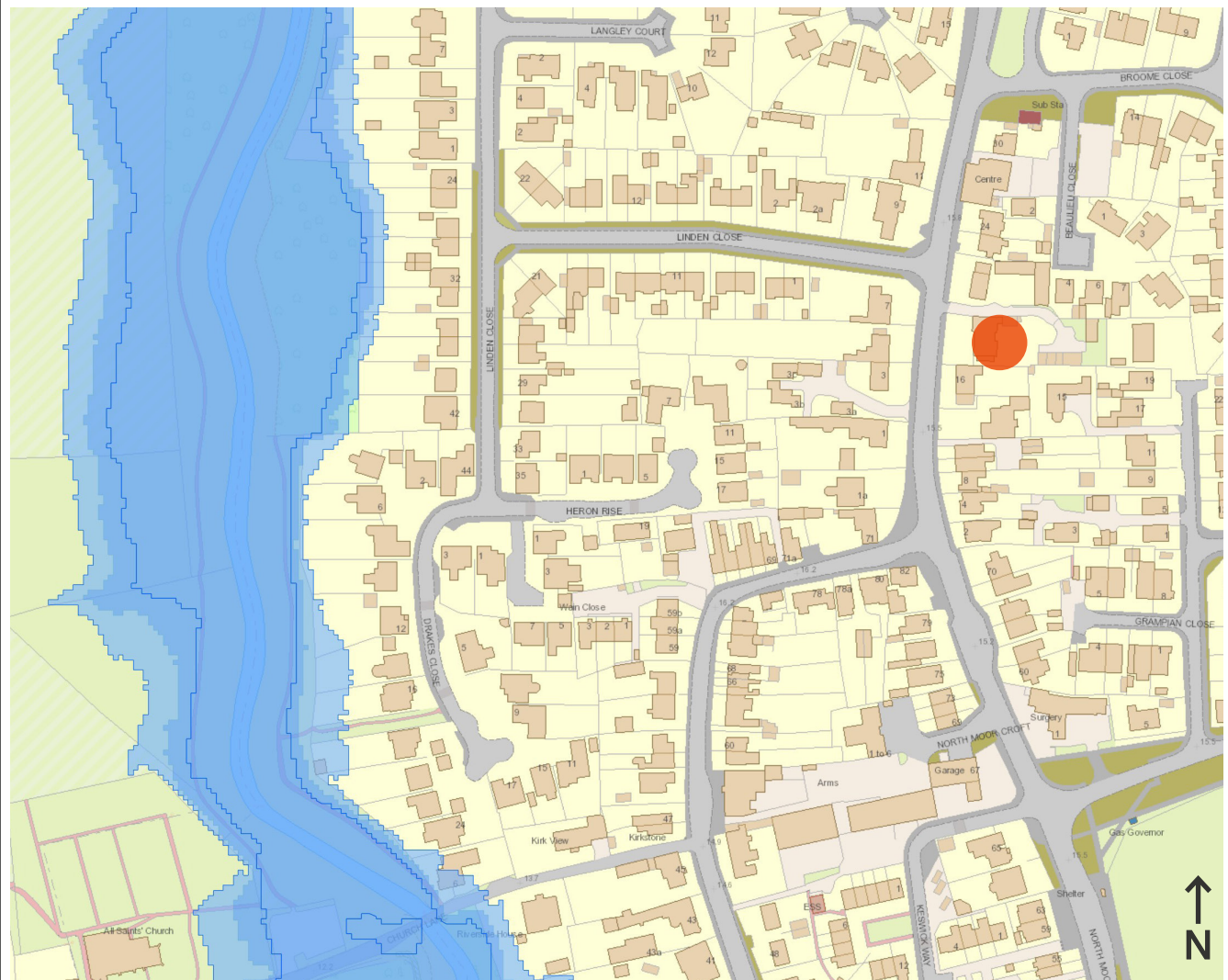


Planning application history map (within last 2 Years) with site location indicated in orange



2.2. Flood areas

- The site is located outside any flood zones, as indicated on the EA map.



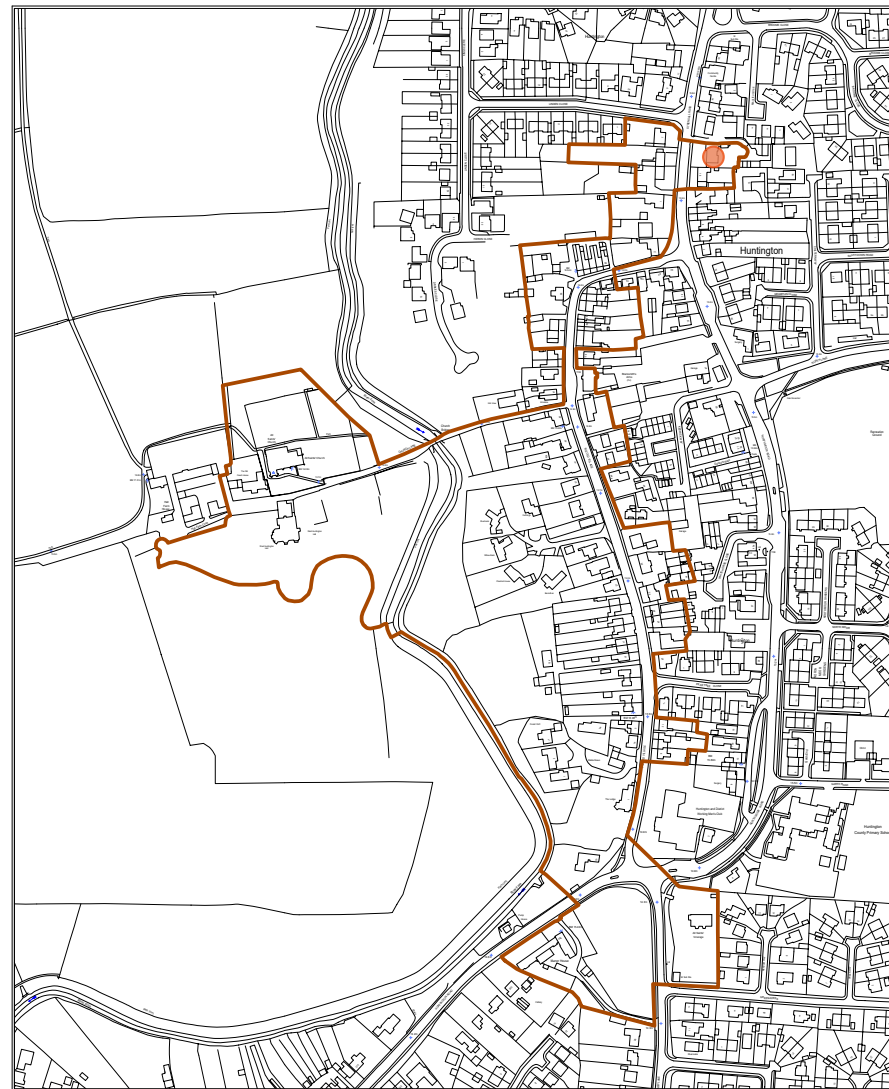
Environmental Agency Flood Map of the area

2.3. Historic Context

- The site sits within the Huntington Conservation Area.

KEY:

● Site location



Site in relation to Huntington conservation area



2.3.1 Huntington Conservation Area

The area is focussed upon The Old Village, and extends Northwards to meet Strensall Road (where our site lies), Westwards to meet All Saints Church and the River Foss, and Southwards to meet All Saints Vicarage and the Manor House.

The character of the main bulk of the Conservation Area is that of a quiet village street, while the few buildings clustered on Strensall Road relate more to the busy road of Strensall Road/ North Moor Road.

The built form reflects this. The dwellings along The Old Village are more modest in scale, in particular height. The dwellings on Strensall Road are grander and present a slightly more urban feeling to them.

The houses within the conservation area, generally have large rear gardens.

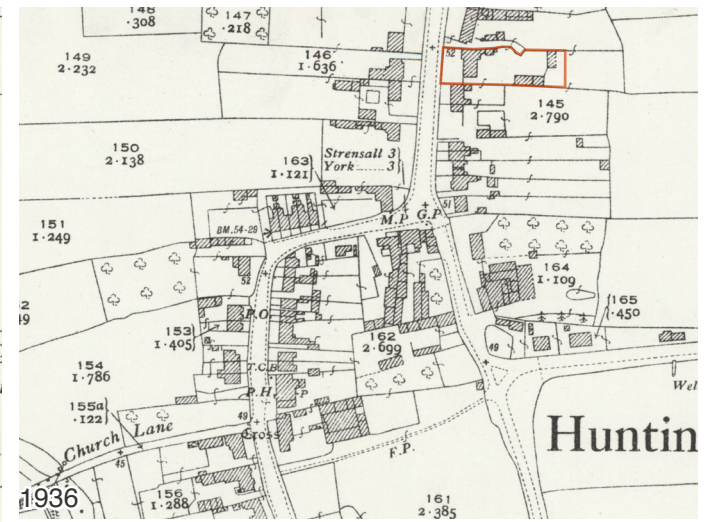
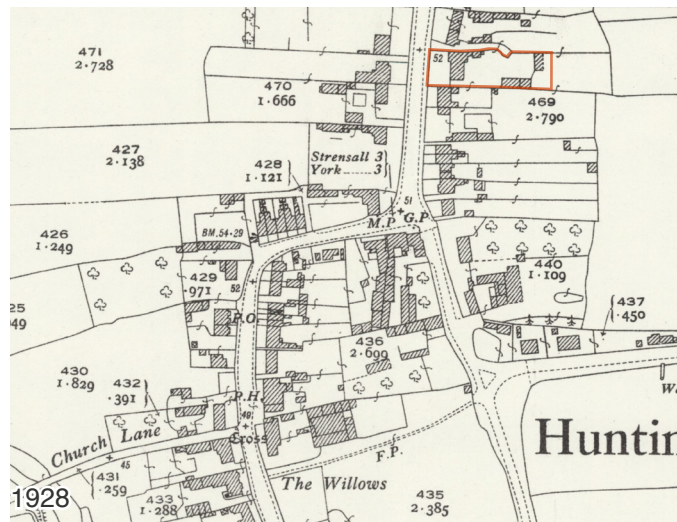
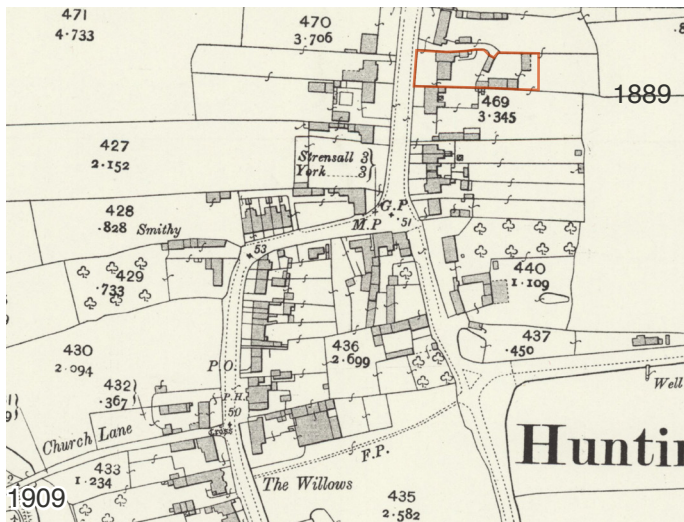
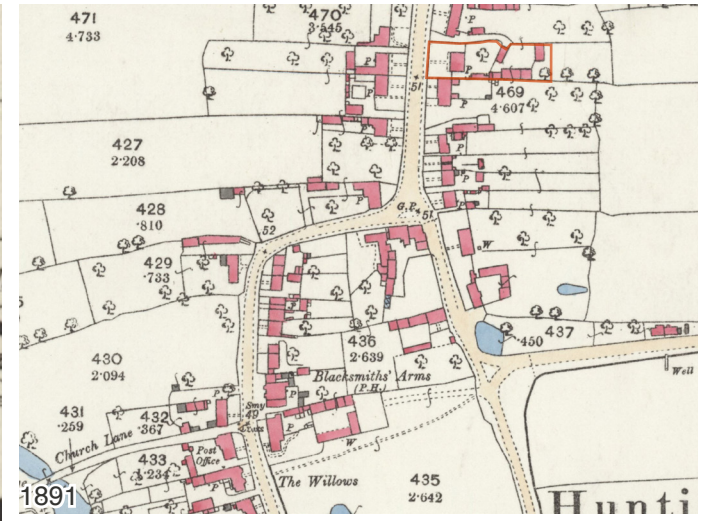
A variety of materials are used through the Conservation Area, with red brick being the most prevalent for walls, while some are in a white painted render. Roofs are either natural slate or clay tiles.



Photos of the Conservation Area

2.3.2 Historical Maps

Historical maps showing the application site outlined.



2.3.3 Description and Assessment of site

The property is an attractive red brick terraced house following the pattern of the second phase of Victorian terraces built in this area as described in previous sections. The front of the property fronts the City Walls and is correspondingly more formal and attractive.

The rear of the property reflects the more informal nature and is of a simpler design. Due to the lower ground level in this section, this property, along with numbers 5, 6, 7 and 8, the property features a full basement storey fronting onto a lower level patio to the rear. The Kitchen looks out onto this lowered patio, and a single storey rear offshoot is present which houses a ground floor WC. The level then steps up into the rear garden, which is of a generous length.

The main architectural and urban qualities of the property are to the front of the house, where its prominent position adjacent to the walls and the wide single sided streets, contributes very positively to the overall character of the conservation area. The rears of the properties are attractive in a less formal manner. The ground floor is the most formal with a feature central window, while the basement level is clearly utilitarian in nature. The enclosed rear gardens are calm and quiet.



Photos of the rear of existing property

3. Reasons for development

While the existing house provides a large amount of accommodation, it is poorly laid out, with circulation interrupted by long corridors and Utility elements in the centre of the floor plan.

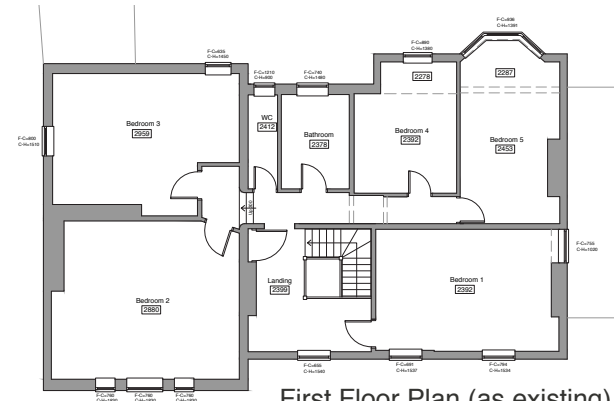
The existing rear offshoot is under utilised and doesn't function well as an office under its current use.

To the first floor level, the family bathroom is small, while the WC is in a separate room adjacent. It is also the only bathroom on this floor.

The brief was to better rationalise the ground floor layout and make it functional as a modern family home. It was important to have a good family bathroom together with an en-suite for the main bedroom.



Ground Floor Plan (as existing)



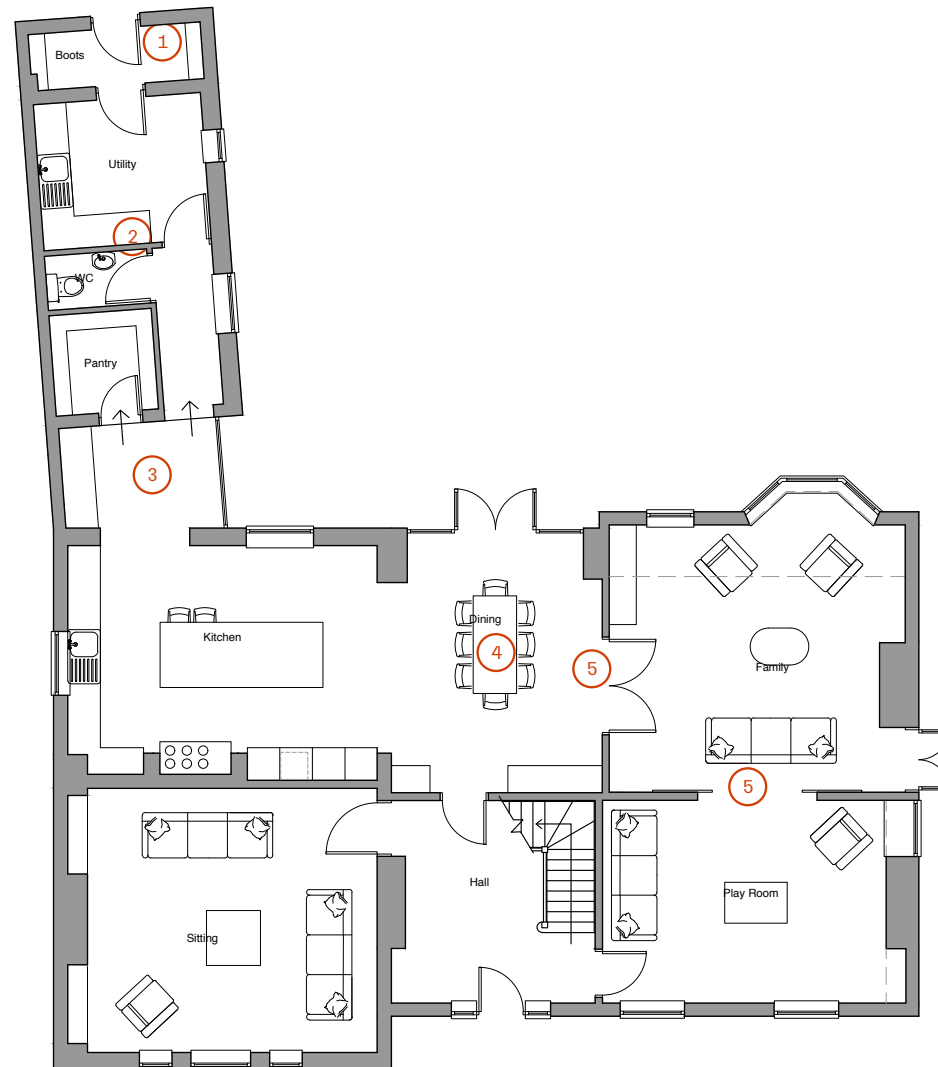
First Floor Plan (as existing)

4. Description of works

4.1. Ground Floor

The proposed works are annotated on the facing floor plan:

1. Extended area to form Boot room entrance
2. Converted and sub-divided 'office' space to become Utility, WC and Pantry
3. Glazed link building between the main house and offshoot
4. Removal of existing shower and utility spaces, together with corridor. Small single storey extension to form larger Kitchen/ Dining space
5. Introduction of doors between internal spaces to allow a better flow between

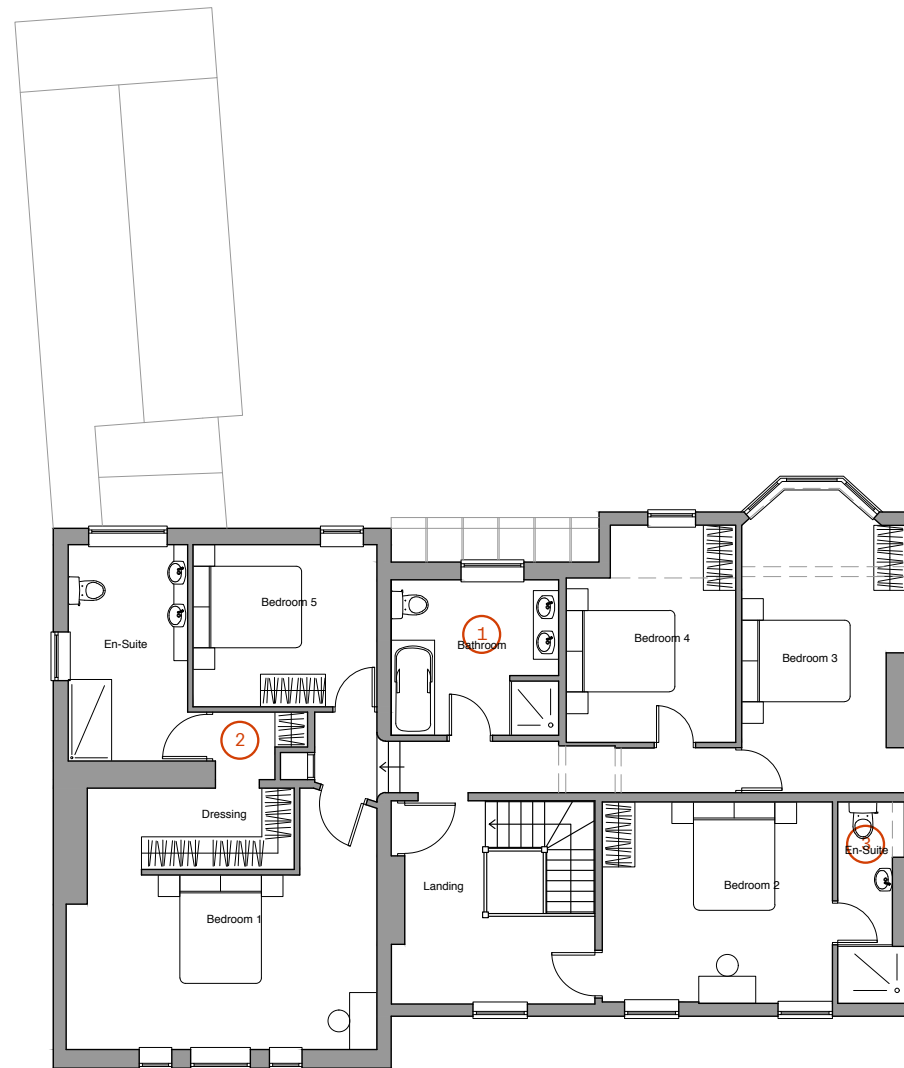


Ground Floor Plan

4.2. First Floor

The proposed works are annotated on the facing floor plan:

1. Bathroom and WC combined into single larger room
2. En-Suite and Dressing area formed to make Master Suite
3. Second En-Suite formed to Bedroom 2



First Floor Plan

5. Form and Materials

A limited palette of materials have been selected for the proposed additions. Materials have been chosen to:

- Respect the existing building and narrative
- Provide a high quality and low maintenance finish
- Provide opportunities to modernise the character of the house to the rear, whilst respecting the original character of the house

The glazed link is chosen to be deliberately contrasting to the existing property, and is kept as simple as possible to have a clean distinction between. A more contemporary approach to window openings has also been used for window and door openings to both the rear offshoot. The rear of the gabled section, and the area where a small Dining extension is to be added. In these areas, the bricks will be matching, the flat roof is in standing seam zinc, and windows are in cream coloured Aluminium frames.

Elsewhere, materials and detailing are traditional in nature. The newly extended boot room is designed to be unobtrusive and matching of what is currently there, with matching bricks and natural slates. It is proposed that the windows in these areas will be replaced with new timber double-glazed versions, to be painted in a cream colour. Stone cills and woodwork will be painted to match.

To the gabled sections of roof to front and rear,



Indicative Rear View from garden

it is proposed that the barge boards will be replaced with new barge boards to feature simple moulded decoration. These will also be painted to match the windows

It is also proposed to replace the hanging tiles to the bay window with cream painted timber boarding to give a more sensitive and less contrasting aesthetic.

Also included within the proposals is the removal of the existing Conservatory and the stripping back of paint applied to the southern elevation which has caused damp.

6. Impact of the Proposals

When considering the impact of the proposals, the key aspects to consider are the impact on the Heritage Assets, which in this case consists of the Conservation Area.

6.1. Impact of Proposals on Conservation Area

The property occupies a prominent location on Strensall Road and the front elevation contributes to the character and quality of the public realm of the Conservation Area. The rear of the property, on the other hand, is hidden from public view, other than from other private properties. As such, the primary concern when considering the impact on the Conservation Area is the front elevation, and to a lesser extent, the side elevation facing north. The only proposed changes to the front elevation are the change to the barge board detailing, and the change to paint colour

for windows and woodwork.

To the rear, the proposals are again modest, and the only modern interventions are the glazed link, small Dining extension and changes to window openings. All of these will be entirely hidden from anywhere other than within the rear garden.

It is considered that the proposals will have a neutral impact on the character of the Conservation Area.

6.2. Impact on Neighbouring Properties

The property is a large detached property, with plenty of space around the sides and large front and rear gardens

It is not considered that the proposals will affect the amenity of either of the neighbouring properties.

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