

DESIGN STATEMENT

Proposed Extension to
14 Clifton Clifton
York

For
Mr & Mrs Lindon

Introduction

Brierley Groom LLP has been instructed by Mr & Mrs Lindon to prepare detailed design proposals in support of a Planning Application to extend No 14 Clifton Green, 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
- Location Plan
- Proposed Site Layout Plan
- Proposed Elevations & Floor Plans
- Topographical Survey

Connection to the Area

The applicants and their direct family have been resident homeowners in the Clifton Green area since the late 1950s. Mrs Lindon was born and schooled in the Clifton area where her family still reside. 14 Clifton Green was built by the family as a small one bedroom single resident dwelling, for an elderly widow in the mid-1980s, on the site of what previously was three small cottages No's 13,14, & 15 Clifton Green. At the time of construction, there were no future plans for this residence to accommodate a small family or couple. Since Mr and Mrs Lindon have relocated from London to York in late 2020, they have settled on Clifton Green and feel it is the perfect community in which to raise a young family.

They hold a deep appreciation of our communities' heritage and the value of responsible developments to enhance this neighbourhoods character. They very much appreciate the charm and character of all the properties on Clifton Green and look to ensure the construction is complementary to the area. While looking to lay down their family roots here, they are also involved in local community initiatives, such as maintaining Clifton Green as part of the "Friends of Clifton Green." The Lindon's want to create a sustainable family home that can provide quality accommodation for years to come.

The current house has been a rental property since the late 1990s. The vision is to transform this property into a family dwelling which is comprised of energy saving features.

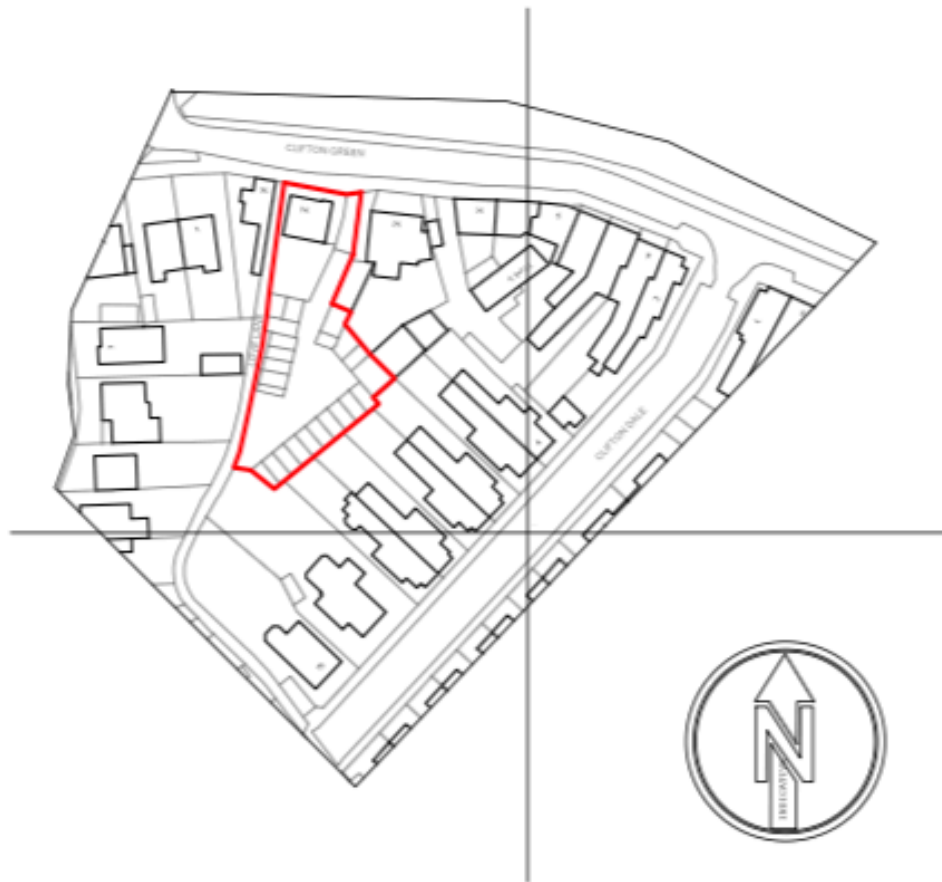
In regards to the construction of four new structurally sound garages, where five currently sit, they intend to provide charging points within each garage, to accommodate the government mandates to move away from fossil fuels. This will serve as a test in how to further develop the additional 13 rented garages. All of these garages are currently due for renovation as they have been in place since the 1960s.

Site Evaluation

The site lies to the south of Clifton Green with the northern half of the site within Clifton Conservation Area

The site comprises a small detached house with several garages at the most southernly end.

To the north lies Clifton Green. No. 12 Clifton Green is to the east, to the south the site adjoins rear gardens to the houses off Clifton Dale. To the west the site is Love Lane. On the opposite side of Love Lane there is a Grade II Listed Dwelling (No. 16 Clifton Green).



LOCATION PLAN

Measured Survey

A detailed survey of the site has been undertaken by PD Survey, which includes a comprehensive grid of levels. The survey accurately records existing boundaries, trees, hedges and other landscape features. A copy of the measured survey is attached with the Application.

Planning History

We submitted a planning application ref 23/01591/FUL which was validated on the 22nd August 2023.

After consulting the local authority's building conservation team, it was felt that the two-storey rear extension was too deep & not subservient enough in relation

to the existing dwelling. It was noted that it would be noticeable from the Green impacting the conservation area. The height, depths & recess on the eastern side to be considered.

It was suggested that the single storey side development should be removed as this would have a detrimental impact on the conservation area and upon the listed building to the west of the application site (No. 16 Clifton Green). The single storey elements would also impact Love Lane due to the height and proximity to the boundary.

It was noted that the garages to the rear would look better with flat roofs or alternatively having a shallower roof pitch constructed using natural slate. The solar panel could then be designed to sit flush within the roof scape.

We have taken the time to address all of these points raised with our resubmission.

Design Statement for the revised submission

It is worth noting that this property is actually undersized in relation to its site and in relation to properties in general, found within the conservation area. The size we are now proposing is appropriate to its context.

A replacement dwelling on this site would be of a similar size, mass, volume etc.

Clifton Conservation Area is defined by the City of York Council as Clifton Green is triangular, surrounded for the most part by early 19th century cottages.

The main elements of the character and appearance of the area are:

Clifton Green, with its rural "village" character, its Church, trees and small scale buildings set in small gardens;

the large Georgian, Victorian and Edwardian villas in the area, with their gardens and trees;

the groups of trees in roadside verges, along the York to Scarborough railway line, in other open spaces and private gardens;

the generous spaces between buildings which typify the area

1. The rear two-storey element has been reduced in both depth & width. The eaves height has been reduced as well providing a more subservient approach with the new ridge height.
2. The extension has also been set further in on the eastern side as suggested therefore reducing the visibility of the extension from the street.

Whilst an extension maybe noticeable from the Green, it does not follow that the extension causes 'harm' to the conservation area. We would suggest that the impact is negligible and would not be of detriment to the conservation area. The view of the extension would be limited and oblique. There would be no discernible change & therefore no 'harm' caused.

3. The gym building has been removed.
4. The garage roof pitch has now been reduced as suggested, although it is worth noting that the garages do not form part of the conservation area.

It is felt that the proposed revised design addresses all of the concerns raised and will be a positive contribution to the area:

5. We have respected these defining characteristics of the conservation area with a design that does not cause any detrimental effect on the immediate streetscape, separation distances or trees.
6. The siting, orientation, and 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.
7. 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.
8. A high standard of design detailing has been used which complements that of the local vernacular.
9. 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.
10. 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 enhance the area and will bring a positive contribution to the local environment.

Flood Risk Approach

1.0 Flood Mitigation Measures

- 1.1.0 The current finished floor level is noted as 10.61m from the surveyors TBM.
- 1.2.0 The house was built 0.5m above the external ground levels when built as a flood prevention measure.
- 1.3.0 Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.

2.0 Flood Resilience

- 2.1.0 All new electrical fittings within the dwellings should be elevated to a minimum height of 600mm above floor level, with cables routed at high level, dropping vertically to the fittings.
- 2.2.1 All other flood sensitive equipment should be elevated by 600mm.
- 2.2.2 All new partition walls at ground floor level within the development should be of suitable robust construction comprising blockwork or metal stud partitions, with the lower level of plasterboard laid horizontally for ease of re- constructions should flood waters enter the building.
- 2.2.3 The new extension should be constructed with a solid concrete floor on a continuous damp proof membrane or alternatively using an appropriate precast concrete flooring system.

Access Statement

Vehicle access to the site remains unaltered and is through the existing access from Clifton Green. Appropriate on-site vehicle parking and turning is created within the site.

Conclusion

It is our opinion that the proposed revised scheme will not have a detrimental impact on either the natural, built or historic environment. Furthermore, it is our assertion that the proposal will positively enhance the character of the immediate environment through high quality design, sustainable construction and specification in a sustainable location to meet housing needs of current and future generations.

Neighbour amenity would be protected and the proposal would provide sufficient on site parking.

The siting, mass, and scale of the extension has been carefully considered.

It is our view that the proposals meet the three objectives of sustainable development; economic, social and environmental, by providing an enhanced high quality home to support the needs of modern family living through the provision of increased, improved and flexible living space within a sustainable location.

The proposal should be considered acceptable with regard to the relevant national, local and neighbourhood planning policies.