

Proposed Apartment to rear of 1 North Bar Within Cross Keys Mews Beverley HU17 8AP

15 January 2024 at 12:1

HERITAGE+ DESIGN and ACCESS STATEMENT

1 The Site.

- 1.1 The Approx 72 sq m site is Brownfield site, currently a parking area, finished in gravel to the South part and setts to the north. It was originally garden to the rear of 1 North Bar Within, in the centre of Beverley and still forms part of its curtilage.
- 1.2 Access for vehicles and pedestrians is off the North side of a private street; Cross Keys Mews, which connects with Lairgate to the East.
- 1.3 To the south east is the beer garden to the Cross Keys Public House, which bound the beer garden and French door accesses from the and the bar area of The Cross Keys and the sitting area formed from the originally separate property, now amalgamated into the Large Public House area fronting Lairgate
There is a modern 2m high close boarded fence on the boundary, close boarded, with concrete posts
- 1.4 To the south is a tarmac forecourt giving access to the rear of the relatively recently created dwellings which front Cross Keys Mews; Grooms, Farriers and Saddler's cottages.
Immediately to the north of the access gate is a binstore enclosure for Farrier's Cottage on the other side a designated parking space defined by a bollard with further parking against the adjacent modern building to the South East, forming part of the Cross Keys complex.
On the boundary to the South is a wide x 2.15 timber gate with modern brick walls each side
- 1.5 To the north west is the curtilage of "Mowgli" an Indian Restaurant with a yard area, outside sitting area and recently constructed single storey kitchen wings. Mowgli is only accessed from North Bar Within, there is no access onto Cross Keys Mews
- 1.6 There is a row of relatively mature silver birches tight to the boundary wall along the north side. (See Arboricultural Report), but not on the development site.
- 1.7 To the north east is no 1 North Bar Within comprising retail (The Modern Draper) ground floor floor and a maisonette above with access via a modern dogleg staircase onto a balcony. Until alterations and renovations were carried out by the applicant some years ago, the upper floor formed the living quarters for the shopkeeper, with an internal staircase, but now the retail and residential are separate. Although listed the character of the rear is modern. These mixed use premises are in the ownership of the applicant.
- 1.8 The site is in the Beverley Conservation Area.
- 1.9 As noted above, No 1 North Bar Within is listed Grade 2 as indeed are the properties each side to south east and north west and beyond fronting Lairgate and North Bar Within, but the actual site impinges directly only on modern extensions and or much altered parts of the Listed Buildings with very recent extensions to Mowgli and a modern dogleg outside staircase, with brick enclosing walls
- 1.10 The three adjacent dwellings to the west; Grooms, Farrier and Saddler's cottages are basically modern, with "Saddlers" being converted from a former garage.
- 1.11 On the north west boundary is a 2.6 m approx high brick wall probably Victorian, the wall at right angles onto the forecourt is modern as is the gate to the Cross Keys Beer Garden on the other side.
- 1.12 The site is Approx 8.6m wide at its widest point on the South front and kinks towards the north east where it starts to taper inwards slightly terminating in a width of 6m approx, resulting in a significant design challenge.
- 1.13 Immediately to the north of the site is an alley running under a covered way serving as a fire escape route for the shop and pedestrian access to the maisonette which connects with Lairgate.
- 1.14 As the name implies the street was originally lined with stables and groom/ quarters serving The Cross Keys when a coaching Inn and the town centre generally. A cul-de-sac, not a major thoroughfare more of a service backwater.
- 1.15 The site is not in a flood risk area.
- 1.16 There are no buildings or trees on the development site.

2 The BRIEF.

- 2.1 in essence the brief is very simple: to design a residential apartment ideally 2 bedrooms that would bring the site into more productive beneficial use while addressing all the constraints, which are reviewed below.
- 2.2 Access to be from Cross Keys Mews for vehicles and pedestrians but a through pedestrian route from Lairgate to Cross Keys Mews to be retained for convenience
- 2.3 covered parking preferably two spaces required.
- 2.4 A contemporary fresh modern design "of its time", but sensitive to its surroundings was considered appropriate rather than a feeble period pastiche.
- 2.5 The site is not suitable for a family dwelling but is well suited for a young couple or an older couple who may be "downsizing" and want the convenience of all town centre amenities on their doorstep without requiring a car.
- 2.6 A three storey design was envisaged with the main bedroom suite at second floor level and a further double bedroom that would be for guests and/or a study to suit people working from home, which could be on any level.
- 2.7 Some outside sitting/dining space preferably relatively quiet and catching the sun was desired if possible.
- 2.8 The quality of accommodation including space standards should be high

3 CONSTRAINTS

3.1 This is a very challenging site .

It is a tight site where every square centimetre is precious , and the kink should not result in any wasted space.

3.2 Potential noise issues from Mowgli's outside sitting area and the Cross Keys Beer garden need acknowledging .

3.2 The width of access to covered parking is limited to the gap between the binstore and the designated parking space.

3.3 Pedestrian access through the site to the rear of no1 needs to be maintained.

3.3 The silver birch adjacent to the south west corner of the site is protected as the site is in the Conservation Area, and the design needs to respond to it.

4 DESIGN and ACCESS

4.1 The 93 sq m main dwelling fronts onto an intervening access courtyard connecting with Cross Keys Mews with the rear of the 3 new cottages on the south west side , with a wide opening extending further east than the existing gates 5.8 m wide, providing comfortable access for 2 cars and pedestrians , but width limited by the binstore for Farriers's cottage on the East and a designated space to the West in front of the service gate to the beer garden.

4.2 The ground floor incorporates a substantial double car port with access off on the north west to a combined bin and bike store.

Deeper in the plan in the north west corner is the "front Door " to the apartment.

In the north east corner is a door to the common passageway , a covered way, with first floor over, giving rear access to the new apartment and to No 1 North Bar Within. The car port has a clear depth of 6m to comply with space standards.

4.2 A space efficient staircase hall serves a rear double bedroom suite with an ensuite on the north east side adjacent to a built in wardrobe to act as acoustic buffer.

4.3 The bedroom has French doors giving on to a small walled patio area to give natural light and a small patio /amenity space , with a gate giving access to the common passageway, with a route to the access stair to the apartment at first floor level provided.

4.4 Daylight is supplemented by Velux roof-lights to the lean to roof giving onto the patio for the bedroom , and on the succession of rear roof planes serving her kitchen and master bedroom above, with noise reduction spec.

4.5 The stairs ascends in a straight flight with kite winders at the top onto a landing with a fire door separating the main first floor living space, while access to the second floor is via a mainly spiral staircase.

4.6 The southbound west corner of the first floor is set back over the flat roof to the ground floor store to accommodate the west part of the crown of the silver birch (please refer to tree report)

4.7 A tall window lights the stairwell, and gives maintenance access to the low noise air source heat pump located discretely on the north west facing inset wall over the flat roof.

4.8 The living area comprises an irregular polygonal shaped dining area to the south , a sitting area in the centre with patio doors onto generous balcony with the kitchen area against the back wall with lower eaves and natural light provided by roof windows, with space for a desk in the north east corner.

4.9 The balcony with space for sitting and outside dining is perfectly orientated, facing south west and on the quiet side way from the beer garden and Mowgli outside dining space. It is very significantly offset from the French doors and Juliette balcony to Farriers cottage diagonally opposite, so no overlooking issues as such. However to enhance the feeling of privacy the patio door to first floor is set at an angle looking away from Farrier's cottage, and the glazing to the patio doors is tinted grey.

4.10 On the top floor correlating with a progressively reducing ground print the master bedroom suite with the en-suite shower onto the cranked gable wall, as an acoustic buffer veluxes feature again on the lower rear pitch.

4.11 The master bedroom has a semi discreet dressing area over the first floor dining area, opening out of the main bed space.

4.12 Opposite the notional bed position are patio doors giving on to a south west facing smaller balcony, inset over and providing partial cover to the first floor balcony.

5 MASSING and EXTERNAL APPEARANCE

5.1 As noted above the floor print reduces with each floor, so, as to "tame" the volume deploying lower roof planes over the ground first and second floors with Velux roof windows , and 2 and a half storey eaves height to the front punctuated by a framed feature enclosing part of the first and second floor balconies faced in powder coated aluminium, with a lead flat roof dying into the main slate covered main roof.

5.2 The brick gables that are tight to the boundary have to be constructed using overhand laying. The kinks simply follow that on the south east boundary which terminates in a flank wall acting as endstop to the balconies, while the south wall kinks in to create the flat roof area and break up the massing, this results in raking verges.

5.3 This sculptural composition is capped by a simple horizontal ridge line .

5.4 The south west facing pitch feature black framed solar PV panels just below the ridge .

5.5 Facing materials are a mixture of traditional - orange facing brick, slate roof and modern powder coated aluminium external doors and windows and facing to balcony framing with glass balustrading.

5.6 The main upper part of the north west gable is inset from the boundary to increase clearance for the adjacent silver birch, with a triangular area of lead roof over the first floor bay which encloses landing the top of the first flight of stairs from ground to first floor.

6 CONSTRAINTS ADDRESSED

6.1 The acoustic strategy has a number of strands - a) There are no external doors or windows facing onto the beer garden or outside dining space, b) the passageway acts as an acoustic buffer separating the accommodation from the beer garden.

c) the main outside sitting space is located on the front; south west elevation away from the primary noise sources and with flank walls.

d) The construction is heavyweight loadbearing masonry and steel, not timber frame. Modern building regs now require much better airtightness standards anyway , with a default value of 8 cubic metres per hour per square metre, but in practice a value of 5 is taken for new builds , twice as good as previously. Passivhaus value is 0.6 !

The use of a parge " 6mm British Gypsum "Sound Coat to the inside external wall blockwork aids both sound proofing and airtightness

e) it is though the potential weak points though that are critical - external, doors and windows . These are specified as Everest (or similar approved with different glass thicknesses 6 and 6.8 laminated between inner and outer panes to disrupt the sound path with sound absorbing interlayer in the cavity which would be argon filled and high quality seals. The notional sound reduction with this spec is 32dB without trickle vents. see below

f) However this leaves the last potential weak point i.e need to provide ventilation. Obviously leaving doors or windows open for this purpose renders other measures academic and so ventilation would be provided by a "Nuair " or similar whole house ventilation system incorporating noise suppression.

g) a fundamental point regarding noise is that it's perception is subjective and affected by ambient background noise levels.

The acoustic report on the ventilation plant for Mowgli for example that noise from the plant would not be an issue because of existing background noise levels. The accommodation as already noted is not for a family.

It is designed for adults who would want to live in the town centre amidst potentially noisier neighbours. It is a matter of choice as the proposed dwelling is "open market".

There are existing dwellings in the immediate vicinity, no 1 North Bar Within and the three cottages diagonally opposite. Cross Keys opening hours currently 8 am to midnight and Mowglis 11.30am till 9,30pm, 10.30 Fridays and Saturdays. There are no music licences.

6.2 Potential perception of privacy and overlooking issues vis a vis Farriers cottage are addressed by the inset of the patio doors and inseting of the balconies plus the deployment of tinted glass to doors and higher triangular rpanels to the balustrading.

6.3 Pedestrian access to no 1 North Bar Within is provided by the covered way and passageway to the access stairs.

6.4 There is no significant overlooking to the rear first floor deck of the maisonette over The Modern Draper.

7 CONCLUSION.

7.1 The site is a highly sustainable one with no reliance on public transport or car to access the plethora of Beverley town centre retail, service, leisure religious and cultural institutions. The bus station though is a 4 minute walk away and the train station 10mins.

7.2 Adequate parking with EV charging point is provided, with one car space allocated to the proposed apartment and the other to no 1 North Bar Within.

No parking is or will be allocated to the retail unit per se. Secure bicycle parking is provided. There is ample turning space in the forecourt, and easy access for service and emergency vehicles. There is no net loss of parking spaces.

7.3 The design itself is highly sustainable very well insulated, good airtightness with an ASHP, solar PV panels, a whole house ventilation system with heat recovery, and E V charging points. There would be a battery storage facility with battery pack located under the stairs to store surplus power when not fed back into the grid, altogether very energy efficient.

7.4 There are no issues of residential amenity to adjacent dwellings they are not diagonally opposite and the design skews views away from or screens Farrier's cottage.

7.5 The site completely invisible from the public realm.

7.6 The design has very little impact on the historic or architectural values of the adjacent listed buildings.

7.7 The boundary wall and gate to be altered are modern, not existing at time of listing.

7.8 The highest ridge line is lower than the taller buildings in the immediate neighbourhood fronting North Bar Within and Lairgate.

7.9 The massing has been very carefully composed to break up the volume.

7.10 The contemporary design approach is appropriate for the particular urban context and provides an interesting positive contribution to the location.

7.12 Noise issues are addressed strategically and in detail.

7.13 The design is of high quality and will make positive contribution to the Conservation Area, albeit not affecting the public realm.

7.14 Given the above the application complies with the basic tenets of the NPPF and ENV local plan policies and can and should be approved.

Jonathan S Hobson, Dipl Arch (Dist) 14 January 2024.