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14 Huntington Road, York

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Design, Access & Heritage Statement

29-01-2024

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1. Introduction

This document will support an application for planning approval and listed building consent for alterations to the property at 14 Huntington Road York, YO31 8RB.

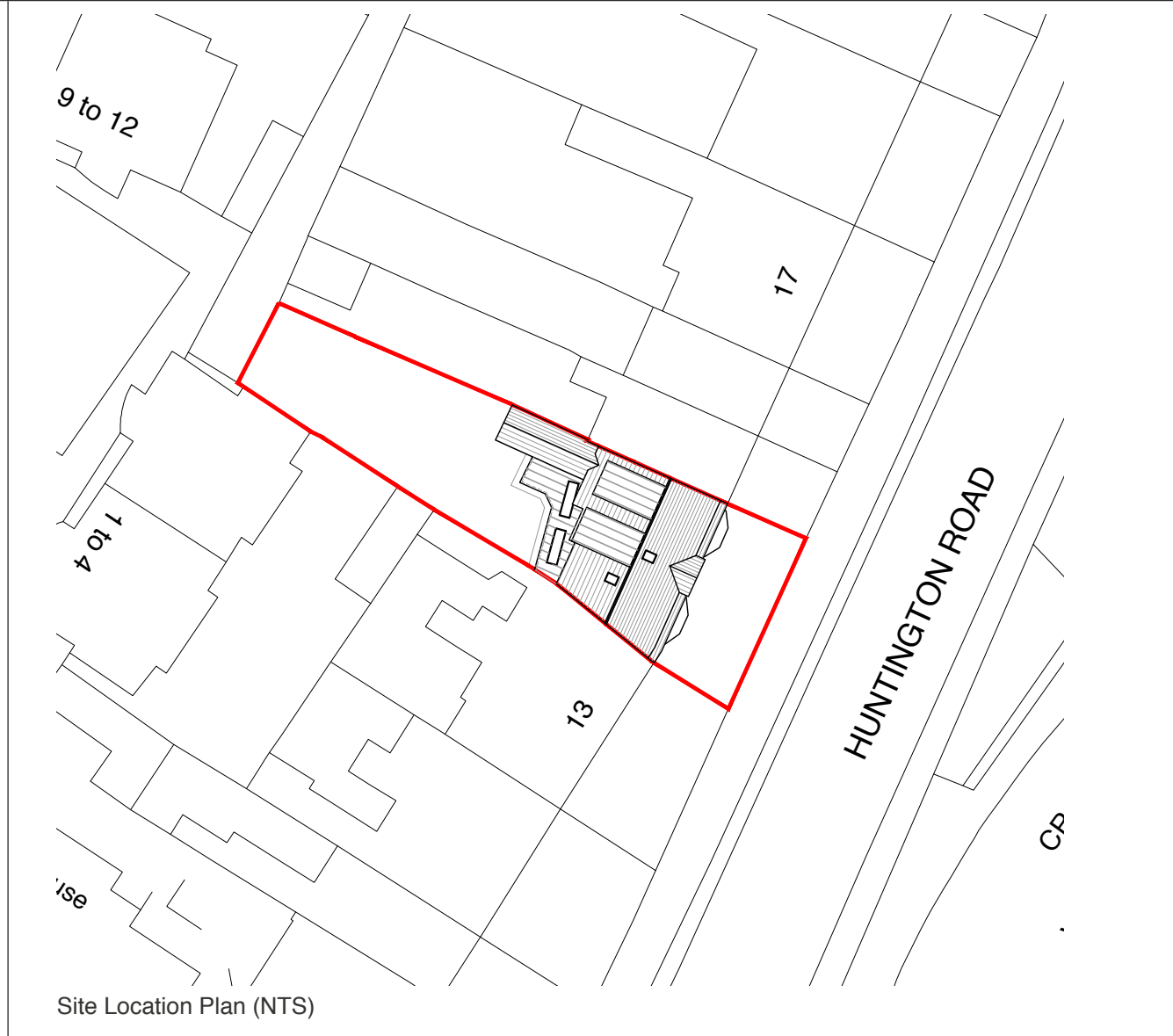
The document has been prepared by Carve Architecture on behalf of the homeowners.

2. Site Context

2.1. Site Location

The property is located on Huntington Rd which predominantly comprises of late 19th to early 20th century terraced housing and large areas of re-development dating from the mid and late 20th century.

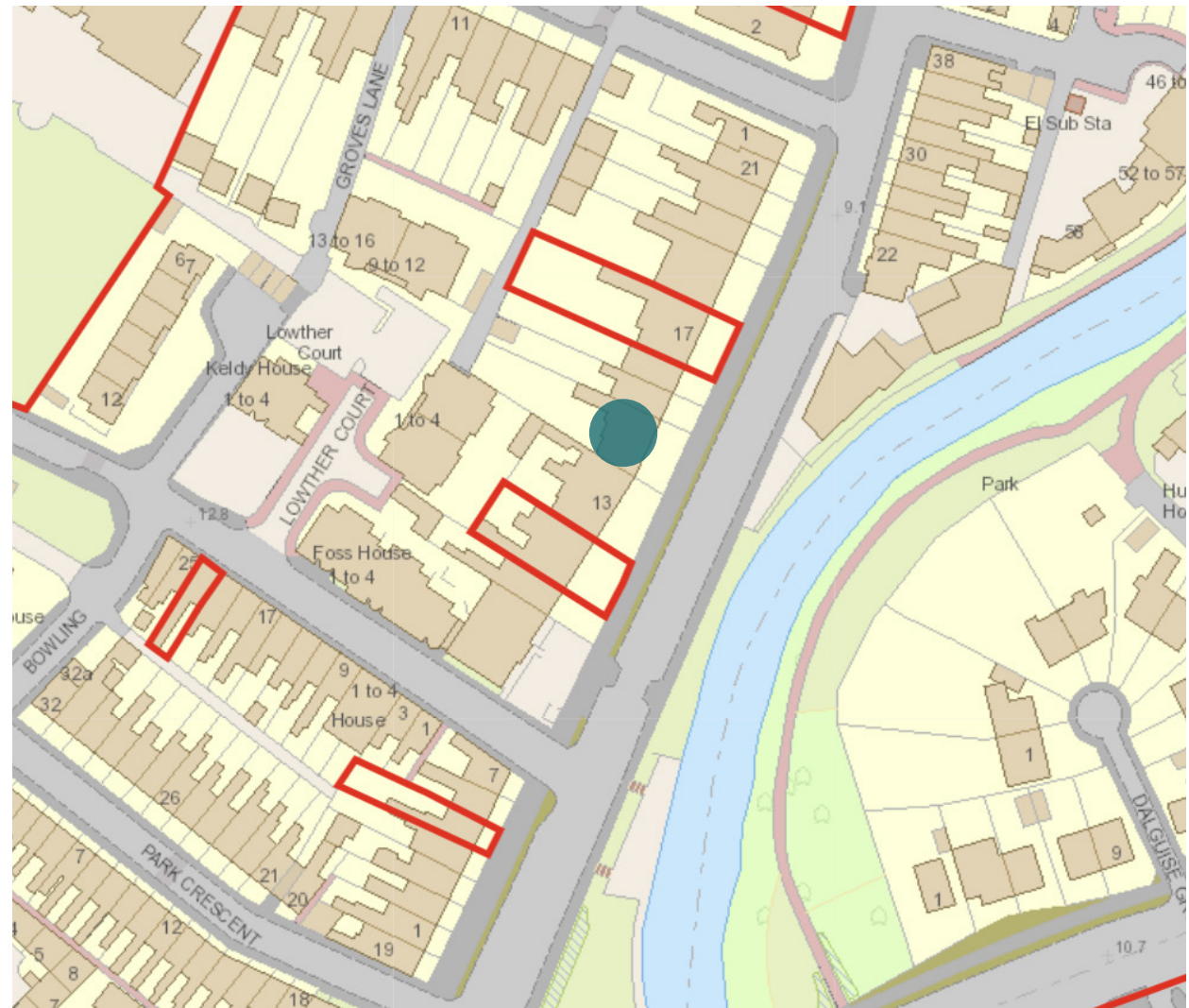
The site is part of terraced section of the area with extensive front and back gardens.



2.2. Context for planning

There have been a couple of relevant planning applications within the area in the last 2 years. Applications include:

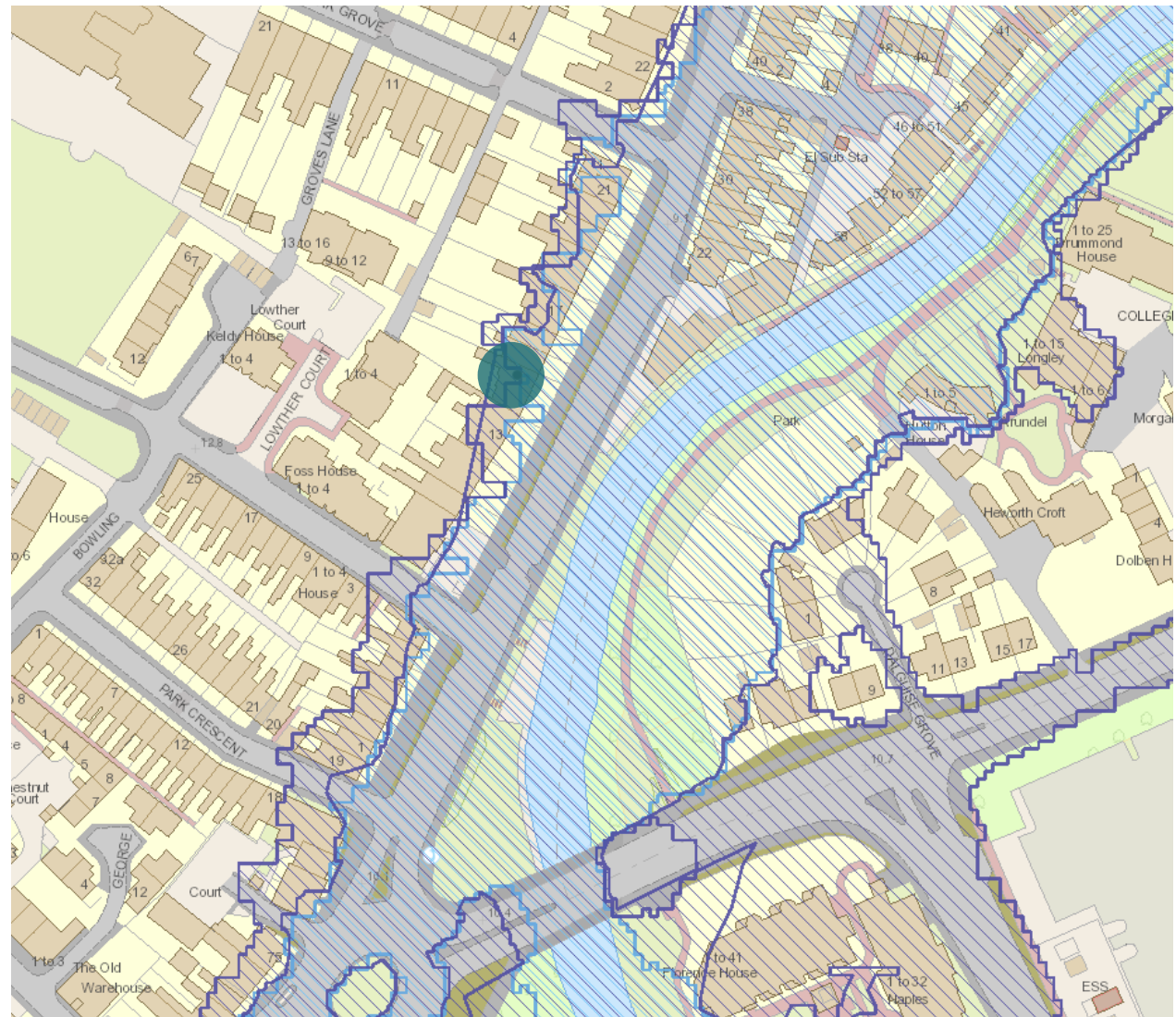
- 23/01442/FUL - Monkbridge House 17 Huntington Road York. Installation of solar PV panels to single storey rear out-shoot and rear dormer: Awaiting decision
- 22/00398/FUL - 22 Huntington Road. Single storey rear extension. Householder Approval



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

2.3. Flood areas and Flood Risk Assessment

The site sits in flood zone 3 as noted on the EA map.



Environmental Agency Flood Map of the area

2.4. Conservation Area

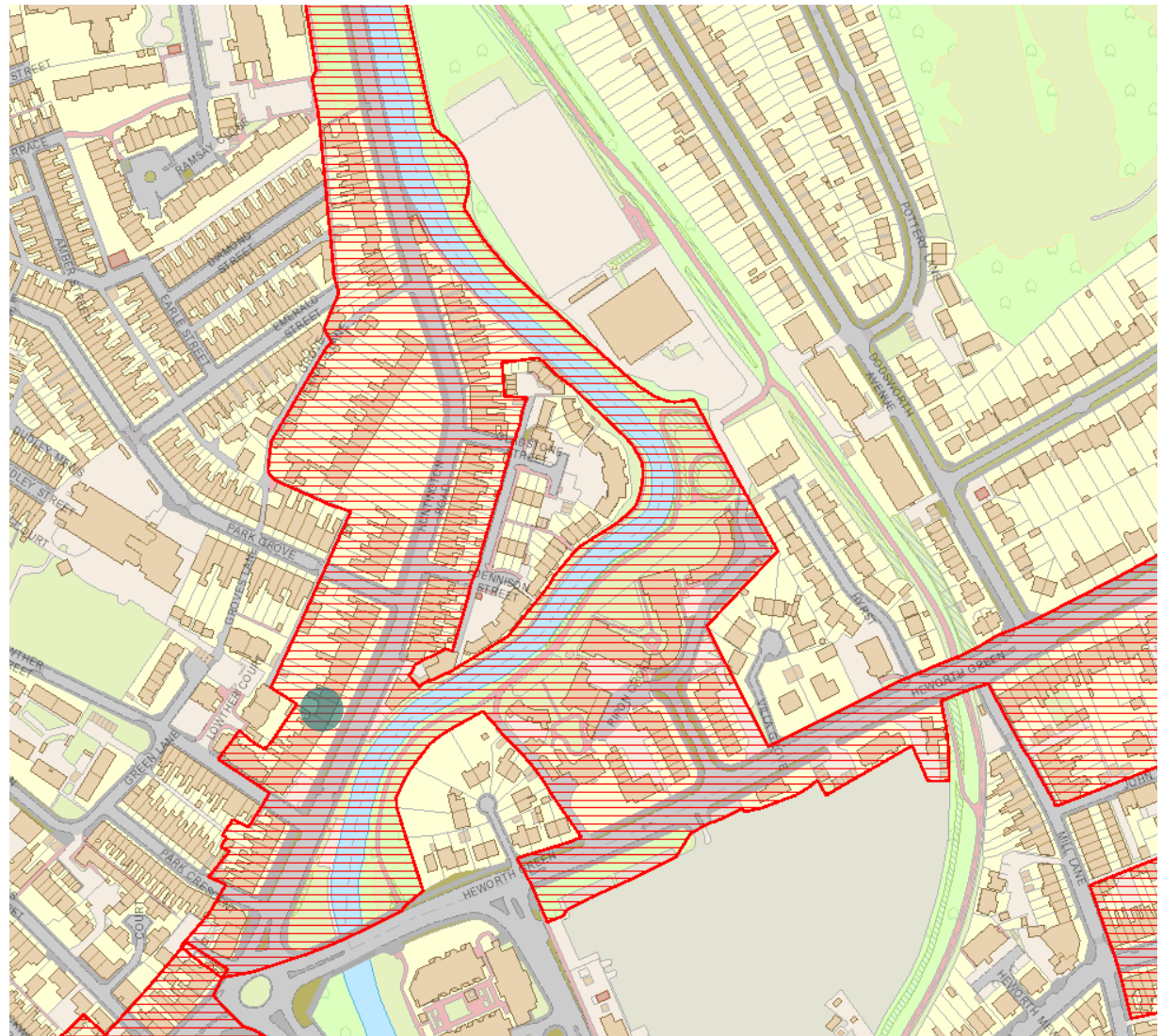
The site sits in the Heworth Green/East Parade Conservation Area.

The Heworth Conservation Area was established in 1975. The area embodies a small village atmosphere with only a few limited recognised architecturally significant buildings.

The area is primarily residential, though other uses are evident such as hotels, local amenities and institutional buildings. Its defining traits are the collective village scale, prominent villas, architecturally rich homes, and lush greenery.

Heworth Road, East Parade, Heworth, and Heworth Green foster a unified, development feel, centred around Holy Trinity Church.

Noteworthy structures include Holy Trinity Church, St Mary's Hospital, and architecturally striking homes on Heworth Green and Huntington Road, notably Groves Terrace.



Conservation Area Map with site noted in blue

2.5. Listed buildings

There are three listed buildings in the vicinity:

- Park Grove School: Grade II
- Grove Terrace (27-49 Huntington Road): Grade II
- Walls, Railings and Gates to numbers 27-49: Grade II

Park Grove School
(Grade II)

Grove Terrace, 27-49
Huntington Road (Grade II)

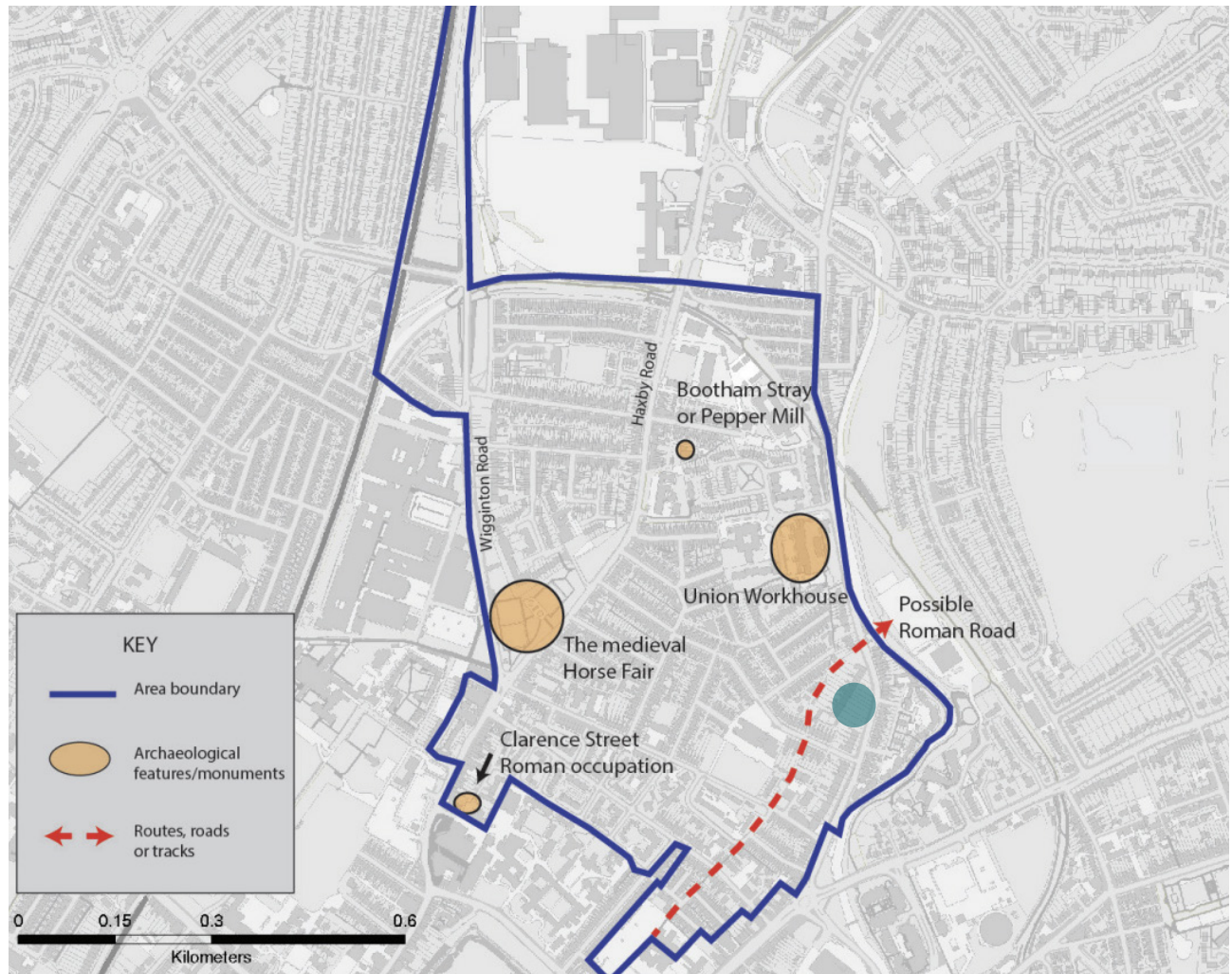
Walls, railings and gates to
Numbers 27-49 (Grade II)



Map showing listed buildings in the area (application site in red text)

2.6. Archeology and designated heritage assets.

Archaeological and designated heritage asses in the vicinity are noted on the diagram opposite.



Map showing Archaeology and designated heritage assets.

Taken from: City of York Historic Characterisation Project - 2013, Character area statement.

Site location in blue

2.7. Local context and vernacular

The site is located within the Huntington road area, towards the western edge of the conservation area.

The local pattern of built form is largely linear residential developments. Designs of dwellings are largely traditional in nature with newer, 20th and 21st Century developments limited to small infill plots, pockets of estate housing, and domestic extensions. Buildings are generally built as individual properties, but often linked to formed terraces. Walls are generally of a red or cream brick construction, Roofs are usually dual pitched in either clay roof tiles or natural slate.

Houses exhibit a range of traditional detailing, including feature brickwork banding at mid height or at eaves height. Window and door heads are often in arched or splayed brickwork and occasionally stone window sills are evident. Window forms include sliding sash, Yorkshire sliding sash, and casement types. These are usually in light colours, including white and cream

Some housing is set far back from the street creating a more open feel onto the area.

The River Foss and the open green space around this feature is a significant contributor to the character of this part of the conservation area.



Park Grove



Huntington Road



Huntington Road



Huntington Road



Huntington Road



Huntington Road

3. Application Site

3.1. Site Description

The site includes a generous southeast-facing front and north-west-facing back garden; the terraced property accommodates 5 bedrooms.

The rear garden includes planting and shrubs. There is access to the front of the property from Huntington Road and also rear access to property and parking from Park Grove (this is where the residents park)

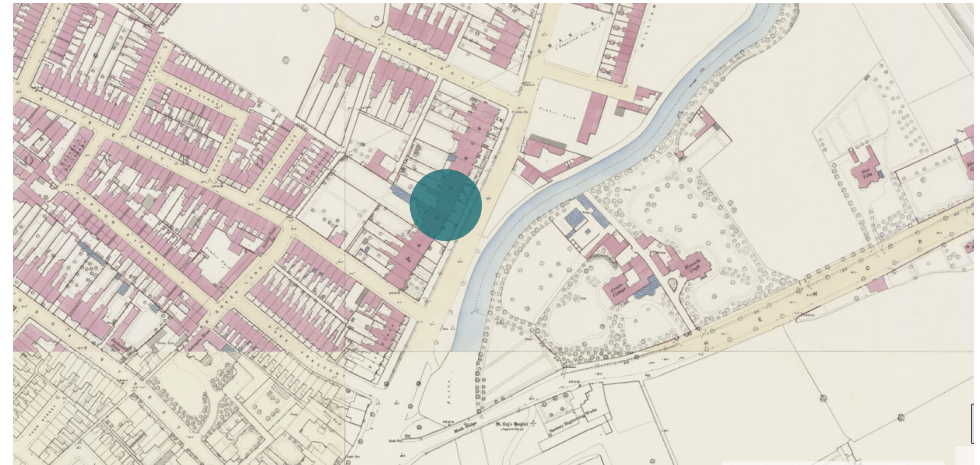


Site location image

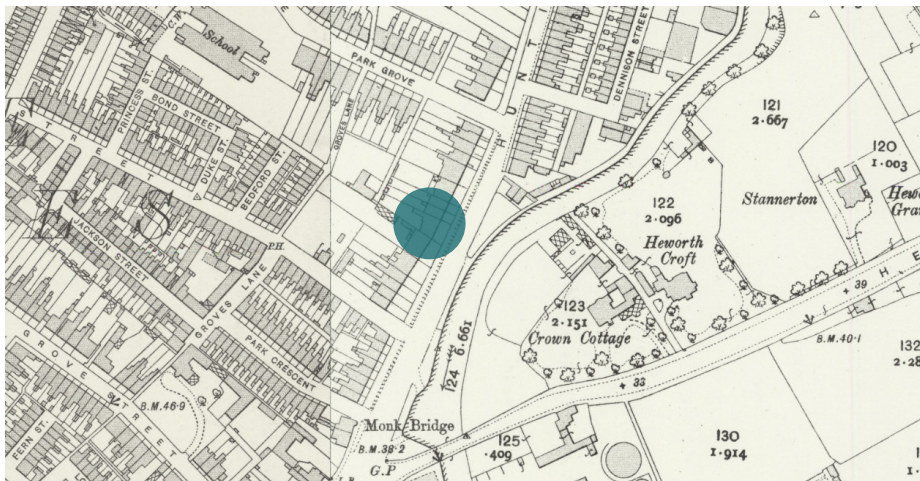
3.2. Historical Maps



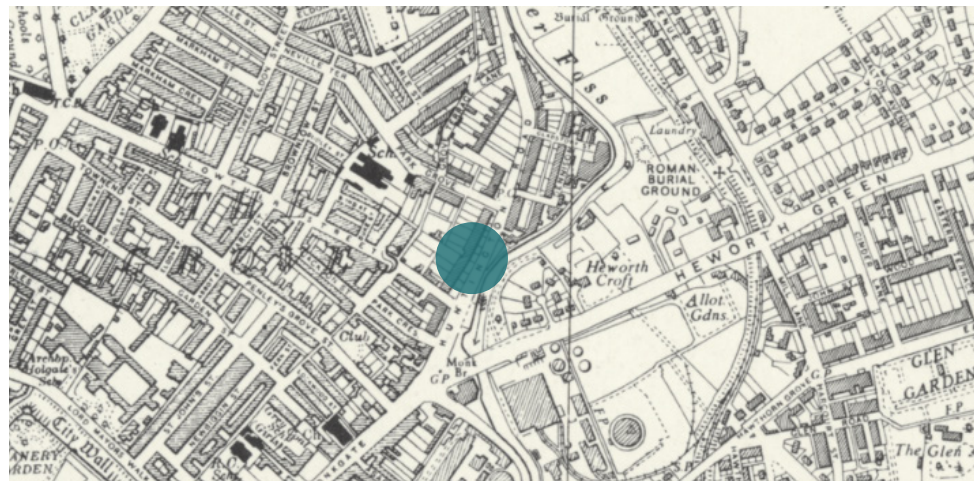
c.1852



c.1859



1947



1957

3.3. Site photos (external)



Front of Property



Rear of property



Side of rear extension



Neighbouring Properties



Garden Outlook



Neighbouring Properties



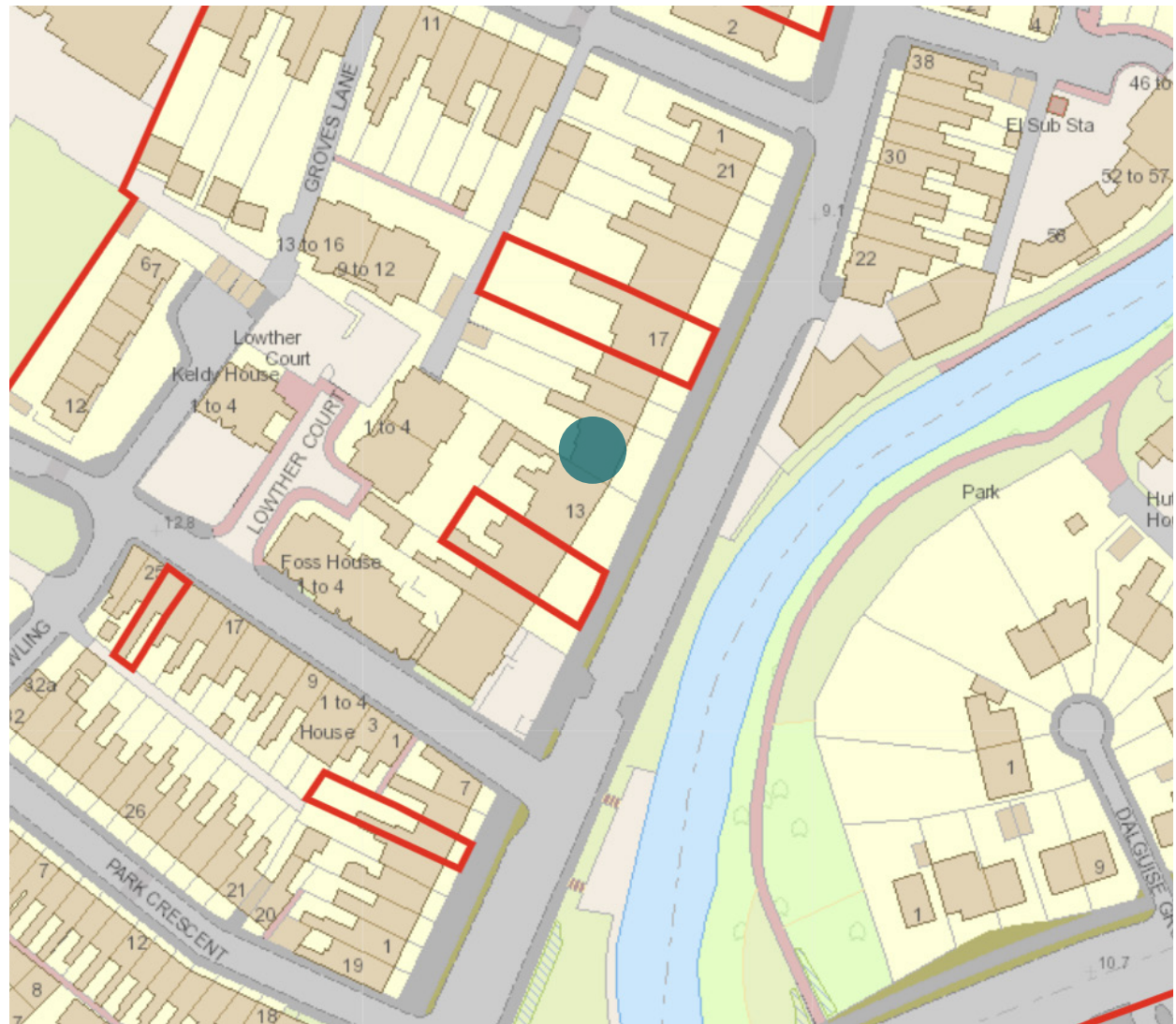
Rear Access



Rear Parking

3.4. Planning History

There have been 0 historic planning applications at the site.



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

3.5. Building Assessment

3.5.1 External Assessment of the asset

The front elevation of the property is attractive externally with large bay windows. It presents a formal and pleasing urban terrace double-fronted elevation. The house is stepped back from Huntington road, separated by a walled garden. There are steps up to the entrance of the house meaning the front of the house is lifted from level.

The house sits between two other properties in varying heights and visual composition.

The rear of the property is perhaps more functional and lacks the same compositional composure of the front elevation. The windows to rear are much smaller than that to the front of the property and don't form as sort of symmetry. A large double-height window provides light to the stairwell.

The windows of the property are all timber framed, and are a mix of sliding sash, Yorkshire sash, casement and flush casement window.

3.5.2 Internal Assessment of the Asset

The prosed work is focused to the rear of the property through the addition of a rear extension.

The main body of the building has not been

significantly altered over the years. Many original features such as fireplace, covings and architraves are evident and relatively simple and functional in their aesthetic.

The internal layout of the house has a relatively straight-forward layout internally. Rooms are large with storage through-out.



Rear Elevation



Front Elevation

4. Planning Policy Context

The local and national planning policies have been considered when developing proposals. Specifically, the National Planning Policy Framework (NPPF), the CYC Publication Draft Local Plan (2018), the CYC Draft Local Plan (2005) and The house extensions and alterations (draft) Supplementary Planning Document (SPD) (2012)

4.1. National Planning Policy Framework

Paragraph 130 of the NPPF sets out key criteria by which developments should be assessed:

“Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and

disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

The application site sits within a Conservation Area. Paragraph 197 of the NPPF states:

“In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.”

Planning and (Listed Building and Conservation Area) Act 1990 Section 72(1) states:

“With respect to any buildings or other land within a conservation area... special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area. The legislative requirement of Section 66 and 72 are in addition to government policy contained in Section 16 of the NPPF. The NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater weight should be. Where a development proposal would lead to less than substantial harm to the significance of the asset, this harm should be weighed against public benefits of the proposal.”

4.2. Design & Quality

Ensuring a high level of design and site quality is highlighted in all of the relevant planning policies. Paragraph 126 of the NPPF states:

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

Paragraph 130 also sets out key criteria by which developments should be assessed:

“Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

The 2018 Publication Draft Local Plan also sets out a set of criteria in policy D1:

“Development proposals should adhere to the following detailed design points:

- i. Urban Structure and Grain
 - enhance, respect and complement the historic arrangement

of street blocks, plots and buildings, where possible restoring old patterns of urban grain where these have been damaged or obscured.

- Enhance and complement the character and appearance of landscape, city parks, landforms, open space, planting and boundary treatment.

ii. Density and Massing

- Demonstrate that the resultant density of a development proposal will be appropriate for its proposed use and neighbouring context.

- Demonstrate that the combined effect of development does not dominate other buildings and spaces, paying particular attention to adjacent buildings or parks of architectural or historic significance.

iii. Streets and Spaces

- Promote ease of public pedestrian and cyclist movement and establish natural patterns of connectivity with the fabric of the city. Spaces and routes must be attractive, safe, and uncluttered and clearly prioritise pedestrians and cyclists over vehicles.

- Promote legibility through development by providing recognisable routes, hierarchy of routes, intersections, incidental spaces and landmarks.

- Are designed to improve the quality of the public realm and the wider environment for all.

- Provide a pattern of continuity and enclosure, dependant on circumstances, to reflect the need for different types of space for different types of activity including clearly defining private from public space, and mediate between the two.

- Designed to reduce crime and the fear of crime and promote public safety throughout the day and night.

iv. Building Heights and Views

- Respect York's skyline by ensuring that development does not challenge the visual dominance of the Minster or the city centre roofscape.

- Respect and enhance views of landmark buildings and important vistas.

v. Character and Design Standards

- Ensure proposals are not a pale imitation of past architectural styles.

- Ensure appropriate building materials are used.

- Meet the highest standards of accessibility and inclusion.
- Demonstrate the use of best practice in contemporary urban design and place making.
- Integrate car parking and servicing within the design of development so as not to dominate the street scene.
- Create active frontages to public streets, spaces and waterways.
- Create buildings and spaces that are fit for purpose but are also adaptable to respond to change.
- Create places that feel true to their intended purpose.
- Maximise sustainability potential."

The 2005 Local Plan's criteria for assessing Design are set out in policy GP1:

"Development proposals will be expected to :

- a) respect or enhance the local environment;
- b) be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area, using appropriate building materials;
- c) avoid the loss of open spaces, important gaps within development, vegetation, water features and other features that contribute to the quality of the local environment;
- d) where appropriate incorporate informative landscapes design proposals, where these would clearly have an influence on the quality and amenity and/or ecological value of the development;
- e) retain, enhance and/or create urban spaces, public views, skyline, landmarks, the rural character and setting of villages and other townscape features which make a significant contribution to the character of the area, and take opportunities to reveal such features to public view;
- f) design outdoor lighting schemes, which are energy efficient and provide the minimum lighting level required for security and working purposes, taking into account any adverse impact on residential amenity, the character of the area and night sky illumination and ecological systems;
- g) provide and protect private, individual or communal amenity space for residential and commercial developments;
- h) provide individual or communal storage space for waste recycling and litter collection;
- i) ensure that residents living nearby are not unduly affected

by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures;

j) accord with sustainable design principles (GP4a) and incorporate the principles of the Building for Life Standard as a fundamental part of the design;

k) provide disabled toilets/parent baby changing facilities in public, non residential buildings;

l) Where opportunities exist, new open space/landscape treatment should be incorporated to close gaps between green corridors and take account of ecological principles through habitat restoration/creation."

4.3. Heritage Assets

The application site sits within a Conservation Area. Paragraph 197 of the NPPF states:

"In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness."

While paragraph 206 advises:

"Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably"

With regards Conservation Areas, the 2018 Draft Publication Plan states under policy D4:

"Development proposals within or affecting the setting of a

conservation area will be supported where they:

- i. Are designed to preserve or enhance the special character and appearance of the conservation area and would enhance or better reveal its significance;
- ii. Respect important views; and
- iii. Are accompanied by an appropriate evidence based assessment of the conservation area's special qualities, proportionate to the size and impact of the development and sufficient to ensure that impacts of the proposals are clearly understood."

**Regarding Development in Historic Locations,
The 2005 Local Plan states in policy HE2:**

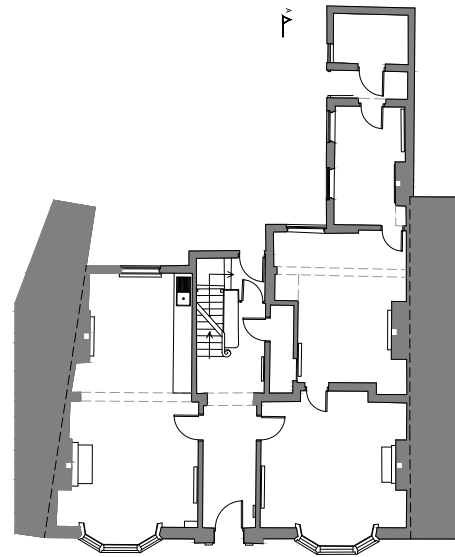
"Within or adjoining conservation areas, and in locations which affect the setting of listed buildings, scheduled monuments or nationally important archaeological remains (whether scheduled or not), development proposals must respect adjacent buildings, open spaces, landmarks and settings and have regard to local scale, proportion, detail and materials. Proposals will be required to maintain or enhance existing urban spaces, views, landmarks, and other townscape elements, which contribute to the character or appearance of the area."

5. Reasons for development

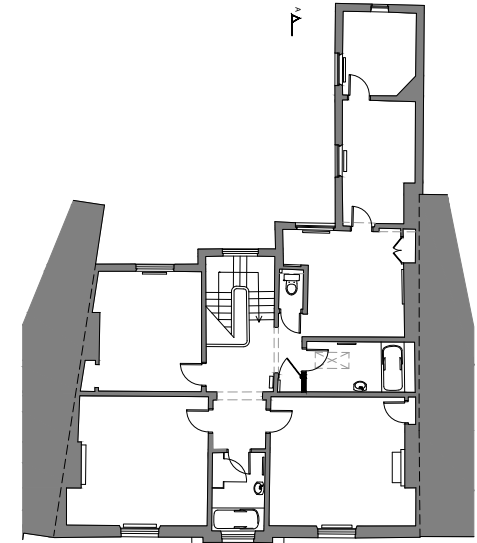
The existing property has many merits, but there are aspects that do not work for the applicants that the proposals seek to remedy.

The house is in need of renovation throughout. The ground floor circulation is poor and the upper floor arrangement is occasionally awkward in its layout and usage.

There is also a large amount of space in the roof area that could be utilised as part of the family home.



Existing Ground Floor Plan



Existing First Floor Plan



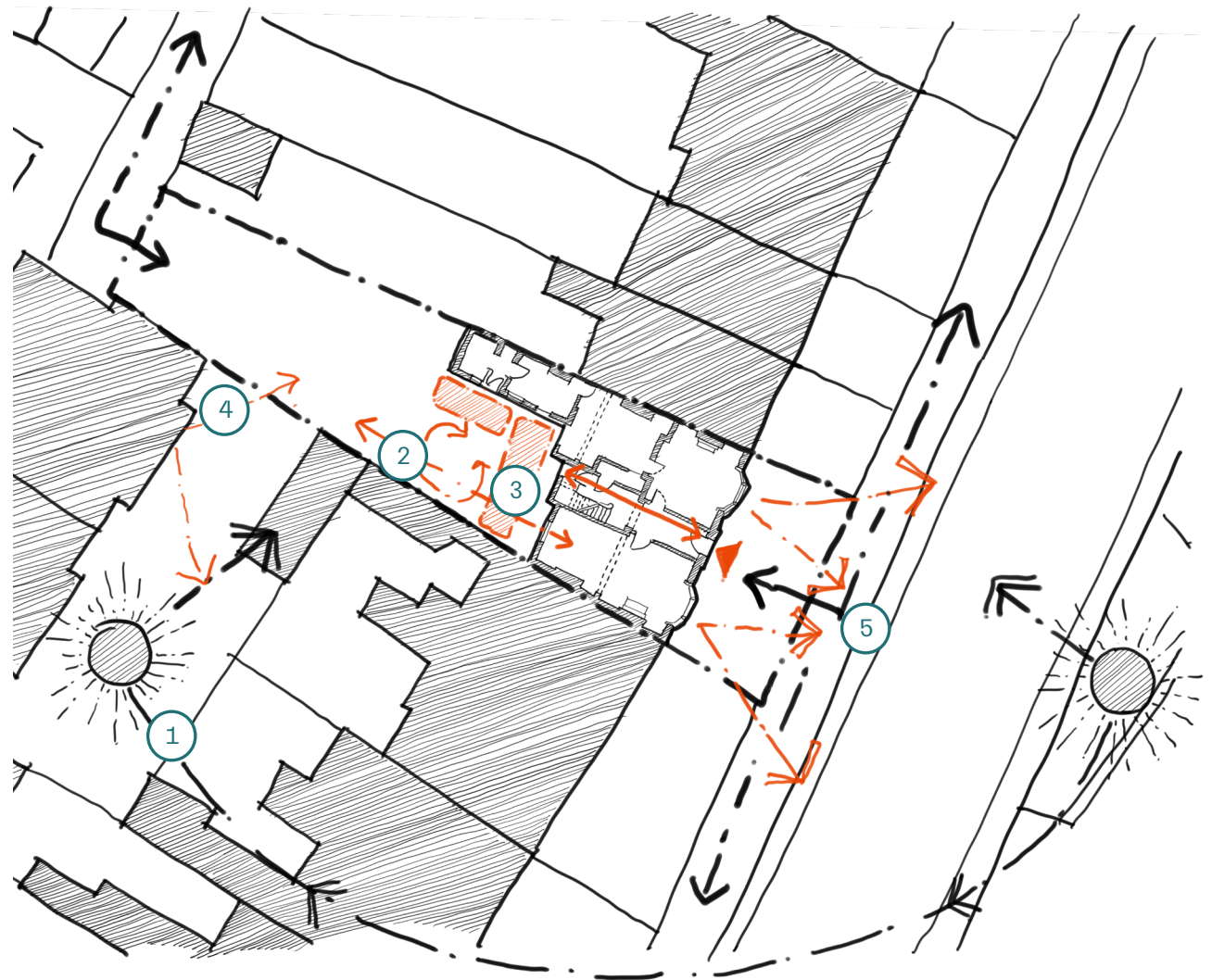
Existing Rear Elevation



Existing Side Elevation

5.1. Strengths and opportunities (Site)

1. Solar access (potential eastern or western sun).
2. Views across garden.
3. Potential extension areas
4. Potential overlooking from neighbouring properties.
5. Views across to the Foss



Sketch analysis of strengths and opportunities on site.

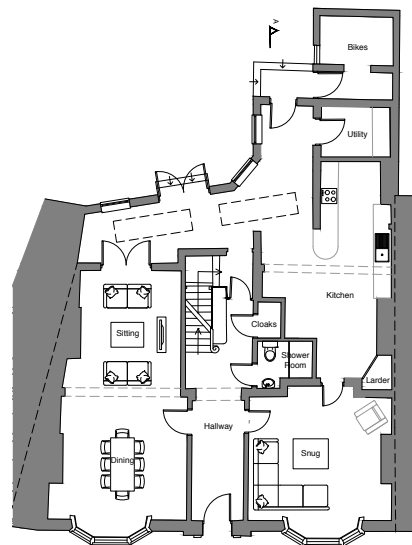
6. Description of Proposals

The proposals seek to resolve the Client brief requirements while working closely with the existing building and its unique characteristics. It is proposed that the internal layout of the existing house is reconfigured to create an en-suite for the front bedroom.

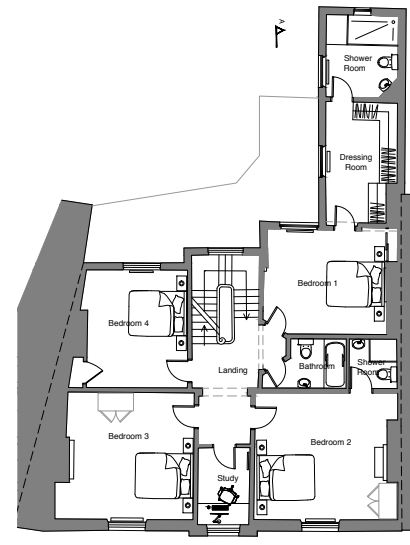
The ground floor intends to be opened up at the rear via a single storey extension to make better connection to the garden and allow light into the property.

The rear extension will also provide easier connection to the spaces towards the back of the property via the entrance, avoiding the need to access rooms via other rooms, meaning some privacy is maintained.

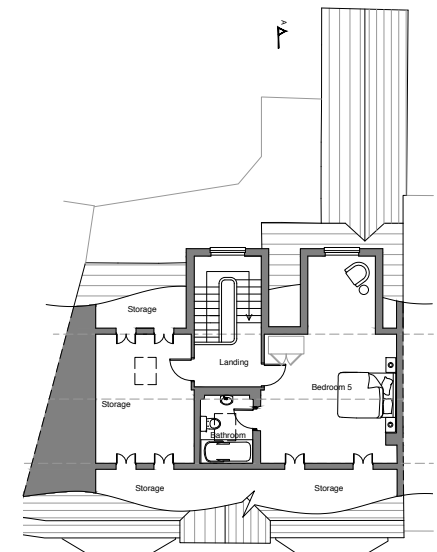
It is also proposed to create further accommodation in the loft space provided by two roof dormers, this is accessed by a new stair over the existing stair.



Proposed Ground Floor Plan

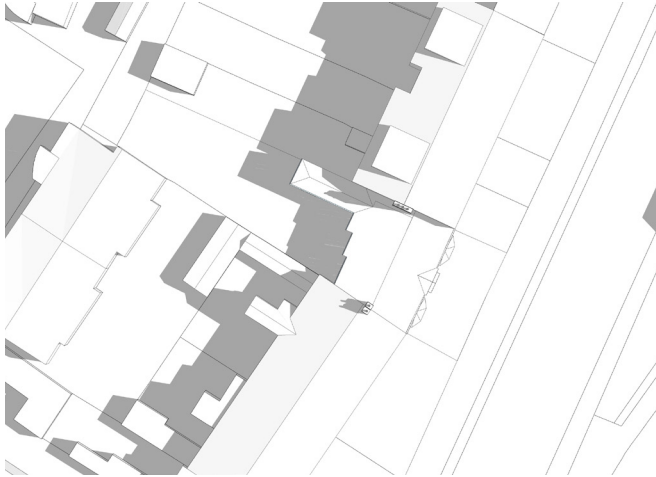


Proposed First Floor Plan



Proposed Second Floor Plan

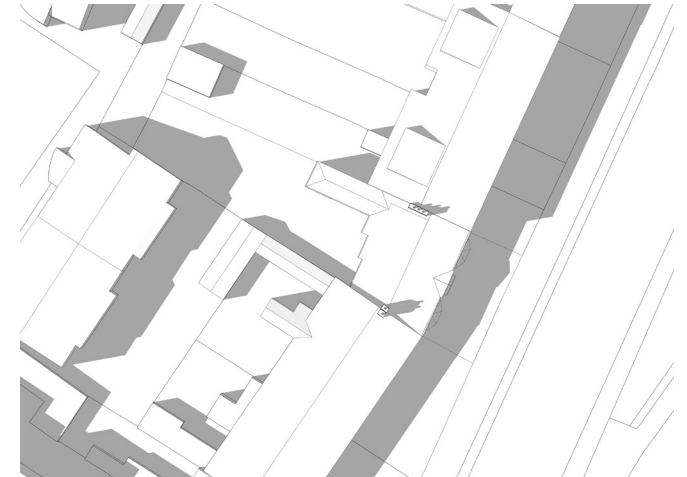
6.2. Sun studies (21st June)



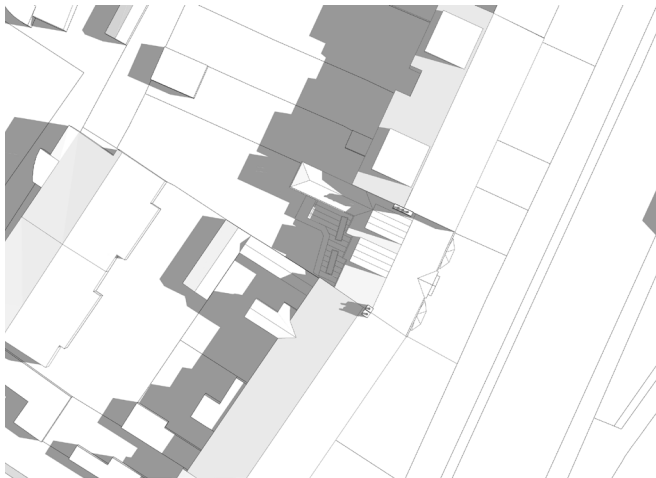
As existing: 21st June: 9am



As existing: 21st June: 1pm



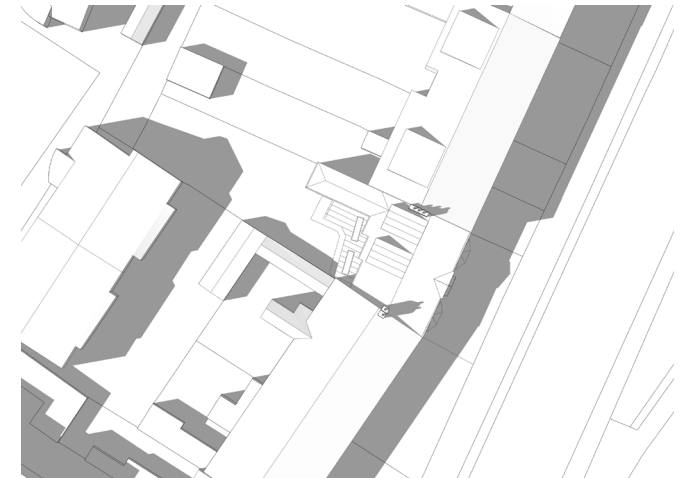
As existing: 21st June: 3pm



As proposed: 21st June: 9am

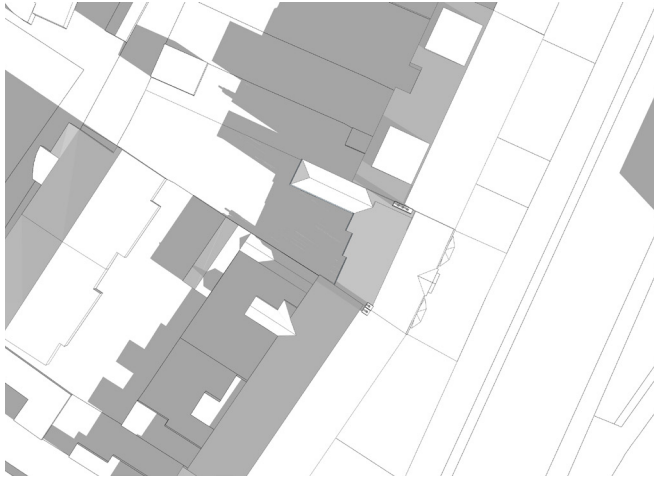


As proposed: 21st June: 1pm

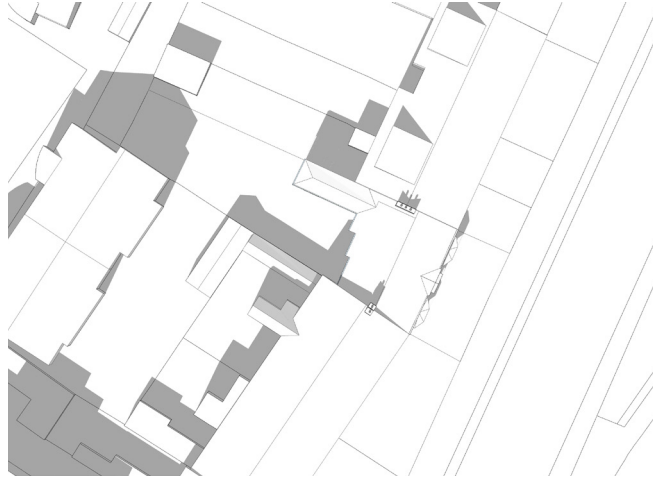


As proposed: 21st June: 3pm

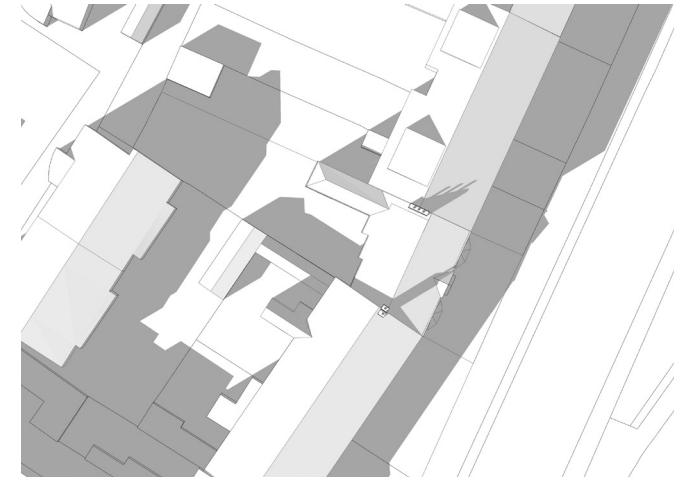
6.3. Sun studies (21st September)



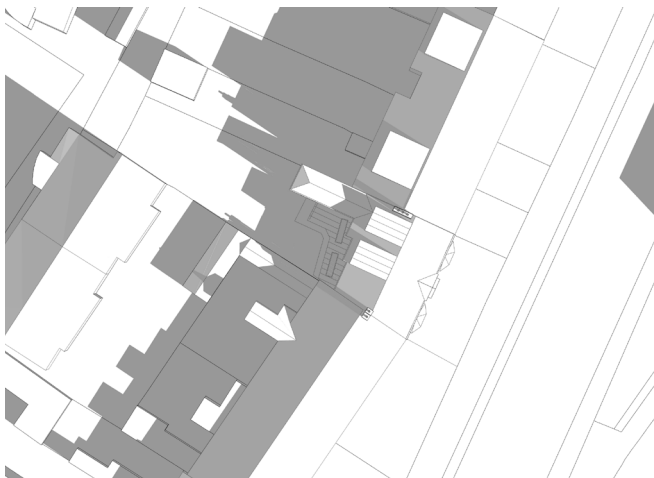
As existing: 21st September: 9am



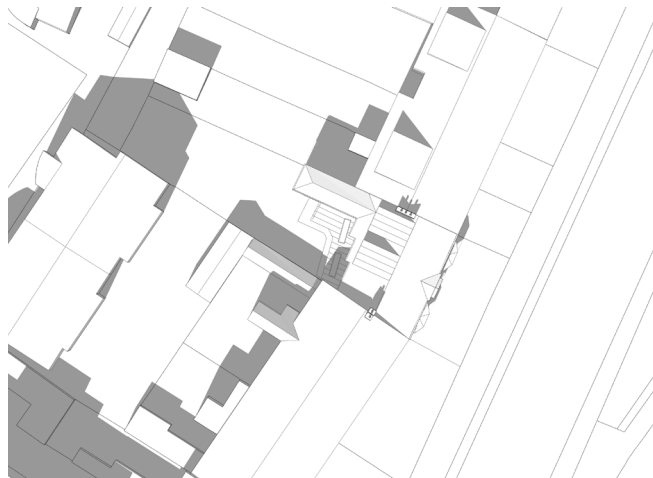
As existing: 21st September: 1pm



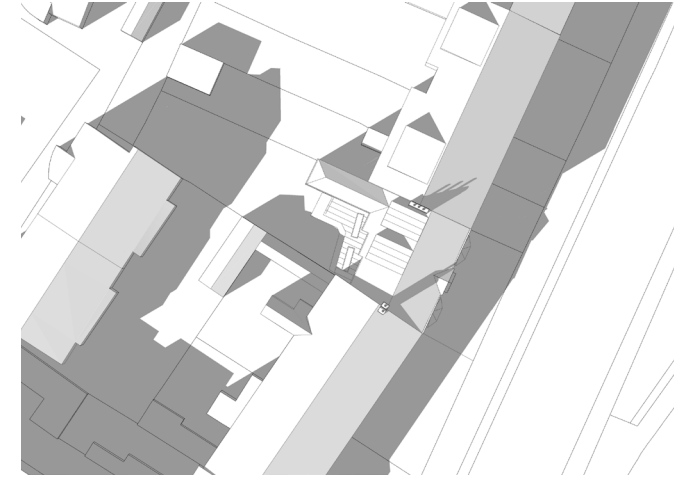
As existing: 21st September: 3pm



As proposed: 21st September: 9am



As proposed: 21st September: 1pm



As proposed: 21st September: 3pm

6.1. Materials

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

- Respect but contrast the existing building.
- Update the existing dated materials
- Provide a high quality and low maintenance finish

The proposals include brickwork to match existing as well as charcoal pressed metal cladding to add a contemporary element to the rear of the property. Windows and doors will consist of double-glazing and charcoal aluminium frames. Roof Dormers will be clad to match the rear extension (charcoal pressed metal cladding).



Rear External View

7. 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 consist of the surrounding listed properties, and the wider Conservation Area.

7.1. Impact of Proposals on Conservation Area

When considering the impact on the Conservation Area, it is the exterior of the building which we are focusing on. The general pattern of built form isn't affected by the proposals, as the property remains a terraced property with a single storey rear extension. As such, it is the outward facing elevations that can be considered of highest importance. The elevation which faces Huntington Road Street remains unchanged in the proposals. The new rear extension cannot be seen from the street and broadly follows the form established by the existing extension.

7.2. Impact of the Proposals on surrounding Listed Buildings

The proposals cannot be seen in context of any of the nearby listed buildings.

When considering these together, we would consider the proposals to amount to a **neutral** impact upon the surrounding Listed Buildings and Conservation Area.

Positive Impact	<ul style="list-style-type: none"> Upgrading the existing building to ensure ongoing use and functionality. Making the layout of the exiting property more functional
Neutral Impact	<ul style="list-style-type: none"> Addition of roof dormers.
Negative Impact	<ul style="list-style-type: none"> None

8. Conclusions

The design has been developed with a great deal of care and consideration. The intention is to create a proposal that is sensitive and respectful to its neighbours, context and the original dwelling whilst meeting the needs of modern family dynamics. The application is for a rear ground floor replacement extension, and internal alterations necessary to update a comfortable and functional home.

As detailed previously through the document, the proposals will have a neutral effect on the Conservation Area, and will allow the important aspects of the existing historic dwelling to continue to have a positive impact on the area for decades to come.

The proposals will allow the dwelling and its current and future occupants to continue enjoying the beautiful historic building, giving it a new lease of life in the 21st Century.



Rear External View

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