

Replacement Dwelling

Fairholme

Acaster Malbis



Design and Access Statement

Prepared by Downes Illingsworth Partnership Ltd. February 2024

Draft

1 Introduction

- 1.0 The application seeks to replace the existing dormer bungalow with a new dormer bungalow utilising the latest construction techniques and technology to create a thermally efficient family house.
- 1.1 Fairholme is in the village of Acaster Malbis along the west frontage of Mill Lane.
- 1.2 The dwellings in the immediate vicinity of Fairholme are a mix of dormer bungalows and 2 storey houses.

2 Background

- 2.0 The existing dormer bungalow, Fairholme, was built in the 1970's. There is evidence to suggest that original property has been altered to the rear.
- 2.1 The dwelling needs a full refit and modernisation. The walls and floor have no insulation and the roof has a very limited amount. Windows and doors are a mix of upvc and timber which require replacement. Roof tiles are damaged/missing. All mechanical and electrical services require replacing. There are areas of rising damp internally which requires further investigation.
- 2.2 The applicant obtained a structural report of Fairholme prior to the purchase to assess the movement of the internal floor and remedial works necessary to rectify the problem.
- 2.3 Currently the applicant is constructing a new dormer bungalow to the north of Fairholme which recently received planning approval.
- 2.4 Design and access statement requirements
 - **Use** - what the land and buildings will be used for.
 - **Amount** - how much development is proposed.
 - **Access** - how the site relates to public transport, the principle of the

highway network and hierarchy; how accessibility is duly considered for all so that everyone can move readily throughout the development.

- **Layout** - how the buildings, routes and open spaces relate to each other and their relationship to the spaces surrounding the development.
- **Scale** - how big the buildings are, particularly their heights and massing, and how they relate to the site and surroundings.
- **Landscaping** - how existing landscape features shall be incorporated within the scheme and how open spaces and planting will be distributed and treated to enhance the character of the place.
- **Appearance** - how the buildings and spaces will look, for example, architectural style, materials and design details.

3 Proposal

Use:

- 3.1 Due to the physical state of the existing property and the extent of works necessary to upgrade and modernise it is proposed to demolish the whole property and replace it with a new dormer bungalow.
- 3.2 The latest construction techniques and technology complying to current standards will be adopted. This will create a thermally efficient family home using renewable energy.
- 3.3 The existing use as a dwelling will remain.

Amount:

- 3.4 The site area is approx. 550m².
- 3.5 The existing gross internal floor area of the building is approx. 108m².
- 3.6 The proposed gross internal floor area of the building is approx. 207m².

Layout:

- 3.7 Externally, the width and depth of the proposal are similar to the existing dimensions. The main change is the additional floor space provided within the roof space and squaring off the 'L' shape footprint.
- 3.8 It is proposed to provide parking to the front of the property, similar to the building under construction. This layout will maximise the private garden space to the rear of the property

Scale:

- 3.9 The scale of the proposal seeks to retain the original form with a steeper pitched roof to form first floor accommodation. The proposed ridge height relates well to the adjacent properties.

Appearance:

- 3.10 Facing brickwork and roof tiles are to be the same as the types recently approved for the adjacent property.
- 3.11 Windows are to be upvc and single doors are to be a composite type.

Landscaping:

- 3.12 The existing boundary treatments are to remain and be protected during construction. Hard paving and patio area are to be provided as shown with the remainder of the garden returned to lawn.
- 3.13 There will be an 1800mm high closed boarded boundary fence constructed as part of the external works to the property under construction.
- 3.14 The single gate and footpath from Mill Lane will remain.

Access:

- 3.15 Access to the building will comply with the current standards and a level approach will be formed from the parking to the front entrance door. The internal layout will comply with the current space standards
- 3.16 The existing shared access will be modified to provide adequate vehicle turning and manoeuvring for both properties.

4. Conclusions

- 4.1 It is considered that the proposal will not adversely impact the existing street scene, neighbouring properties, existing and neighbouring amenity.
- 4.2 The proposal, albeit with a slightly higher ridge and an increased footprint, is not substantially different externally from Mill Lane using a similar design and retaining the existing landscape frontage.
- 4.3 It is therefore concluded that the sympathetic proposal presented should be supported by the council.