

Design and Access Statement

For 123 Temple Lane, Copmanthorpe, York YO23 3TE
Applicant: Michael Arnold

The following should be read in conjunction with drawings supplied with the Planning application to City of York Council.

Location

The site is to the South East of the village of Copmanthorpe. The property lies within a linear settlement of houses in the Temple Lane/Drome Road area. The area consists of a mix of single storey detached bungalows and larger 2 storey detached properties.

The existing dwelling of 123 Temple Lane fronts onto the public highway with large rear garden leading to an offshoot of the rear garden of No. 121 followed by agricultural Land to the North.

A paddock for 130 Temple Lane lies to the south of the property.

A public highway (Temple Lane) runs East/West to the South of the property.

The property lies outside Copmanthorpe Conservation Area.

Amount

The existing dwelling is a 2 bedroom bungalow with a rear offshoot for utility space and outhouse. Further to discussions with Building Control and Local Builders it has been considered the bungalow would require uneconomical remediation works prior to extending further, so the decision has been made to replace the bungalow.

The bungalow has solid wall construction with no cavity insulation, an inefficient heating system and the foundations are unsuitable for any increase in loading.

The proposal is for a new build 2 storey pitched roof detached house with a single storey pitched roof kitchen/dining room to the rear. The proposal is to have 4 bedrooms.

Insulation and an efficient Air Source Heat Pump/Solar heating system to current Building Regulations will benefit the property and the environment.

The site boundary extends to 0.064ha.

The footprint of the new build property is 156m²

A single brick garage is to be built at the head of the drive to provide storage.

Layout

The proposed new build is mostly sited on the footprint of the existing bungalow – the proposed house has been sited to the left of the plot to retain a driveway access to the east side of the property which is suitable for modern vehicle widths.

The double fronted façade has been retained in reflection of the bungalows to either side and the existing bungalow.

The proposed new build capitalises on the South facing outlook with the open paddock over Temple Lane and the open gardens/land to the rear.

The South facing aspect also offers effective positioning for the proposed solar panels.

Scale

The proposed development in scale, height and massing is in keeping with other properties in the Temple Lane/Drome Road area. The width of the existing bungalow has been modestly increased by 500mm to allow for the additional space for stair access to the new first floor.

The single storey rear extension with Velux windows and a low-pitched roof at 90 degrees to the main house maintains the lower profile set by other rear extensions within the area and follows an increase similar in scale to that which would be acceptable under a Larger House Extension application.

Appearance

The Drome Road/Temple Lane area is situated on an old RAF base and most properties have been built since the aerodrome was defunct at the end of the First World War. The houses have mainly been built to reflect the trends of their build date.

New build and infill developments have taken place; therefore, no fixed vernacular is obvious.

The proposed property is of a style similar to other recent developments on Temple Lane and is of simple straight forward design with white render and plain tiled roof. Features of the surrounding properties will be carried through into the new build. i.e. casement/bay windows, plain tiled roof. A Chartwell/Sage green window colour is preferred by the applicant (softer in appearance than the darker frame colours).

The development is to use locally sourced sustainable materials wherever possible and will be constructed to meet current Building Regulations with regards to energy efficiency.

Landscaping

The existing timber fenced boundaries will be retained. The amenity space of new build property is ample for a house of its scale.

The rear garden has been unmaintained in recent years and will be returned to a lawned garden area with local flower beds with native plants and shrubs.

There would be minimal hardstanding areas created local to the new property and where possible these would be permeable or positively drained.

Access

The property in the curtilage of 123 Temple Lane has the benefit of good access to Copmanthorpe Village, the A64 and York city centre.

There is a bus service (Route 13) on Station Road, Copmanthorpe to York city centre and the Coastliner on Top Lane to the A64 to York/Leeds.

Cycling is popular around the Southern areas of the city, with on/off road designated cycle routes including the Solar System cycle track, that connects routes from nearby Bishopthorpe to the wider York cycle network.

The drive will be formed using 20mm pea gravel (permeable) and a 3m tarmac apron utilising the current drop kerb/access, adjacent to the footpath/highway along the South of the plot.

Highway sighting lines for the property would be as per existing.

The planning drawings indicate storage areas for waste, recycling bins and cycle storage in accordance with City of York Council Highways team guidance.

The proposed works will be carried out to meet current Building Regulation requirements, including Document M in relation to the provision of disabled access.