

Heritage Asset Assessment Design and Access statement Sustainability Statement

46 Church Lane, Bishopthorpe, York, YO23 2QG

On behalf of J Bruce the Executor of Mrs D M Wedgwood

1. Introduction and Brief

The executor of Mrs D M Wedgwood, Mrs J Bruce is the owner of the property at 46 Church Lane Bishopthorpe YO23 2QG. The building is currently let to the Old School Medical Practice and is the subject of planning approval Ref 22/02535/FUL.



Dr Wedgwood was a former partner of the practice and the house became a surgery over a number of years. The Old School medical practice now aims to consolidate the surgery with an extension at the Copmanthorpe hub and the lease at 46 Church Lane will not be renewed.

Our clients for this project are Mr and Mrs Ian Bruce. Judith Bruce is the daughter of Dr Wedgwood and is the executor of the estate. Mr and Mrs Bruce would like to return to the area and have instructed Bramhall Blenkarn Leonard to explore ideas for a replacement dwelling on the site.

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A pre-application enquiry was made for a replacement dwelling 23/01736/PREAPP. Advice was given that the original building makes a positive contribution to the Conservation Area and that a contemporary dwelling constructed in non-traditional materials would not confirm to local character.

The pre-app response went on to say that the “existing extensions to the building Could be replaced with something more suitable to the requirements of the future occupants”.

The revised brief for the converted home still includes four bedrooms and an open plan ground floor plan. Provision has been made for living in later life but now we include space for a stair chair and have omitted the lift seen in the previous scheme. Given the more traditional design materials embodied carbon has risen but as we are retaining the majority of the original building the overall carbon use is reduced. Renewable technologies are proposed including an air-source heat pump, solar array on the southwest roof slope and battery storage.

2. History of the Site

The site lies within the Conservation Area of Bishopthorpe. The west and east boundaries of the plot were established from an early juncture, and it would appear to offer an access to what was known as Back Lane from the Post Office.

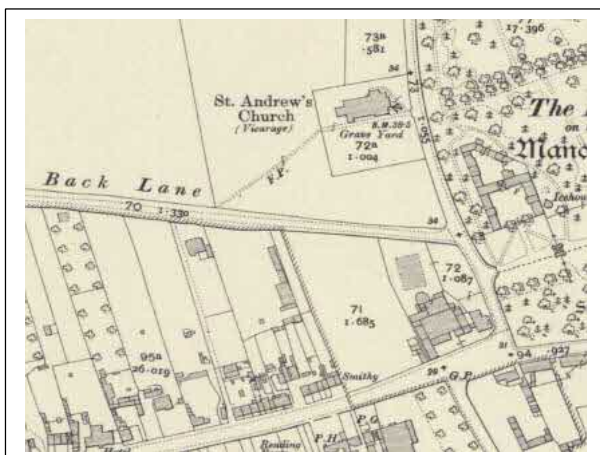


1852 first edition OS



1892 second edition OS

The post office becomes a smithy on the 1909 plans and buildings are shown on the west boundary of the application site. The existing brick wall on this boundary is consistent with the position of this building but the wall is more recent, suggesting it might have been rebuilt on existing foundations when the adjacent site was redeveloped from the builders yard recently.



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1909 third edition OS

1940 Ordnance Survey

The existing house was built in the 1920's in brick under a 'French' tile roof. Brickwork is solid 9 inch in common multi-stock bricks with red banding and quoins walled in English garden wall bond. Windows are timber vertical sliding sash single-glazed. The property was extended in 1999 to give additional space for the surgery planning ref 99/02220/FUL. The extension leaves a pathway on both sides of the narrow plot to the rear with an improved public entrance to the east side of the original front door. The new addition was built in brick under a low pitch pantile roof.

Internally many of the original features of the property have been removed to allow for the change of use.

3. Heritage Asset Assessment

The existing building contributes positively to the conservation area in its weathered materials and restrained architectural detail. It is a more modest frontage than its immediate neighbours. It contributes positively to the Conservation Area particularly in the street frontage and context. The surgery extension to the rear and side of the original dwelling detracts from any compositional quality and it consequently does not contribute positively to the Conservation Area. The proposals include the rebuilding of the setback return wing to this frontage and extension to the rear. The rebuilding of this side outshut is minor to negligible harm to the Conservation Area. This rebuilt element will be constructed in matching materials and retaining similar details such as the string course of contracting brick and stepped brick quoins on corners. The work will be offset by the benefits of the wider scheme and new use.

The change of use to residential is an enhancement to the asset as it is a predominantly residential area and will reduce the car journeys and parking along the street. The refurbishment of the fabric and the upgraded thermal performance will also protect the asset for the future giving the property a sustainable use. We consequently see the overall effect of proposals of the heritage asset as being positive.

4. Design Proposals

The site is narrow and flanked by trees on the east side. An arboriculture survey has been commissioned from JK Arboriculture. We propose the removal of a number of the self-sown trees which overshadow the site. We have had an endangered species survey undertaken by Wold Ecology. For the record the survey did not find evidence of nesting birds nor roosting bats – standard precautionary measures were advised for development including habitat creation in new building.

The site is very narrow as we are retaining the original house parking is limited to the existing paved areas. The wide dropped kerb will be retained and there is space for two parked cars on the front apron. An electric car charging point will be positioned on the corner of the house linked to the battery bank for most efficient use of the solar array.

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The existing fabric will be upgraded to provide the thermal performance required for renewable technologies. The solid masonry walls will have internal thermal lining. Windows and roof will be replaced to higher thermal performance.



View of proposal model from Church Lane

Whilst we have retained the original house we propose a rebuilt rear extension of two storey height. This is built over the existing 'footprint' of the surgery so there will be no impact on existing tree roots. We propose to build this in matching brick under a pantile roof with the contrasting brick detail brought round from the front of the property. We have introduced a third material of plain tile hanging on the east elevation and at high level on the south gable.

The proposals are therefore in the same location and on the same footprint of the existing building, but with a first floor extension on the south side.

The building will be of traditional construction. Windows are designed to predominantly look down the garden and to the front to avoid the loss of neighbouring amenity. We have a steeply-pitched roof in keeping with the original building and the forms of the Conservation Area. The solar array is on the south west facing roof slope.

The ridge of the proposal is the same level as the neighbour to the west and lower than the neighbour on the east where the house also has some loft rooms and dormer windows. We have provided some context elevations for comparison of the forms.

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We believe that the proposals as illustrated would be a positive contribution to Bishopthorpe, providing a house above current environmental standards and one which would enhance the Conservation Area.

4a Sustainability statement

We are retaining much of the existing fabric in the proposals and then internally lining to provide thermal performance to meet current building regulations. The building will be air-tight and ventilated by mechanical ventilation and heat recovery systems (MVHR). Heating will be via an air-source heat pump delivering via low temp underfloor hot water.

A photo-voltaic system will be installed on the roof, the array feeding a battery bank located on the ground floor as well as being used for the heat pump.

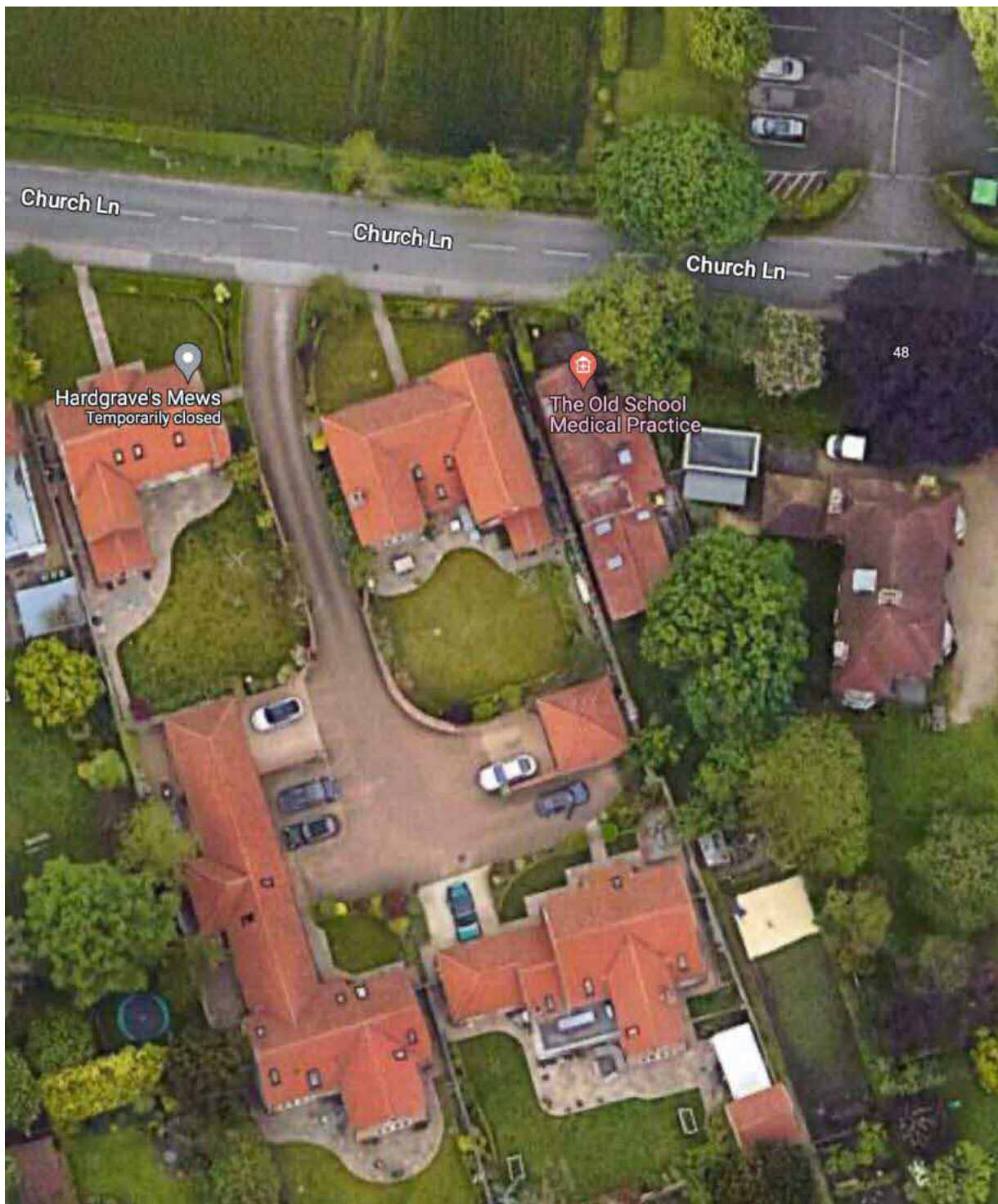
4b Drainage

The existing oversite tarmacadam area at the front of the property will be lifted and permeable paving put down in replacement. The footprint and roof area of the property does not change so the rainwater catchment is reduced. The drainage system within the site will be renewed separating foul from top water. We propose to discharge both into the final manhole on the plot (marked on the plans) which then discharges into the combined sewer which runs in Church Lane.



View of proposal model from rear

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Aerial view of the site.

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Neighbour to East

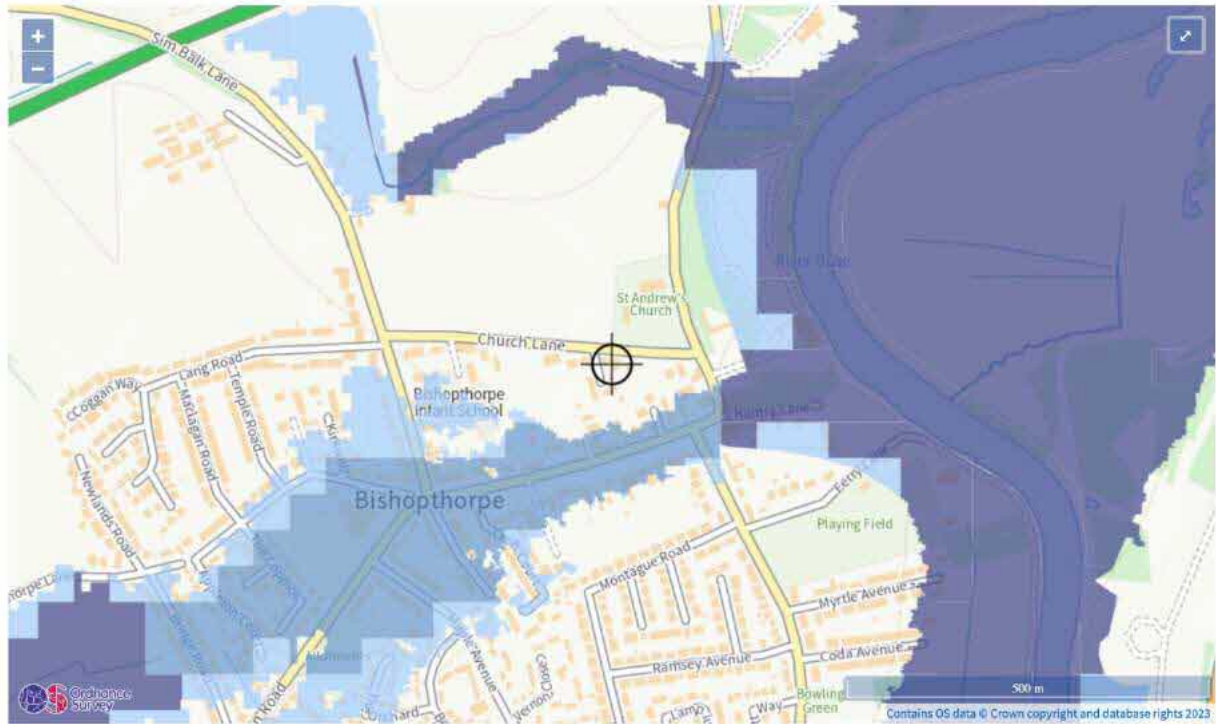


Neighbour to West

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5. Flood Risk Assessment

The site has not been known to flood and is outside the flood risk area as defined by the Environment Agency. Our proposals seek to remove the tarmac across the site and replace with permeable surfaces. Drainage will be renewed on site to existing sewer connections.



Extent of flooding from rivers or the sea

● High ● Medium ● Low ● Very low ⊕ Location you selected

Environment Agency flood risk map for the area.

Mark Bramhall
For Bramhall Blenkarn Leonard February 2024

