

ADDED VALUE ARCHITECTURE

## Design and Access Statement

Project: 49 Middle Street North, Driffield,  
YO25 6SS

Reference: 221003 / DAS / 001

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## CONTENTS

Proposal	1
Planning History	1
Site Appraisal	2
Fabric Changes	3
Plan Changes	6
Conclusion	8

## **PROPOSAL**

We seek Full Plans approval for alterations to a mixed use building at 49 Middle Street North, Driffield. This will include division of the existing 1<sup>st</sup> and 2<sup>nd</sup> floor residential space into 4 no. Flats. Also to include splitting the ground floor into two commercial units instead of one and opening up space at ground floor to external use for car parking spaces, bike and bin store.

The commercial units will require particular times of opening and employees will be required, but at this stage this application is being submitted to determine whether the fabric of the building can be changed as such and subsequent businesses will rent the space and apply for any relevant licenses required for the hiring of employees and times of business.

## **PLANNING HISTORY**

Please reference the heritate statement for further details.

## **DRAINAGE**

Please reference drawing ref: CAS-294647-P2Z1W2\_Final\_V1 for the location of existing drainage around the site. Any proposed drainage will connect into the existing drainage connections within the current site boundary.

## SITE APPRAISAL

The site is located along one of the primary roads through the town of Driffield, on the outer edge of the main commercial strip. The majority of the street at ground level is fronted by shops and commercial spaces. There is some mixed use along the high street and more mixed use on the secondary and tertiary streets that branch off from it.

The site is on the corner of Middle Street North and Harland Lane, with the majority of the buildings elevation facing off the main road. It is situated on a corner plot and appears as a number of buildings built at separate times but joined together as one. As a mixed use building, the upstairs is currently used as residential space, but this part of the building in particular needs some restoration works to bring it up to a modern standard. The current residential space is also of a disproportionate size to what would be expected of a single dwelling above a shop within the current location.

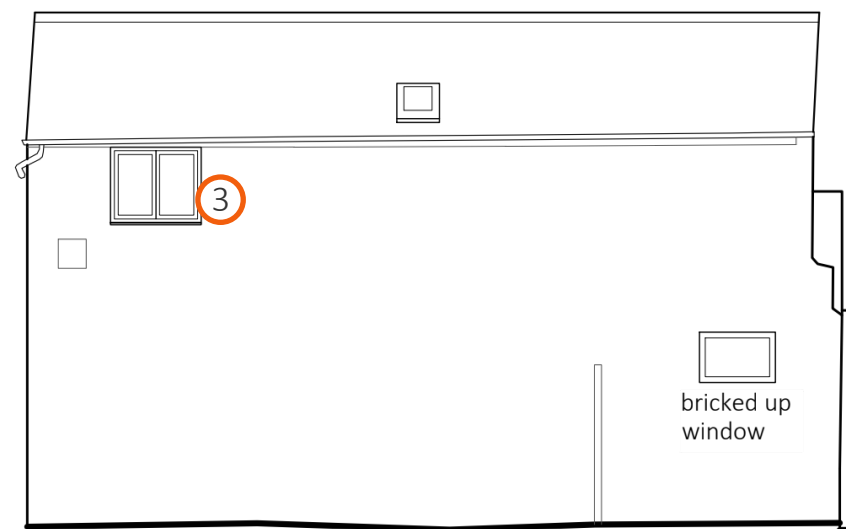
The mixed use and central location to the town and access to public transport mean this is an ideal location to introduce more residential spaces. Flat/apartments at first floor and above are the ideal location for this use class along this street. The site is and will be accessed primarily by pedestrian access and is suitable and typical of the surrounding area for the proposed use classes, however we are proposing to introduce space underneath the building for one car per dwelling.

## PROPOSED FABRIC CHANGES

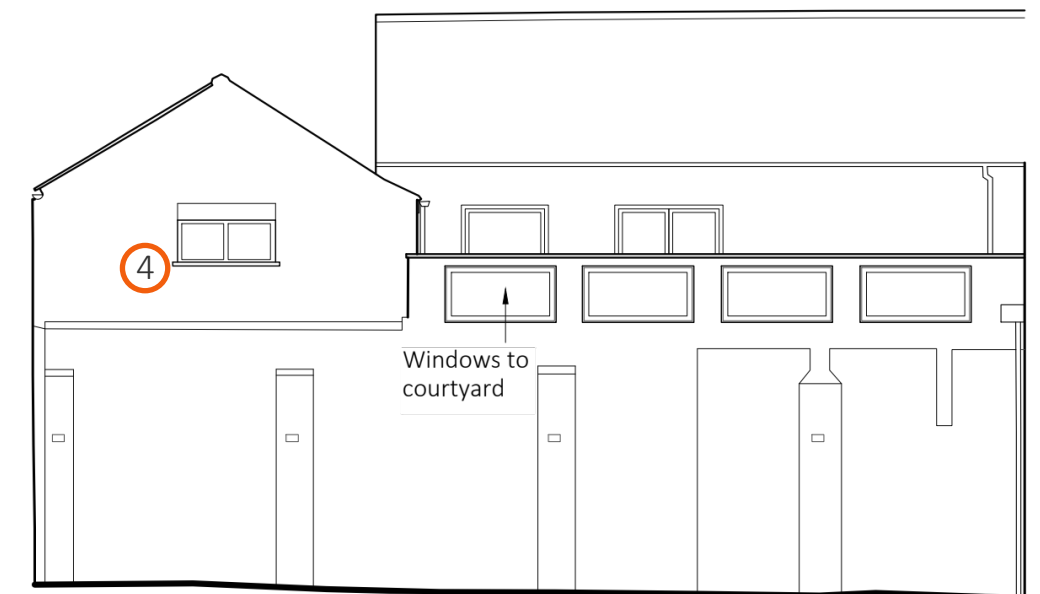
1. Removal of existing ground floor door to create a lobby and access to 3no. Flats above.
2. Removal of existing external signage
3. Introduce new uPVC double glazed and obscured glazing unit for dwellings Bathroom.
4. Replace existing broken window with new uPVC double glazed and obscured glazing unit.



Front Elevation (East)



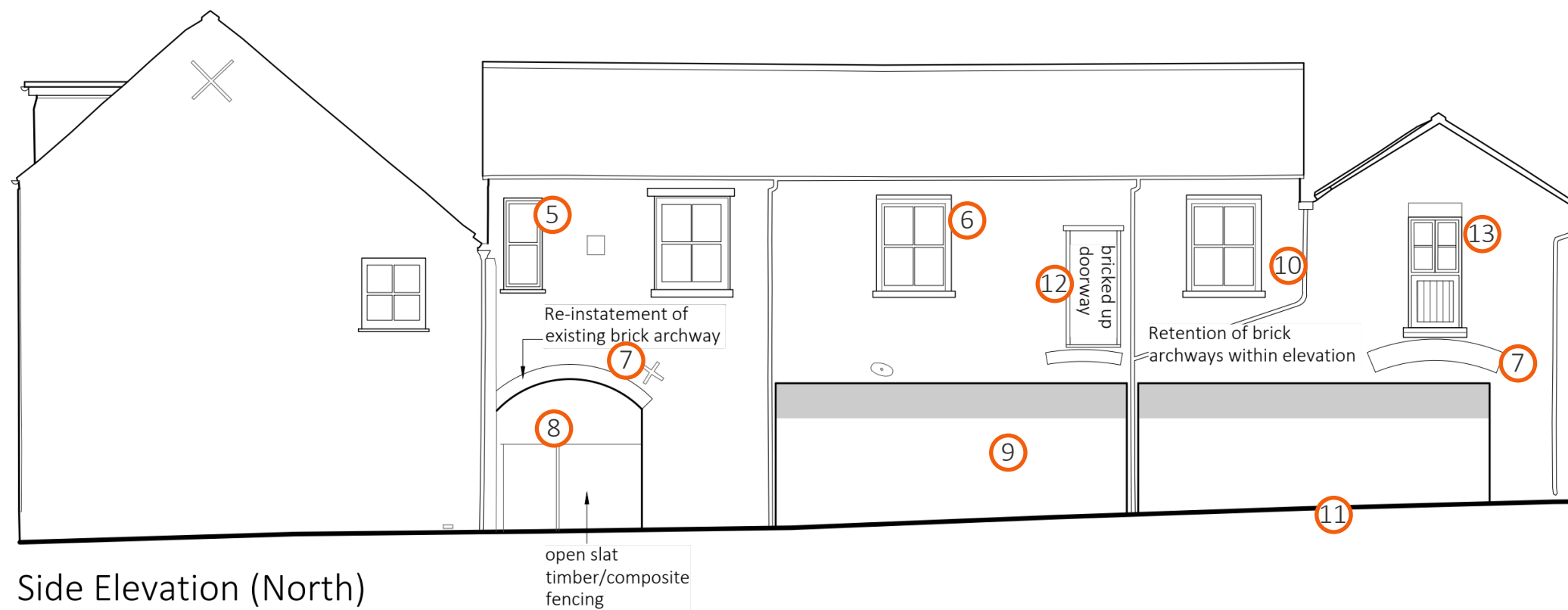
Rear Elevation (West)



Side Elevation (South)

## PROPOSED FABRIC CHANGES

5. Replacement window with raising cill.
6. New window to be installed, uPVC but to match style of existing windows.
7. Existing/historical arches and door heads to be retained.
8. Historical stable entrance arch to be re-introduced.
9. New access to be created for parking cars underneath building.
10. Diverting existing rainwater pipe in line with new structural openings.
11. Introduce acco drain along the line of the structural opening to help with diversion of surface water run off along the street.
12. Previously boarded up doorway to be bricked up appropriately and tie in to existing brickwork
13. Existing opening to be retained and replaced with stable style doorway and allow top half to act as window for the bedroom at 1<sup>st</sup> floor. The dwelling unit will not have access to the bottom half of the stable door opening.



49 Middle Street North, Driffield, YO25 6SS

## PROPOSED FABRIC CHANGES

14. Removal of existing conservatory, replaced with two new openings onto 1<sup>st</sup> floor courtyard with uPVC units.

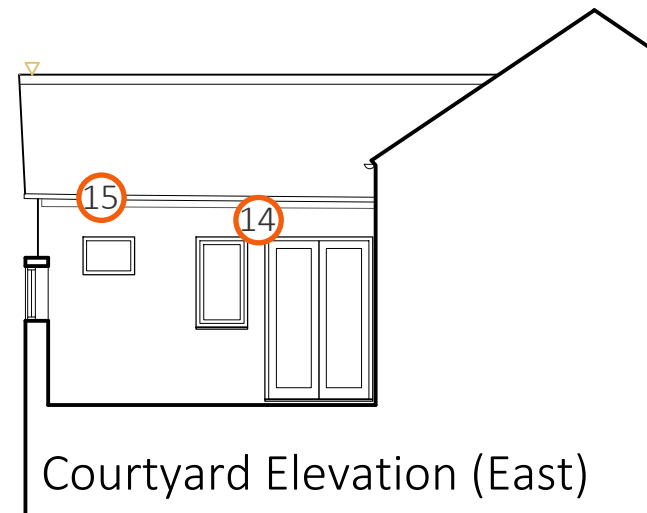
15. Replacement of existing timber window with new uPVC unit.

16. Reduction of existing flat roof extension and introduce two new uPVC windows/doors.

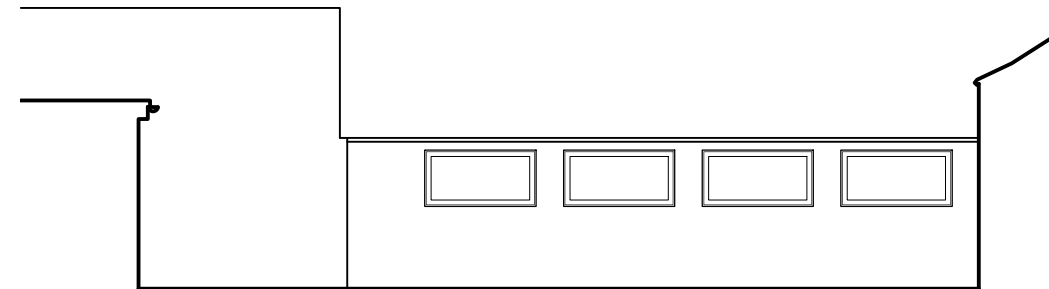
17. Re-introduce opening and drop cill to allow for new set of uPVC french doors to courtyard.

18. Introduce two new obscured glazing uPVC windows.

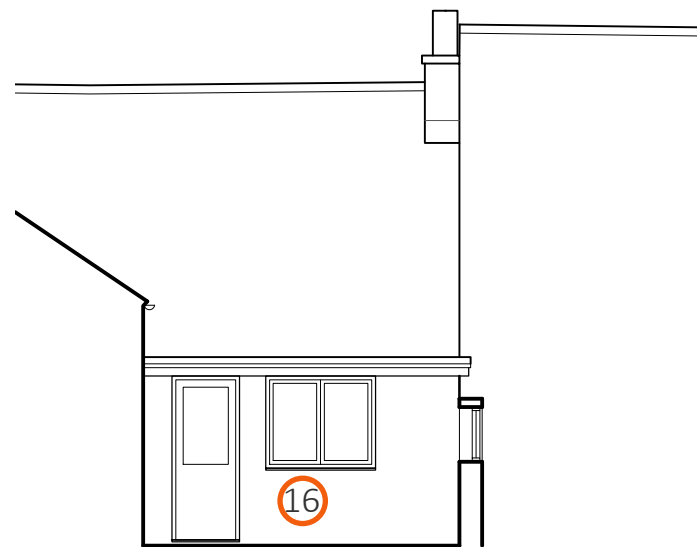
19. Introduce dividing fences between each external courtyard space for each dwelling unit.



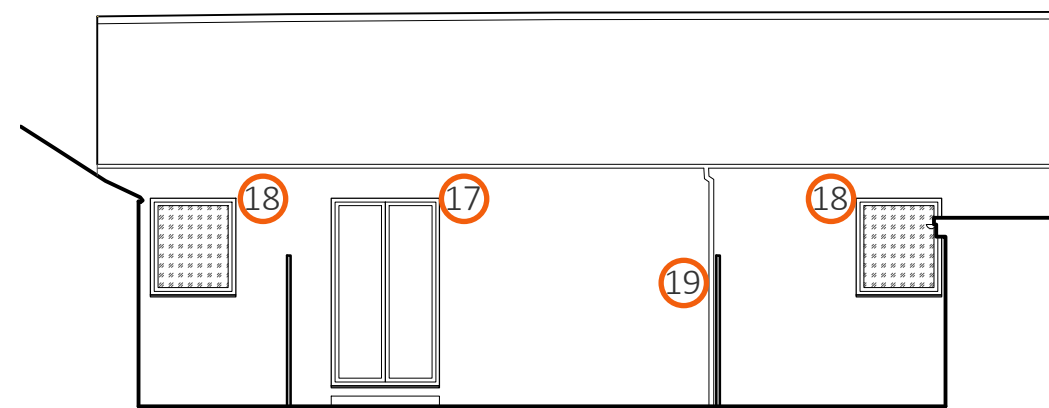
Courtyard Elevation (East)



Courtyard Elevation (North)



Courtyard Elevation (West)



Courtyard Elevation (South)

49 Middle Street North, Driffield, YO25 6SS

## Ground Floor

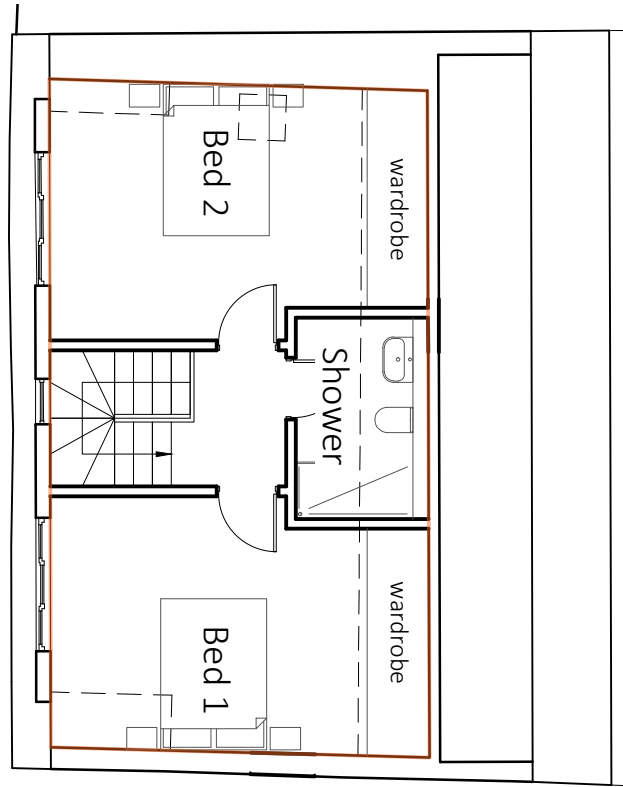
No original features can be found on the ground floor internal plan other than the existing structural walls and location for the central staircase. We are proposing to remove some of the existing external walls to create parking/bin store provision and in doing so will re-introduce some historical arch features.

New partitions will be introduced within the currently open plan spaces of the commercial units. Solid masonry will be used to separate the stairwell from the commercial units to provide suitable fire compartmentalisation to the residential unit stairs.

A new entrance will be introduced for the flats above the commercial unit, using existing stairwells. Please reference separate submitted floor plans for layouts and commercial/residential unit locations.



49 Middle Street North, Driffield, YO25 6SS



## 1<sup>st</sup> + 2<sup>nd</sup> Floor

The floor plan will be divided into four separate residential units. Divided by the existing staircase within the middle of the existing plan and existing external walls.

New partitions will be introduced to separate and divide up the flat spaces. Masonry will be used to block up any existing openings between the existing stairwell and flats.

Existing staircase up to the 2<sup>nd</sup> floor will be removed and replaced in a new location.

3 of the flats will have access to the courtyard, which will be divided by fencing at a height similar to the existing parapet wall to the courtyard, and give amenity space to those flats.

Please reference separate submitted floor plans for layouts and commercial/residential unit locations.



49 Middle Street North, Driffield, YO25 6SS



## CONCLUSION

We believe that the proposal does not retract from the existing fabric of the conservation area. Despite the alterations and changes to some external elements of the building, the proposal looks to retain original features where possible and re-introduce elements that would reflect the history and context of the building. The front elevation in particular will look predominantly the same and retain the existing character of the street.

The proposal would provide a positive contribution to the street and the surrounding area. Re-introducing business to a busy street and bring in new market housing to a town centre location.

The proposal respects its context and does not contradict any of the Council's planning policies. We have submitted, alongside this application, a full planning application for the change of use and splitting of commercial units, with reference 23/03426/PLF.

Please reference the existing and proposed drawing submitted alongside this application.

Please also reference the Heritage Statement provided by KSA Conservation, submitted within this application.

We therefore respectfully request that the Council grants permission for the proposal.