

Vincent & Partners

Design and Access Statement

Ref: 23-017_D&A

At:

133 Lowther Street, York. YO31 7NA

For:

Full Planning Application

Introduction

This supporting statement is prepared as part of the submission of proposals for change of use of the first floor from Class F to C3 and conversion into 3no. residential units at 133 Lowther Street York. YO31 7NA.

Proposals

133 Lowther street in a mixed use property built circa 1960. The property is currently a SPAR shop at ground floor accessed from Lowther street with rear storage and delivery yard. The first floor is currently leased by the Trustees of Acorn Christian Fellowship, however they do not intend to renew their lease which ends March 16th 2024. The intention is to convert the first floor into 3 separate flats with an access corridor to the rear connecting to the existing stair access and fire escape at the far end of the building. The plot is approx. 0.043 hectares/0.11 acres in size.

Amount, Layout and Scale

The Groves area has a diverse mix of housing stock, ranging from bed-sits, through to flats above shops and larger terrace houses. The area has a large social mix of students, resident families and retirees. The proposed change of use from church hall to 3no. 1 bedroom flats is appropriate in terms of density, layout and scale. The first floor was originally used as a dance hall for which there is no longer a need and the space has proved difficult to lease out in the past having been advertised for lease for over 9months before the church group took it on. Each flat will have an open plan living and kitchen area, spacious bedroom and separate shower rooms.

Landscape

There is currently no vegetation or amenity space for the first floor, however it is proposed to utilise part of the SPAR store for bins and recycling which will be housed adjacent the access stair with provision for cycle parking. No provision is made for car parking, albeit there is on street parking available with a permit.

Appearance

There are no changes proposed to the appearance of the building except for upgrading of the windows and a replacement membrane roof finish.

Access

There is an existing entrance door to the side of the property which gives access to the staircase to first floor. Access is also provided to a bin and cycle store.

The property is a 10-minute walk into the town or alternatively there is a regular bus route with stops within the immediate vicinity.

Noise Pollution

A new suspended floor structure and separating walls are to be installed to provide the necessary noise protection from the SPAR shop below and the existing air conditioning units that sit on the rear wall above the flat roof. The existing single glazed windows are to be replaced with double glazed Upvc units and the external walls upgraded thermally with timber stud walls and insulation. The air condition units will have baffles fitted – the noise is intermittent from these over 24 hour periods.

Deliveries to the shop are 6 days a week for fresh produce and once a week for ambient – all deliveries occurring between the hours of 8.00am and 10.30am.

Flood Risk

There is no additional impact on surface water and a relatively minor additional foul water load, the site is not at risk from flooding (Zone 1). New foul drainage connections will be made into the existing soil pipes and manholes housed within the rear yard. Surface water will remain unchanged. Refer to Flood risk map.

Contamination

The change of use and provision of suspended first floor will not affect the existing ground floor structure, which comprises of concrete. Any new drainage will be housed within the first floor void and connecting to existing above ground soil pipes to the curtilage of the building.

Loss of Existing Use

The existing tenants are a Church group and the lease ends 16th March 2024, the tenants do not want to re-new. They have leased the first floor since March 2021. The church group intend to have meeting in other community facilities moving forward, they do not intend to lease a space again as they haven't attracted the numbers required to make it financially viable. The first floor area was advertised from 2020 and it took 9 months for the Church group to sign up and there were no other interested parties.