

DESIGN, ACCESS & HERITAGE STATEMENT

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For*

RE: Conversion of existing garage into a disabled access bedroom & bathroom with minor external ground works to facilitate disabled access to the property. Replacement windows to provide greater insulation and minimise maintenance and replacement rainwater goods. All at 37 The Old Village, Huntington, York, YO32 9RA

This Statement has been prepared in accordance with the requirements of Section 42 of the Planning And Compulsory Purchase Act 2004 and the guidance set out at Section 3 of Circular 01/2006: Guidance on Changes to the Development Control System as well as the guidance on the York Council website in relation to Heritage Statements.

As set out at paragraph 77 of Circular 01/2006, Design and Access Statements should be concise and their length and content, **“should be directly proportional to the scale and complexity of the proposals”**.

The scheme before the Council concerns the conversion of existing garage into a disabled access bedroom & bathroom as well as some parking and disabled access improvements for the elderly applicants.

This Design, Access & Heritage Statement is commensurate with, and proportionate to, the works proposed. It has been prepared in support of the planning application for the above site.

BACKGROUND

The applicants have lived in the house since it was built in 1984 and with their advancing age their health and mobility is deteriorating. One of the applicants is likely to be in a wheelchair in the future and the dwellinghouse as it stands is not very wheelchair friendly. They love their home and the area and don't wish to move.

The existing timber windows need regular maintenance and are not very thermally efficient. The existing rainwater goods were poorly specified and fitted and regularly leak & need repairs.

The applicant would like to improve the access for wheelchair use and facilities should their mobility be impaired.

The applicant would also like to reduce the maintenance needs and heating costs by carrying out the proposals outlined. They would like to do this now while they are both physically & mentally able to undertake the works.

LOCATION & HERITAGE

The site is in the Huntington Conservation Area No. 21. Conservation Area and its frontage is fully visible from the street known as "The Old Village". The site has ramped access from the footpath on The Old Village, York.

The street known as "The Old Village" is a relatively narrow and winding street, a remnant from its earlier medieval village setting. Extensive housing development from the inter-war era to the 1980s has significantly diluted the rural feel in the immediate area around the property. A mixture of relatively modern properties set back from the street scene and using modern materials like uPVC are in stark contrast to the historic buildings noted in the Conservation Area Lising. The site in question is one such site, constructed in the 1980's. The applicants house is not visible from any of the historic buildings noted in the Conservation Area Lising and precedence has been set for uPVC windows nearby in the planning record, numbers 31 & 35 to note two of many.

The site is 3 minutes walk from the nearest bus stop and bus services run every 20 minutes from N Moor Road. No extra demand will be imposed on the existing infrastructure and existing services will not be affected by the proposals.

DESIGN

The design of the new windows to the front and side of the former garage will match the new windows elsewhere on the property. Where visible, reclaimed bricks will be used for the masonry infill of the former garage front & side doors. A large level access door & sidelight will be provided to the front garden (a side elevation) should the applicants become house/bed bound.

As is common practice the garages are never used to park the cars, we acknowledge the perceived loss of parking spaces from a planning point of view so we have chosen to extend the driveway by a small amount to provide an extra off road parking space. A lot of the properties in the area have driveways so on-street parking has not been an issue on our site visits.

The current windows are modern brown painted timber casements. Brown painted timber weatherboarding adorns the gables / dormers visible from the street. High quality slim section uPVC windows and weatherboarding in a heritage green colour will improve the street scene over the properties current 1980's aesthetic. Replacement fascias in soffits to the eaves in a neutral matt grey (non-gloss) will remove an ongoing maintenance concern. A colour front elevation has been submitted to show the sensitive application of these materials.

The existing rainwater goods are square section black & brown plastic, the use of high quality black plastic half round gutters and round downpipes will be more in-keeping with the Conservation Area. The new rainwater goods, alongside the new windows & weatherboarding, will significantly reduce the maintenance needs and heating costs.

We understand that the property is not listed, and we feel the character of the Huntington Conservation Area will not be affected by the proposals given the properties modern form and set back location.

ACCESS

The site is accessed from the street known as "The Old Village". Access into the property will be improved by the proposals.

SUMMARY

We feel that this considered scheme has been designed sympathetically and to a high standard, improving the character of the building and its effect on the street scene. The minor structural works ensure that there will be little impact on the area as a whole. We hope that you concur and are able to recommend this application for approval.

This Design, Access & Heritage Statement is proportionate to the scale and complexity of the matters that require planning permission. It covers all the issues set out in Circular 01/2006 and is fully consistent with the requirements of Deposit Draft Local Plan and, in particular, Policies D5 & BH2 as well as the guidance on the York Council website in relation to Heritage Statements.