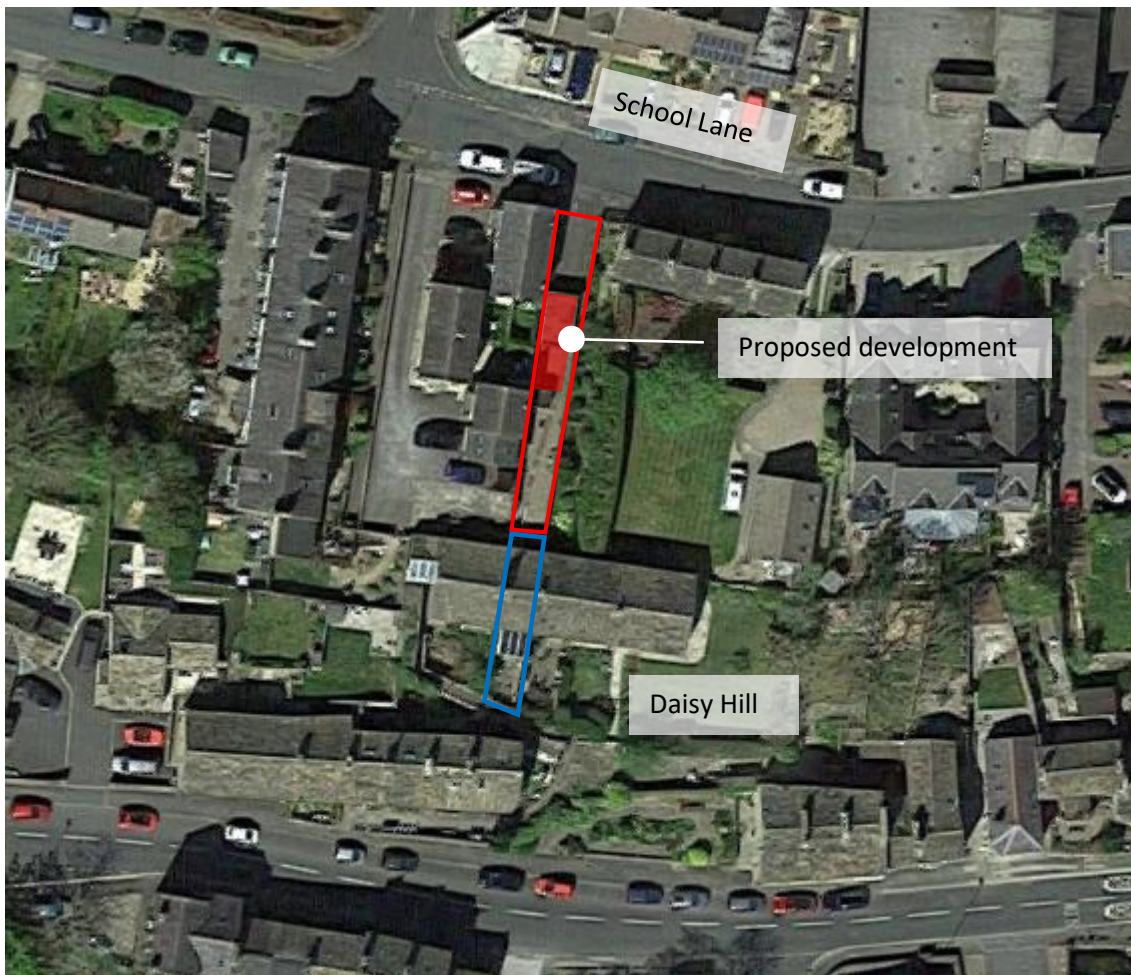


3 Daisy Hill, Addingham, LS29 0PN
Residential development of garage site to rear of property

Design & Access Statement [v1 20/02/2024](#)

Introduction

This Design & Access Statement is written to support a FULL application for the redevelopment of a garage to the rear of No 3 Daisy Hill, Addingham. The client – the new owner of the property – believes that better use can be made of the space by splitting the property and creating a new dwelling which would be accessed from School Lane.



The site

The Site

Daisy Hill, dating from the C18th, is a terrace of 2-storey stone cottages set back and up from Main Street, Addingham. It is orientated roughly east-west. A narrow ginnel passes round behind the terrace to give access to the rear of the existing long narrow plot. This rear part of the site, around 2m higher than the ground floor level of Daisy Hill, extends around 30m until it meets School Lane. There is a single concrete panel & corrugated asbestos roof garage with timber doors set back from School Lane.

To the east is No 14 School Lane and its garden and, beyond that, gardens to properties on School Lane and Daisy Hill. To the west, the old Steels Coaches depot has been redeveloped as five 2-storey stone & render homes in an unusual chequerboard arrangement.



The garage from School Lane



The site from the rear of the Daisy Hill cottage

The site is extremely long and thin, and access to the house is not easy; the more direct preferred route is via Main Street to the front door of No 3. The property can also be reached by a dark, difficult route from the School Lane end, but security is poor and this is not used in reality.

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The garage has fallen into dis-use and creates poor quality streetscape. The client has realised that there is potential to split the site and create 2 separate properties, each with its own access and entrance.

He therefore proposes to split the site into separate ownerships, refurbish the Daisy Hill property, and redevelop the School Lane end of the site to provide a studio dwelling aimed at a young professional or professional couple who want to make a start on the increasingly difficult property ladder.

The brief

The brief is to create a small, well-designed dwelling that provides an exciting place to live, complete with off-street parking and a garden to the rear. The property should be light and as spacious as the narrow plot allows, without causing a detrimental impact on neighbouring properties. It should be well-insulated and cheap to run.

Planning History

The School Lane terrace of 2-storey stone houses to the north is probably mid C19th; No 14 has a single-storey side extension approved in 2020 (20/05160). The Steels depot redevelopment, High Bank Close, was approved in 1992 (92/02630), and No 5 was extended in 2015 (15/04170).

The site is in the Addingham CA, and a Heritage Statement is provided separately with the planning application.

Planning consultation

A pre-app for a residential scheme (as well as a smaller workshop option) was submitted on 30/08/2023 - ref 23/03237/PMI. A favourable response was received on 24/11/2023. There were some concerns from highways, which are addressed below, and a preference was stated for an ancillary use rather than a new dwelling. The client is keen to maximise the value of the site and provide a use that is consistent with the surrounding residential use rather than one which disturbs the neighbours.

The proposals

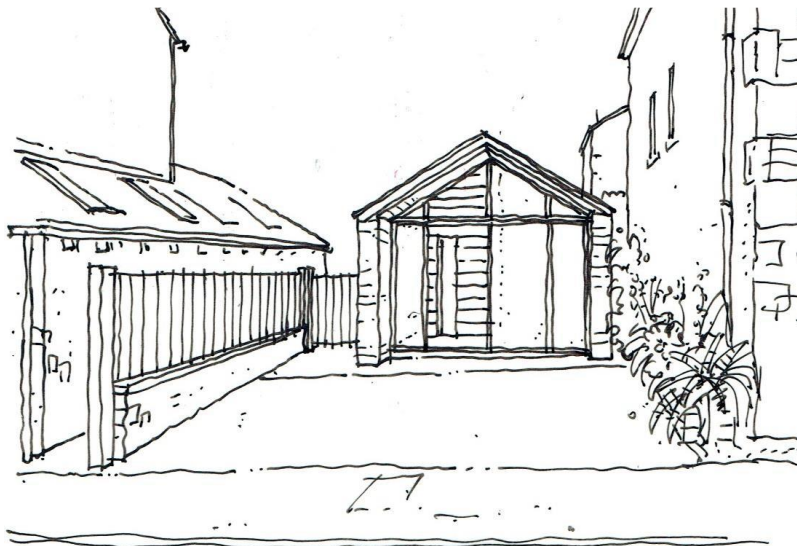
The proposals are to replace the garage with a single-storey, pitched roof, energy-efficient studio dwelling of around 27m² GIA. The width of the building is restricted by the plot width, and will be 3.0m wide by 11m long externally (13m including roof overhangs). It will be set back 7.0m from the boundary with the School Lane pavement, allowing easy parking for one car, and it will have a 15m south-facing garden extending to the ginnell, including space for a planted buffer zone between it and the Daisy Hill cottages.

The side walls of the property will be completely clad in charred larch with shadow gaps every 2.75m (except for one 900mm obscured east-facing window) but the ends of the new property will be fully glazed, and there will be rooflights at various points along its length. These will mainly be on the west side of the roof, leaving space for future PV panels on the east side.

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Materials will be slate to the roof, and charred larch cladding on an Insulated Concrete Formwork (ICF) structure, with full-height dark grey PPC aluminium end glazing.

The timber cladding is a nod to the existing garage, and a reference to the barns and outbuildings that are characteristic of the attractive mixture of sizes & styles around Addingham. It also helps to differentiate this smaller building from the larger neighbouring stone-faced buildings.



development sketch

The interior will have a high-quality joinery finish with an engineered timber floor (with ceramic tiling to the entrance and bathroom) and be flexible to make best use of the narrow plot and limited space.

Drainage

Foul drainage will be connected to the existing Daisy Hill foul drain; surface water will be connected, via a separate drain, to the existing foul drain as there is only a combined sewer. Surface water will be attenuated by rainwater butts and underground soakaway crates. Traditional soakaways are not feasible on this site, and there is no watercourse in the vicinity.

Refuse

A screened bin store (in matching charred larch) will be formed adjacent to the parking area, with room for 3-4 240 litre bins.

Sustainability

The new ICF shell, with additional internal insulated plasterboard, will provide enhanced insulation (beyond Approved Document L1A) to the property, and all lighting will be LED. Glazing will be efficient argon filled low-e double-glazing.

Most of the site will drain naturally through gravel and soft landscaping. Areas of paving to the

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garden will drain to soft landscape. The front tarmac drive will remain as existing. The roof will drain via rainwater butts to below-ground attenuation crates.

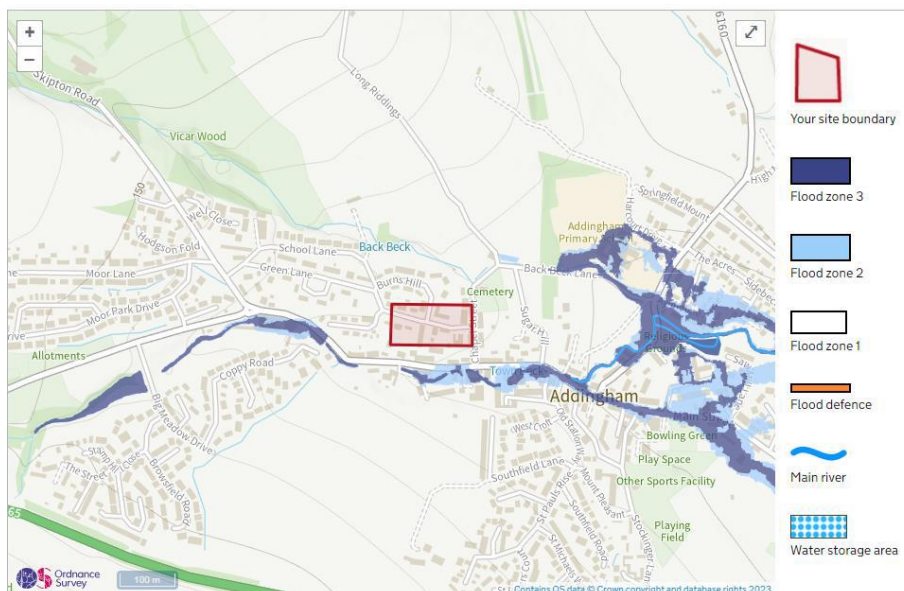
In social & economic terms, this studio dwelling will contribute to the varied mix of residential options in Addingham, and will further enhance its existing vitality and interest.

Biodiversity Net Gain (BNG)

There are no trees or hedges on the site, and the impact on existing ecology is minimal as the site is currently covered with gravel on a polythene liner. It is understood that this site is exempt from BNG requirements (under 0.5Ha) – but in any event the site's biodiversity will be improved by the creation of a small garden and planting.

Flooding

The property is in a Flood Zone 1 area.



Access & parking

Highways have expressed concern that a new residential dwelling would remove the Daisy Hill parking space (off School Lane) and create additional parking on Main Street. The first point to make is that this (garage site) is not suitable for the Daisy Hill cottage parking: as explained in the 'Site' section, the route from the garage to the cottage is dangerous. Even if it was improved, it would still require descending steps to a narrow ginnel that passes behind and under adjacent development on uneven paths (which are in uncertain ownership), around to the front of the property and back up through the front garden. It is considerably further, and would require a lot of safety lighting which could disturb neighbours. Furthermore, the parking would not be visible from the cottage and therefore not secure. The unsupervised garage/parking area would present a further safety risk to the School Lane neighbourhood.

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A new development would solve these issues, creating a new 'ownership' and supervision on School Lane. The ginnell would only be required for occasional maintenance access to the rear of the Daisy Hill cottage. If a separate use was provided on the garage site – say a workshop or studio – the parking space would still be taken by the new tenant or owner of the space. I would recommend that the site is visited so that the benefit of its separation into two ownerships can be seen.

Summary

This is a modest and well-crafted proposal that will reinvigorate an unused corner of Addingham, improving security and enhancing the neighbourhood without creating an adverse impact.

Anthony Barnett

AB Architects, February 2024.

Photos of the existing property can be seen on Dropbox:

<https://www.dropbox.com/scl/fo/ie4uybl1k8yqn6ctpi7i6/h?rlkey=zggavppj60vknaezazzjieewe&dl=0>