

# **DESIGN, ACCESS & HERITAGE STATEMENT**

for

**Proposed Residential Development**

at

**12 Grosvenor Place,  
Beverley,  
East Yorkshire**

Client

**Ward Homes Yorkshire**



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## 1.0 Introduction

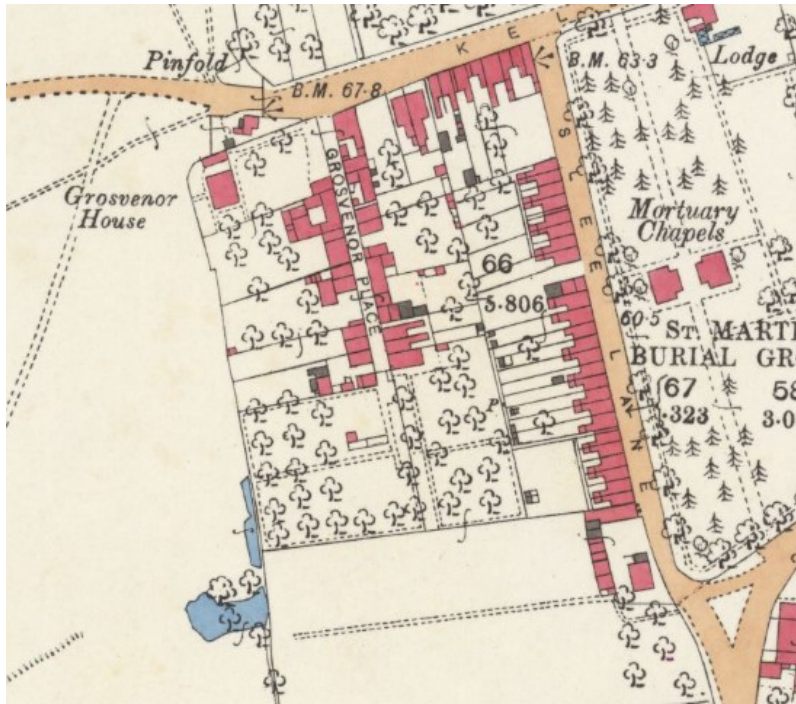
- 1.0 The proposed site is located in the town of Beverley in East Yorkshire on the arterial road leading west called Cartwright Lane. The site is approximately 0.2355 hectares in area and is relatively flat. The current dwelling is served by a 4m wide tarmac road which also serves a further 11 No. houses with garages and parking.
- 1.1 The application site is currently occupied by a single bungalow (1800 sq.ft.) located to the north of the site, immediately adjacent to Grosvenor Place. The site is surrounded by houses to the north, east and south. The western boundary is formed by the Beverley Westwood with views up to the Golf Club.



Location Plan

- 1.2 The site is not located in a Flood Zone.
- 1.3 The bungalow which currently occupies the site was constructed in the 1960s and offers no architectural merit to the Conservation Area.

- 1.4 The site was historically indicated as a wooded area, probably some form of fruit orchard, as the plan below indicates. The name of the bungalow, Applewood, may be a clue to the species of orchard.



1890 Map of the proposed site.

- 1.5 The site is located within the Beverley Conservation Area and Development Limits.



Plan showing Conservation Area (red dotted line) and Development Limits.

- 1.6 The site is located in the Conservation Area Appraisal - Beverley (Grosvenor Place) July 2006, the main character of which is described below:

“The most important element is the tunnel-effect created in Grosvenor Place which culminates at its southern end in a green area.

This character is created by two-storey buildings located immediately at the back edge of the lane, whilst the gardens at the end of the lane provide the greenery.”

More specific to the application site the character is described as:

“Towards the end of Grosvenor Place there is a distinct change in the character, from hard landscaping to one of greenery, provided by the gardens of Nos. 11 and 12 Grosvenor Place. These combined features serve to create a tunnel-effect.”



Photograph of existing bungalow.



Photograph of existing bungalow (rear)



Photograph looking south down Grosvenor Place.

## 2.0 Planning History

- 2.1 There have been two applications on the proposed site made by the previous owners, a Full and a Conservation Consent, both submitted on the 12<sup>th</sup> May 2004.

The Full Planning Application (DC/04/04199) and the Conservation Consent Application (DC/04/04200) were both refused on the 9th July 2004. The applications were appealed (7<sup>th</sup> November 2005) and the inspector dismissed the Full Application but upheld the Conservation Consent application to demolish existing buildings.

- 2.2 Grosvenor Place has had numerous planning applications submitted over the years for various levels of proposed work. The list below covers the proposed applications:

- 1 Grosvenor Place  
Alterations to existing building for domestic use (DC/96/080046).
- 2 Grosvenor Place  
Erection of single storey extension to rear (DC/94/80209 & DC/95/80176).
- 5 Grosvenor Place  
Erection of single storey extension to rear (DC/99/01248).
- 6 & 6a Grosvenor Place  
Erection of a new double garage (DC/94/80211).
- 7 Grosvenor Place  
Erection of two-storey and single-storey extension to rear of dwelling (DC/20/02316).
- 8 Grosvenor Place  
Erection of single storey extension to rear and conversion of garage (DC/14/01939).
- 9 Grosvenor Place  
Erection of single storey office and study (DC/90/080143).  
Erection of Car Port with external store (DC/14/03186).  
Erection of new summer house (DC/16/03343).
- 10 Grosvenor Place  
Conversion of existing garage to form new study, and construction of new garage (DC/03/05196).
- 11 Grosvenor Place  
Erection of new two-storey dwelling to south of No. 9 Grosvenor Place (DC/92/80172).
- 43 Cartwright Lane.  
Conversion of existing public house into domestic property (DC/16/03720).

### **3.0 Site Constraints**

- 3.0 The site is rectangular in form and there are good separation distances to existing dwellings.
- 3.1 The site is flat and, therefore, there are no constraints relating to road gradients or retaining features.
- 3.2 The nearest Foul Water Sewer connection is located in Cartwright Lane, however the current dwelling has an existing connection which will be utilised for the new dwellings.
- 3.3 There are a moderate number of trees on the site which will require the necessary Root Protection Areas and Construction Exclusion Zones.
- 3.4 A high degree of attention will be given to existing residents and the Westwood in order to ensure that the new development blends in with the current built fabric.
- 3.5 The Full Planning Application (DC/04/04199) refused on the 9<sup>th</sup> July 2004 highlighted in the Notice of the Decision the reasons for the refusal.
  - The proposed dwelling, by reason of its two-storey height, and its siting in a prominent position on the relatively open site at the head of Grosvenor Place, would detract from the character and appearance of the Conservation Area.
  - This development incongruously protrudes out from the historic building line, thereby dominating the street scene and detrimentally altering the view from Cartwright Lane down Grosvenor Place.
  - The felling of the trees will exacerbate the dominance of the proposed house and change the balance between landscape and buildings.
  - The character appraisal describes the character of the buildings (on Grosvenor Place) as small scale and simple, reflecting their working-class origins.

## 4.0 Proposed Development

- 4.1 The objective of the design procedure for the new residential development is to create an environment which sits alongside and blends in with the existing housing adjacent to the site. There is no Design Guidance for the site, however many of the design principles for the development mimic many of the other sites Ward Homes Yorkshire have developed over recent years, the principles of which can be seen below:
- (a) To create a sense of place for visitors and residents.
  - (b) To create a holistic design. It is essential that the new development integrates effortlessly with the existing houses in terms of built form and physical presence.
  - (c) Views beyond. In order to avoid new houses and shared social spaces becoming intense and intimidating it is essential to provide views beyond the built fabric. The views do not necessarily need to be at low level and can simply be large areas of open sky.
  - (d) To create 2 No. new contemporary bungalow which maximise the views over the Westwood which do not impact on the Conservation Area, and are built to the highest possible standard.
  - (e) The create modern well-insulated homes which meet current Building Regulations.
- 4.2 The proposed development consists of 2 no. single-storey bungalows following the linear nature of Grosvenor Place with garden to the rear looking onto the Westwood.
- 4.3 The Conservation Area Appraisal - Beverley (Grosvenor Place) July 2006 is an essential element of the proposed design of the site to ensure that the conservation area is enhanced rather than affected. The key elements of the CAA in relation to the application site are as follows:

**“The most important element is the tunnel-effect created in Grosvenor Place which culminates at its southern end in a green area.”**

The new homes have been located parallel to the existing dwellings on the west side of Grosvenor Place to help the structures blend in with the current fabric and ensure that the important green space remains intact.

**“The view east from the Westwood, looking towards Grosvenor Place / Cartwright Lane. – This is an important first glimpse of the Conservation Area from the Westwood, which reveals a strong chimney lined, dark roof-scape, due to the predominant use of slate.”**

The new homes will back onto the Westwood, like all the houses on the western side of Grosvenor Place, so the gardens will provide a buffer to the new homes. The use of dark tiles will also match the slates on the existing properties.



**“Towards the end of Grosvenor Place there is a distinct change in the character, from hard landscaping to one of greenery, provided by the gardens of Nos. 11 and 12 Grosvenor Place. These combined features serve to create a tunnel-effect.”**

The tunnel effect will be extended by the positioning of the new homes and the green space will remain intact as a full stop for Grosvenor Place.



Photograph of the trees mentioned in the CAA (above the garage and car port) which will be retained.

**“Since the last appraisal, No. 11 (a very modern property), has been built in this green space at the south east corner of the Conservation Area, formerly part of the garden to No. 9. Although this building is quite different from the other buildings within the Conservation Area, it does have the benefit of being discretely placed so that it can only be viewed once within its own curtilage. Therefore it does not greatly affect the green character at this point.”**

The modern design of No.11 Grosvenor Place was a key reference point to the design of the new homes on the application site, and as the principle of more contemporary architecture has been established our design will look to replicate this approach.

- 4.4 The Full Planning Application (DC/04/04199) that was refused on the 9<sup>th</sup> July 2004 highlighted in the Notice of the Decision the reasons for the refusal, so it is important to address the concerns and how our application differs from the refusal.

**The proposed dwelling, by reason of its two-storey height, and its siting in a prominent position on the relatively open site at the head of Grosvenor Place, would detract from the character and appearance of the Conservation Area.**

The location of the new dwellings mimic the house on the western side of Grosvenor Place, and will not be in the “prominent position” that the refused dwelling occupied. In addition, the new dwellings are bungalows like the existing property on the site.

**This development incongruously protrudes out from the historic building line, thereby dominating the street scene and detrimentally altering the view from Cartwright Lane down Grosvenor Place.**

For the same reason as point one, the location of the proposed dwellings will not “incongruously protrude out from the historic building line”.

**The felling of the trees will exacerbate the dominance of the proposed house and change the balance between landscape and buildings.**

The application site plan indicates the retention of the trees at the end of Grosvenor Place thereby retaining the necessary green belt which forms the “full stop”.

**The character appraisal describes the character of the buildings (on Grosvenor Place) as small scale and simple, reflecting their working-class origins.**

The implications of the reason for refusal are disturbing and inappropriate as they infer that social status cannot be improved with the aid of good architecture, and that only small homes should be constructed in a progressive society. On a pragmatic note, 9 No. of the current homes on Grosvenor Place (12 in total) are large dwellings that can in no way be described as homes reflecting “working class origins”.

4.5 The site has an area of 0.2355 hectares so the density for 2 no. new homes is low. The reason for this is to minimise the number of cars using the access and work with the existing trees rather than apply to remove them. In addition, we feel the nature of the site dictates a low-density development to blend in with the majority of the existing larger dwellings located on the western side of Grosvenor Place. In order not to affect the Conservation Area we would need to blend our plots into the current fabric of Grosvenor Place, so a size comparison of the 10 larger plots surrounding the site is shown below:

45 Cartwright Lane	1010 m.sq.
Rivendell, Cartwright Lane	540 m.sq.
2 Grosvenor Place	435 m.sq.
6 & 6a Grosvenor Place	725 m.sq.
8 Grosvenor Place	430 m.sq.
9 Grosvenor Place	990 m.sq.
10 Grosvenor Place	425 m.sq.
11 Grosvenor Place	746 m.sq.
South of 12 Grosvenor Place	852 m.sq.
Richmond House	880 m.sq.
 Average plot size surrounding the site	 <b>703 m.sq.</b>

The application site is 2355 m.sq., making each plot **1178m.sq.** It is felt that the size of the two plots, both larger than any existing plot in the area, is appropriate for the area around Grosvenor Place and will not detract from the setting of the Conservation Area.

4.6 Policy EVN1, Integrating High Quality Design, states that:

All development proposals will:

1. Contribute to safeguarding and respecting the diverse character and appearance of the area through their design, layout, construction and use; and
2. Seek to reduce carbon emissions and make prudent and efficient use of natural resources, particularly land, energy and water.

The character of the site has been clearly identified in this document but a key element of the site is the impact of the Westwood on the site, as well as the impact of the site on the Westwood. Views of the Westwood are rare and limited and, as such, should be utilised to their full effect and maximised where possible.

4.7 Policy ENV1 identifies certain criteria which need to be met in order that it can be supported, so it is important to address all points. ENV1 refers to:

Development will be supported where it achieves a high quality of design that optimises the potential of the site and contributes to a sense of place. This will be accomplished by:

**1. Having regard to the specific characteristics of the site's wider context and the character of the surrounding area;**

As mentioned previously the characteristics of the site relate primarily to the retention of the trees located at the end of Grosvenor Place. The proposed scheme includes the retention of these trees.

**2. Incorporating an appropriate mix of uses on the site;**

The area around the site is all domestic properties with the exception of the school, Beverley Grammar. The appropriate use of the site is, therefore, domestic.

**3. Having an appropriate scale, density, massing, height and material;**

Whilst the existing dwelling is a bungalow it is the only single-storey dwelling in the area. All the dwellings that surround the site are 2 storey homes. The new dwellings are both dormer bungalows which replicate what is currently on the site.

**4. Having regard to the amenity of existing or proposed properties;**

The proposed scheme includes 2 no. new bungalows, which Grosvenor Place is capable of accommodating in terms of vehicular and pedestrian access. The site is located at the end of the cul-de-sac, so will not affect the existing residents. Care will be taken during construction to ensure that all the needs of the existing residents are met. In addition space has been provided within the site to create a small turning head at the end of Grosvenor Place should the existing residents deem it a requirement.

**5. Having an adaptable layout for sites and/or buildings that takes into account the needs of future users;**

The new homes are both bungalows so will have good ground floor accommodation for the future of the properties in terms of Lifetime Homes.

**6. Having regard to healthy lifestyles;**

The single garages can accommodate gym equipment with the loss of only one parking space, this still leaves in excess of four parking spaces within the plot. The site is ideally placed for residents to make use of the Westwood for long walks. The site is equally well placed for residents to walk into the town of Beverley, as opposed to driving in.

**7. Incorporating energy efficient design and arrangements to manage waste**

In April 2022 the Building Regulations changed to reduce heat loss and improve Green Energy, so the new homes will be constructed in accordance with these changes. The applicant is considering using Air Source Heat Pumps in the new dwellings and the insulation in the walls has been increased to 150mm thick. Domestic waste will be collected in accordance with the ERYC's collection service.

**8. Incorporating hard and/or soft landscaping, alongside boundary treatment of an appropriate scale and size, to enhance the setting of buildings, public space and views;**

Many of the trees on the site have been retained which will work alongside a comprehensive landscaping plan for new planting.

**9. Promoting equality of safe access, movement and use;**

The two new homes will all have level access to the front and rear of the dwellings. The dwellings are also bungalows so they will have good areas of circulation within the design of the properties.

**10. Having regard to features that minimise crime and the perception of crime;**

The Westwood is a potential weak point for crime and, therefore, a comprehensive lighting/alarm/camera regime will be installed to minimise the risk of burglary. Lighting to the front of the homes will also be incorporated to discourage intruders.

**11. Considering the use of public art, where the sense of place and public access or view would justify it;**

Grosvenor Place is not widely used by members of the public.

**12. Ensuring infrastructure, including green infrastructure and flood mitigation, are well integrated into the development;**

A comprehensive Drainage Assessment will be carried out to ensure that the site and the existing residents are not impacted by the development.

**13. Incorporating, where possible, nature conservation and biodiversity enhancement into the development;**

ERYC will condition the necessary ecology enhancement measures.

**14. Paying attention to the use of local materials, architectural styles and features that have a strong association with the area's landscape, geology and built form, with particular attention to heritage assets; and**

The use of contemporary design and materials has already been accepted on the adjacent plot and will be adopted for the application site.

**15. Safeguarding the views and setting of outstanding built and natural features and skylines within and adjoining the East Riding, including those features identified in Policies A1-A6.**

The introduction of the new homes will not affect views of the Westwood for any member of the public due to the site's remote location. However, views of the new bungalows from the Westwood will be given the necessary due care and attention.

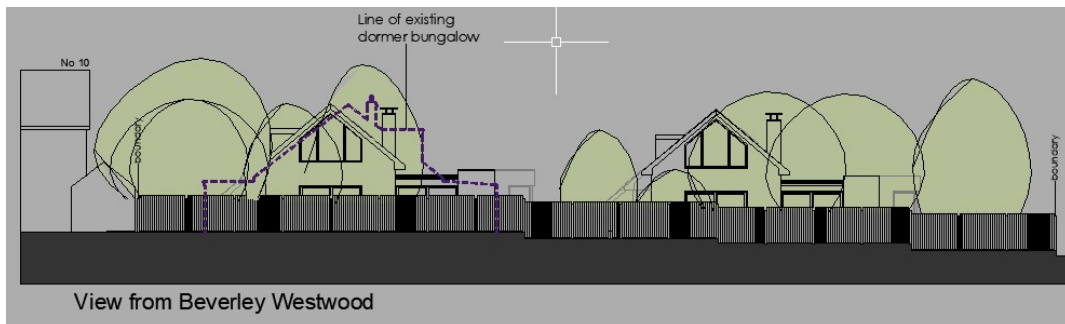
4.8 The new development comprises of 2 no. new homes. As mentioned previously the main criteria of the design was to maximise the views of the Westwood to the west and, as such, the full width of the rear of the houses was allocated for the living room and dayroom. The result of this was the need to incorporate all the other requirements to the front of the houses, as the plan below indicates.

4.9 The site is well screened by existing vegetation on the site and beyond and therefore the new dwellings will not be seen unless immediately adjacent to the site. The new homes will therefore not affect or harm the Conservation Area.

4.10 Grosvenor Place is an adopted highway however there are no turning facilities for vehicles which are delivering items or for people simply visiting existing residents. As part of the application a potential turning head has been indicated on the site plan to help alleviate any concerns existing residents may have about the increase in potential traffic movements to and from the site.

4.11 The new dwellings are both 3 bedroom dormer bungalows with two bedrooms on the ground floor with a good sized bathroom immediately adjacent. All the doors on the ground floor are DDA compliant. The new homes are therefore Lifetime Homes for the future owners who can remain in the property in their circumstances change.

4.12 A new 1.8m high timber fence is to be erected on the boundary with the Beverley Westwood ensuring that the new homes would be barely visible.



## 5.0 Heritage Impact of the Proposed Development

(The information is taken from the Heritage Statement completed by Liz Humble from Humble Heritage (December 2022), and commissioned by Ward Homes Yorkshire for the previous planning application submission.)

- 5.1 This section of the Heritage Statement assesses the likely level of harm (if any) caused to the Beverley (Grosvenor Place) Conservation Area in accordance with the National Planning Policy Framework i.e. as either 'substantial harm' (paragraph 201) or 'less than substantial harm' (paragraph 202).
- 5.2 The proposal seeks to erect two three-bedroom bungalows on the plot of 12 Grosvenor Place once the existing 4 bedroom dormer bungalow and associated outbuildings have been cleared. Principal of Development
- 5.3 Previous applications for residential development on this site – most recently the 2022 application number 22/00815/PLF – have determined that the clearance of the 1960s/1970s bungalow and associated modern outbuildings is acceptable as these have no heritage significance. Furthermore, redevelopment of the site for further residential purposes was found to be capable of support in principle. This is because it would accord with the relevant provisions of the National Planning Policy Framework, the National Planning Practice Guidance and the East Riding Local Plan Strategy Document, which seek to direct residential development to accessible and sustainable locations. The application site is located within a predominantly residential area inside the settlement limits of Beverley.
- 5.4 Care is required in the design of new houses in this area. The Conservation Area Appraisal explores the risk of new houses in that 'the insertion of new houses here would express their newness as well as their exposure. Thus, as well as the balance between landscape and buildings being changed, so would the overall impression be that of new buildings rather than old.' (2006, 6). It notes the relatively recent addition of No.11 that was built within part of the former garden to No.9 and states that, 'Although this building is quite different from the other buildings within the Conservation Area, it does have the benefit of being discretely placed so that it can only be viewed once within its own curtilage. Therefore, it does not greatly affect the green character at this point'. (2006, 8). Therefore, the level of visibility of any new housing is perhaps the greatest consideration.
- 5.5 There is consensus amongst heritage consultees that the site is capable of accommodating one or more replacement dwellings. Thus:
  - ♣ The Beverley Civic Society have indicated support for a new building or possibly two dwellings providing that these can be discreetly sited (consultee comments for planning application 22/00815/PLF).
  - ♣ Beverley Town Council had no objection in principal to the erection of three dwellings but preferred to see local support from residents, additional soft landscaping and a characterful design (consultee comments for planning application 22/00815/PLF).

♣ The Conservation Officer stated that there is potential to re-develop the site with more than one property subject to meeting the policy requirements relating to heritage, design etc in order that the key characteristics of the conservation area are preserved (consultee comments for planning application 22/00815/PLF).

### **Demolition of the Existing Dwelling and Outbuildings**

- 5.6 As noted in the assessment of heritage significance above, the buildings at 12 Grosvenor Place have no historic, architectural or artistic interest. This concurs with para 7.15 in the Report of the Executive Director of Planning and Economic Regeneration for application number 22/00815/PLF that 'there are no identifiable values which would contribute towards the heritage significance of the building as an individual heritage asset, or as part of the special character and appearance, and significance, of the Beverley Conservation Area'. Therefore, the clearance of these buildings will not harm any heritage asset. Location and Siting of Proposed Residential Development
- 5.7 Since all the properties at the southern end of Grosvenor Place are modern and irregularly designed and positioned within their plots (see figure 13) there is no historical precedent to adhere to. That said, the tunnel-effect created at Grosvenor Place which culminates at its southern end in a green area is an important part of the conservation area. To respond to this, the proposed houses are to be sited parallel to the existing dwellings on the west side of Grosvenor Place and will be slightly set back from the building line of the neighbouring Nos.8 & 10. This serves to both help the structures blend into the morphology of the streetscene while also retaining the green space.
- 5.8 Most importantly, the siting of the proposed dwellings, combined with retention of existing trees, ensures that they will not be visible from the key view along Grosvenor Place. This preserves both the tunnel-effect and the green full stop to the sense of enclosure along Grosvenor Place that are positive attributes of the conservation area highlighted in the appraisal document. This preserves the special interest of the conservation area.
- 5.9 The discrete and discreet location amidst modern housing also preserves the significance that the key unlisted buildings may derive from their setting. The nearest older building to the site is No.9 but this is clearly capable of accommodating change since it has modern side and rear extensions and has been altered and rendered. There are intervening modern buildings between all the other buildings and the application site. The significance of the key unlisted buildings is preserved.

### **Form and Appearance of the Development**

- 5.10 The proposed design of the development has been informed by the modern house that lies opposite the site (No.11 a very modern property within part of the former garden of No.9). This has a contemporary design. The Conservation Area Appraisal finds that: 'Although this building is quite different from the other buildings within the Conservation Area, it does have the benefit of being discretely placed so that it can only be viewed once within its own curtilage. Therefore, it does not greatly affect the green character at this point.'



- 5.11 As demonstrated on figure 13 in this report all the buildings that surround the application site are modern and have a modern character and appearance. The only older building is no.9 but this has been rendered, altered and extended in recent decades. There is therefore no nearby historical design precedent to draw upon and a design that pretends to be a working class Victorian house or a converted farm building would be a false, incongruous and probably an unsuccessful pastiche that confuses the history of the site and would not blend into the immediate surroundings.
- 5.12 Instead the design of the site takes an “honest approach”. It does not pretend to be something that it is not, but instead celebrates a modern design that references that of No.11 Grosvenor Place opposite the site. This has established the principle of a more contemporary architecture. The Design and Access Statement observes that the style of the new homes will be contemporary with interesting materials and large areas of glazing. The precedent has been established in the 1990s with the approval of the house on No.11 Grosvenor Place which, at the time, was hailed as one of Beverley’s most interesting and contemporary homes.
- 5.13 In terms of materials the proposed dwellings will be predominately brick-built homes with dark tiles on the roof to visually replicate the slate roofs on the houses on the western side of Grosvenor Place, as identified in the Conservation Area Appraisal as a ‘dark roof-scape, due to the predominant use of slate’. The proposed materials for the new homes will be a blend of facing brickwork, cedar timber cladding, render and zinc cladding and a dark concrete tile to the roof. These materials are an important part of the contemporary design approach. However, while the brick is different to the historical brick used in the Victorian houses, it nevertheless references this while the render references the use of render at Nos.9 & 11 nearby and also Nos.43 and 45 at the entrance to Grosvenor Place and No.1 Grosvenor Place.
- 5.14 The current materials for the bungalow are slightly harmful to the character and appearance of the conservation area due to the use of unsympathetic materials, specifically uPVC window and door units. The proposed dwelling is not expected to incorporate any uPVC window or door units. The new roof tiles are also expected to have a better finish compared to the current concrete roof tiles. The proposed product and colour finish is Crest Planum Onyx Black which more closely resembles slate and therefore better blends in with those properties along Grosvenor Place that have slate roof tiles. The proposed materials present an aesthetic enhancement compared to the existing.
- 5.15 Some hard landscaping is required for vehicular access, turning and parking. Otherwise, the rear gardens will remain as soft landscaping and only three of the 49 trees on the site will be removed. Since a further fourteen trees will be provided to compensate for the loss, there will be a net gain to the verdant green character of the conservation area.
- 5.16 In term of scale, the proposed two dwellings comprise of single storey bungalows. They are in keeping with the surrounding heights of dwellings. Care has been taken to minimise the roofscape and ensure that this element of the new dwelling’s line through with No. 10 Grosvenor Place to the north. Simpler rise and fall brackets replace the heavier fascia and soffits proposed in the refused application in 2022 and this reduces the sense of massing and scale. The new bungalows are to be three bedroom properties, which is again consistent with the majority of homes in this area. This improves the sense of openness compared to the 2022 refused application as does increasing the width of the gap between each house.

- 5.17 The building footprints will occupy less than 20% of the plot size, thus maintaining the current more rural aesthetic and open feel. The site has an area of 0.23 hectares so two new homes can be achieved at a low density allowing generous space for gardens, retention of existing trees, and provision of car parking and access.
- 5.18 The application site is 2300m<sup>2</sup>, making each plot 1150m<sup>2</sup>. The size of the two plots is appropriate for the area around Grosvenor Place and will not detract from the setting of the conservation area.
- 5.19 The proposed design, materials, and approach to tree retention and new planting represent an aesthetic enhancement while the scale and footprint are a neutral change. The special interest of the conservation area is therefore preserved with elements of enhancement.

### **Views**

- 5.20 There are two key views/vistas identified within the Conservation Area Appraisal (2006, 5). Firstly, is the view east from the Westwood, looking towards Grosvenor Place / Cartwright Lane. This is an important view as it provides a first glimpse of the conservation area from the Westwood, which reveals a strong chimney lined, dark roof-scape, due to the predominant use of slate. The proposed homes are expected to preserve this view for the following reasons:
- ♣ The new homes will back onto the Westwood, like all the houses on the western side of Grosvenor Place, so the gardens will provide a buffer to the new homes from Westwood.
  - ♣ The use of dark tiles will match the colour/appearance of slates on the existing properties and so where roofs are visible these will contribute to the existing dark roof-scape.
  - ♣ No additional features such as dormers are proposed to the roofscape, which keeps it simple and restrained in appearance.
  - ♣ The boundary to the Westwood is a timber fence, mature hedge and hedge trees. Gaps in this are to be reinforced with new trees (T5, T6, T7 and T8 as indicated on the proposed site plan). These additional trees will serve to reinforce the good existing level of screening in views towards the site from the Westwood.
  - ♣ Even with the existing level of tree cover the two storey buildings will only be visible in glimpses to the roofscape but the site is heavily screened. The buildings will be discreet and not in any way obtrusive or even noticeable in views from this pasture land.
- 5.21 The second key view identified in the Conservation Area Appraisal is that from Cartwright Lane looking south down Grosvenor Place. This is because it is the only vista that captures the principal elevations of the buildings on Grosvenor Place and Cartwright Lane in the same view. Reference is made towards the importance of enclosure along Grosvenor Place with a tunnel-effect terminating in the greener space at the end of the lane where there are the modern houses at Nos.11, 12 etc. There is a distinct change in the character from hard landscaping to one of greenery with the gardens of Nos.11 & 12 and front gardens of Nos.8 & 10 forming a visual full stop.

- 5.22 Since the proposed residential development will not be visible in the view from Cartwright Lane the tunnel effect will be preserved as will the greenery and tree backdrop as a full stop to Grosvenor Place. This is why the buildings have been set back, kept to no more than single storey in height and the existing trees are retained /supplemented where appropriate.
- 5.23 Indeed the site is well screened by existing vegetation on the plot and beyond and this will be bolstered by the additional trees that are proposed. Hence, the new dwellings will not be seen from within the conservation area unless immediately adjacent to the site.
- 5.24 & 5.25 not included.

### **Compliance with Planning Policy**

- 5.26 This assessment finds that the proposal preserves (and enhances) the special interest of the conservation area as defined and identified in section 3 of this report. Given this the proposal accords with section 72(1) of the Planning (listed Building and Conservation Areas) Act 1990. For the same reason it complies with paragraph 206 of the National Planning Policy Framework and other heritage provisions in this planning policy framework.
- 5.27 The proposal complies with the heritage provisions in Local Plan Policy ENV1, Integrating High Quality Design because it respects the diverse character and appearance of the area through the design, layout, construction and use of the site. As discussed above the characteristics of the site relate primarily to the existence of the trees located at the end of Grosvenor Place. The proposed scheme includes the retention of these trees with additional tree planting. The development will achieve a high quality of design that optimises the potential of the site and contributes to the sense of place while having an appropriate scale, density, massing, height and materials. Whilst the existing dwelling is a bungalow it is the only single-storey dwelling in the area. All the dwellings that surround the site are two storey homes and, therefore, the provision of a single storey homes is appropriate and will not impact on the conservation area. The proposal also incorporates hard and soft landscaping, alongside boundary treatment of an appropriate scale and size.
- 5.28 The important views and vistas are preserved and by paying attention to the use of local materials, architectural styles and features that are present in the closest buildings to the site it respects the immediate context. The use of contemporary design and materials has already been accepted on the adjacent plot and will be adopted for the application site. The use of timber cladding adjacent to the important trees will be utilised to blend the new homes into the site, and will ensure a slow beautiful graduation of shade and texture over time.
- 5.29 The proposal complies with Local Plan Policy ENV3: Valuing our Heritage as it reinforces the locally distinctive character of the southern end of Grosvenor Place and preserves the significance, views, setting, character, appearance and context of heritage assets, both designated and non-designated (especially those elements that contribute to the special interest of the conservation area).

## **Heritage Conclusion**

This Heritage Statement has been prepared in connection with the proposed residential development of the plot at 12 Grosvenor Place. The site has no heritage significance and is not a heritage asset. It does, however, fall within the Beverley (Grosvenor Place) Conservation Area. Therefore, this report has considered the statutory requirements and the policies that relate to the historic environment.

The impact of the proposed development upon the significance of the conservation area has been assessed. This assessment has found that the replacement of the current dormer bungalow with two better designed bungalows with higher quality external materials and additional tree planting has the potential to modestly enhance the appearance of the conservation area. In all other respects the special interest of the conservation area is preserved as the significance of the key views and vistas, greenery, and sense of the southern end of Grosvenor Place forming a 'full stop' to the enclosed street is all retained.

The application site is discreetly situated and the proposal has positively responded to, and addressed, reasons for refusal given to earlier proposals for residential development on the plot. This evolution has resulted in a number of improvements to the scheme with regards to how it blends with its physical context and how it responds to the heritage constraints.

The proposal will not cause any harm to any heritage asset and will result in several public benefits (social, economic and educational) and therefore accords with the heritage provisions of the Planning (Listed Building and Conservation Areas) Act 1990, the National Planning Policy Framework and Local Plan policies ENV1 and ENV3. This report finds that there are no heritage/conservation based reasons for refusal of consent.

## **6.0 Relevant Policies**

The site is situated in a highly sustainable location for new dwellings.

The current policies taken from the East Riding Local Plan (2012–2019) Strategy Documents (adopted April 2016) relate to the proposed development.

### **Policy S1**

Presumption in favour of sustainable development proposals:

- (A) When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the East Riding of Yorkshire.

### **Policy S2**

Addressing climate change:

The Local Plan and development decisions will support a reduction in greenhouse gas emissions and adaptation to the expected impacts of climate change. Table 1 sets out how this will be achieved.

- (1) Direct most new development to areas where there are services, facilities, homes and jobs, which reduces the need to travel and where it can be served by sustainable modes of transport.
- (3) Support the re-use of the area's building stock and previously developed Land.
- (11) Promote development away from areas of high flood risk, as far as possible.

### **Policy H1**

Providing a mix of housing and meeting needs

- (A) New residential development should contribute to the overall mix of housing in the locality, taking into account the current need, particularly for older people and first-time buyers, current demand and existing housing stock.

## **Policy ENV1**

Integrating high quality design

(A) All development proposals will:

1. Contribute to safeguarding and respecting the diverse character and appearance of the area through their design, layout, construction and use; and
2. Seek to reduce carbon emissions and make prudent and efficient use of natural resources, particularly land, energy and water.

(B) Development will be supported where it achieves a high quality of design that optimises the potential of the site and contributes to a sense of place.

This will be accomplished by:

1. Having regard to the specific characteristics of the site's wider context and the character of the surrounding area;
3. Having an appropriate scale, density, massing, height and material;
4. Having regard to the amenity of existing or proposed properties;
6. Having regard to healthy lifestyles;
7. Incorporating energy efficient design and arrangements to manage waste;
8. Incorporating hard and/or soft landscaping, alongside boundary treatment of an appropriate scale and size, to enhance the setting of buildings, public space and views;
13. Incorporating, where possible, nature conservation and biodiversity enhancement into the development;
14. Paying attention to the use of local materials, architectural styles and features that have a strong association with the area's landscape, geology and built form, with particular attention to heritage assets; and
15. Safeguarding the views and setting of outstanding built and natural features and skylines.

## **Policy ENV2**

Promoting a high-quality landscape

(A) Development proposals should be sensitively integrated into the existing landscape, demonstrate an understanding of the intrinsic qualities of the landscape setting and, where possible, seek to make the most of the opportunities to protect and enhance landscape characteristics and features.

### **Policy ENV3**

Valuing our heritage:

- (A) Where possible, heritage assets should be used to reinforce local distinctiveness, create a sense of place, and assist in the delivery of the economic well-being of the area. This can be achieved by putting assets, particularly those at risk, to an appropriate, viable and sustainable use.
- (B) The significance, views, setting, character, appearance and context of heritage assets, both designated and non-designated, should be conserved, especially the key features that contribute to the East Riding's distinctive historic character.

### **Policy ENV4**

Conserving and enhancing biodiversity and geodiversity

- (A) Proposals that are likely to have a significant effect on an International Site will be considered in the context of the statutory protection which is afforded to the site.
- (B) Proposals that are likely to have an adverse effect on a National Site (alone or in combination) will not normally be permitted, except where the benefits of development in that location clearly outweigh both the impact on the site and any broader impacts on the wider network of National Sites.
- (C) Development resulting in loss or significant harm to a Local Site, or habitats or species supported by Local Sites, whether directly or indirectly, will only be supported if it can be demonstrated there is a need for the development in that location and the benefit of the development outweighs the loss or harm.
- (D) Where loss or harm to a National or Local designated site, as set out in Table 9, cannot be prevented or adequately mitigated, as a last resort, compensation for the loss/harm must be agreed. Development will be refused if loss or significant harm cannot be prevented, adequately mitigated against or compensated for.
- (E) Proposals should further the aims of the East Riding of Yorkshire Biodiversity Action Plan (ERYBAP), designated Nature Improvement Areas (NIAs) and other landscape scale biodiversity initiatives.

To optimise opportunities to enhance biodiversity, proposals should seek to achieve a net gain in biodiversity where possible and will be supported where they:

1. Conserve, restore, enhance or recreate biodiversity and geological interests including the Priority Habitats and Species (identified in the ERYBAP) and Local Sites (identified in the Local Sites in the East Riding of Yorkshire).
  2. Safeguard, enhance, create and connect habitat networks in order to:
    - i. protect, strengthen and reduce fragmentation of habitats;
    - ii. create a coherent ecological network that is resilient to current and future pressures;
    - iii. conserve and increase populations of species; and
    - iv. promote and enhance green infrastructure.
- 2.1 The recent introduction of the National Planning Policy Framework (NPPF July 2018) looks to support the East Riding Local Plan (2012 – 2019) by stating the following:
- 10.** *So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).*
  - 68.** *Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:*
    - (a) *identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;*
    - (b) *use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;*
    - (c) *support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within*
    - (d) *work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.*
  - 79.** *Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:*
    - (a) *there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;*
    - (b) *the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;*



- (c) *the development would re-use redundant or disused buildings and enhance its immediate setting;*
- (d) *the development would involve the subdivision of an existing residential dwelling; or*
- (e) *the design is of exceptional quality, in that it:*
  - *is truly outstanding or innovative, reflecting the highest in architecture, and would help to raise standards of design more generally in rural areas; and*
  - *would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.*

**83.** *Planning policies and decisions should enable:*

- (a) *the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*

**117.** *Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land<sup>44</sup>.*

**118.** *Planning policies and decisions should:*

- (c) *give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;*
- (d) *promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.*

**122.** *Planning policies and decisions should support development that makes efficient use of land, taking into account:*

- (d) *the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*
- (e) *the importance of securing well-designed, attractive and healthy places.*

**127.** *Planning policies and decisions should ensure that developments:*

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

## 7.0 Scale & Appearance

- 7.1 All the homes on Grosvenor Place have, over the years, looked to improve their properties and submitted the necessary planning applications. There have also been three new contemporary additions the Conservation Area, No.11 Grosvenor Place, 47 & 49 Cartwright Lane and Rivendell. The bungalow on the application site is a relatively new addition to the area, being built in the 1960s. The inappropriate use of “working class” in the earlier refusal to describe small dwellings and therefore the character of an area in terms of future development cannot be accepted as it is devoid of aspiration.
- 7.2 The style of property proposed for the site will be similar to the style of dwellings that Ward Homes Yorkshire is currently constructing on other sites in the East Riding. The elevations will be well proportioned and elegantly balanced to provide a selection of house types that are visually appealing, contemporary and sympathetic to their surroundings.

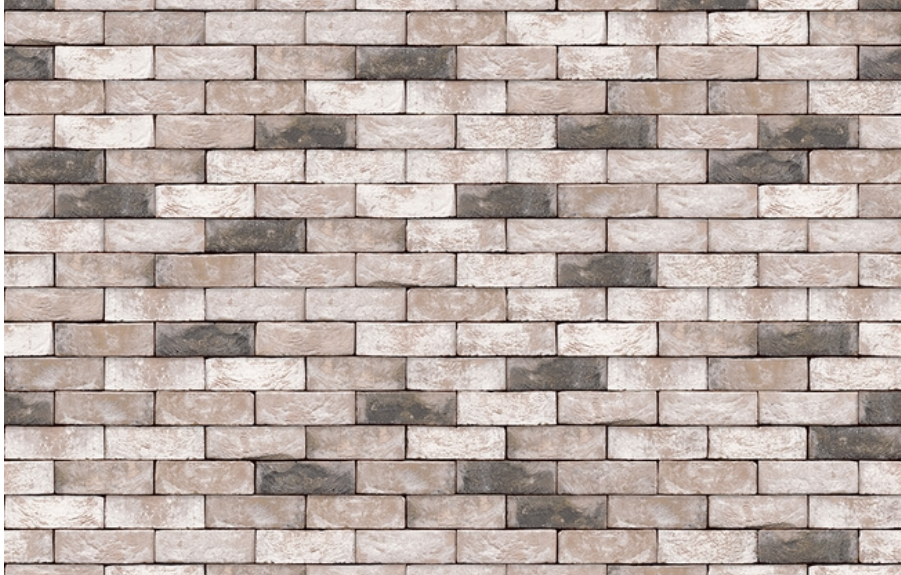


House Type Asquith, Holme on Spalding Moor

- 7.3 Good design can only be achieved by treating the houses and associated street scenes as individual site-specific elements that will bond together to create a holistic design approach. It is not acceptable to treat the street scene as a one-dimensional element unless the constraints are so restrictive that only one elevation can be viewed. This was not the case for this development and, therefore, it is essential that all elevations of the new homes be treated with the same design commitment.
- 7.4 The style of the new homes will be contemporary with interesting materials and large areas of glazing. The precedent has been established in the 1990s with the approval of the house on No.11 Grosvenor Place which, at the time, was hailed as one of Beverley’s most interesting and contemporary homes.

- 7.5 The proposed dwellings will be predominately brick-built homes with dark tiles on the roof to replicate the slate roofs on the houses on the western side of Grosvenor Place, as identified in the CAA as a **“dark roof-scape, due to the predominant use of slate.”**
- 7.6 The proposed materials for the new homes will be a blend of facing brickwork, cedar timber cladding, render and zinc cladding and a dark concrete tile to the roof.

### Bricks



Vandersanden Bivio facing brick



Vandersanden Bivio facing brick with timber cladding



Typical example of how the the enw bunglaow would look in terms of materials and detailing.

## 8.0 3D Modelling



View from the north east



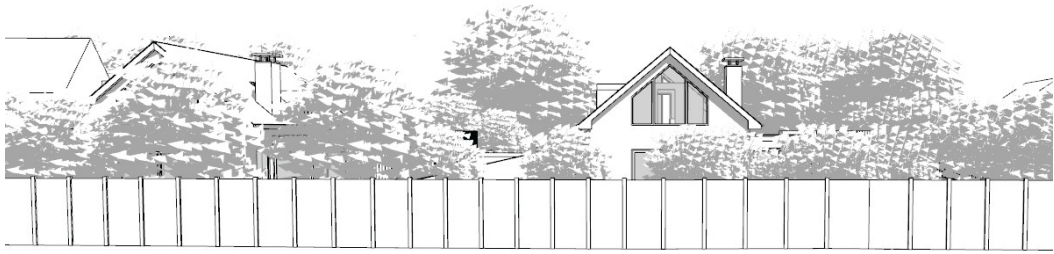
View from the south east



View from the south west



View from the north west



View from the Beverley Westwood



View from new potential turning head



View from plot 2



## 9.0 Conclusion

- 9.1 The mix of dwellings consist of 2 no. three bedroom bungalows. The majority of the homes in the area are and 4 bedroom larger properties so the new bungalows will be contextually correct.
- 9.2 Each of the new bungalows will occupy a plot size of 1178m.sq which is **greater** than any other existing plot located in the wider vicinity of the application site.
- 9.3 The size of the site is 0.582 acres (0.2355 hectares), resulting is the very low density development of **3.5 houses per acre**.
- 9.4 A high level of discussion has been placed on the loss of trees on the site to make way for the new homes. In reality **only 3** of the 49 trees on the site will be removed. In addition, a further 14 trees will be provided to compensate for the loss, and therefore there will be no loss in the verdant green character of the Conservation Area.
- 9.5 A previous planning application on the site was refused for the following reason:
- The proposed development would result in an unacceptable degree of harm to the special interest, character and appearance of the Beverley (Grosvenor Place) Conservation Area.**
- 9.6 The previous planning application continued to state:
- This harm is considered to be less than substantial for the purposes of the policy test set out within the NPPF and the ERLP SD, but is not outweighed by any of the public benefits associated with the development.**
- 9.7 Each of the new homes will sit on a generous plot of land, with the built footprint occupying **less than 15%** of the plot size. This is therefore is a very low-level development which will have a minimal impact on the Conservation Area.
- 9.8 As part of the previous planning application for 2 no. dwellings the ERYC Highways officers concluded that **“Overall the proposal is considered acceptable from a highway safety perspective”**.
- 9.10 The scale of the new 2 no. bungalows are in keeping with the scale of the existing 4-bedroom dormer bungalow which currently occupies the site. The new bungalows when viewed from the Beverley Westwood will be only partially visible above the new timber fence and existing tree line.