

Design & Access Statement

16 Railway Street

Beverley

East Riding of Yorkshire

HU17 0DX

Document Ref No. 500

16.02.2024

Note:

This document should be read in conjunction with the following drawings:-

1000_Site & Location Plans

100_Existing Plans

101_Existing Elevations

200_Proposed Plans

201_Proposed Elevations

400_Model Views

The above information forms the planning application referenced PP-12710595.

03 Introduction & Site Appraisal

07 Application & Design Proposal

10 Highway Considerations / Trees & Hedges / Access & Conclusion

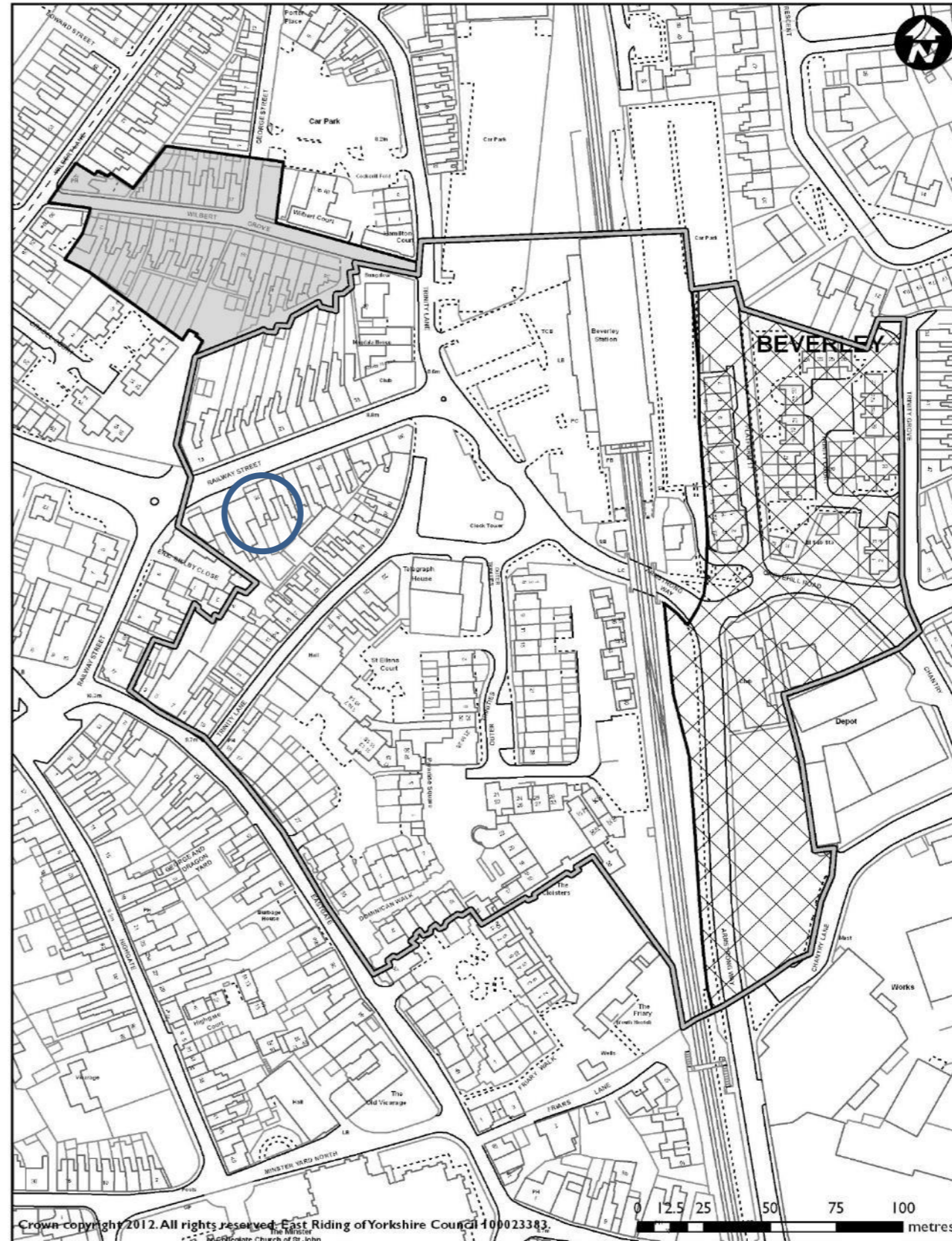
Introduction & Site Appraisal

16 Railway Street Beverley falls within area 7 of the conservation area appraisal known as 'Railway'.

The property is located on the south west side of railway street and has a grade 2 listing. List entry number 1083958 first listed 31th Jan 1975.

This statement has been prepared in support of the application for Full Planning Permission for the proposed rear single storey extension within the boundary of 16 Railway Street Beverley.

The document supports the householder planning application referenced PP-12710595



Beverley Conservation Area 7 Railway

The area highlighted in blue shows the location of the property in relation to the conservation area plan

Beverley Conservation Area: Railway Area

Present Boundary Proposed Boundary Area proposed to be added Area proposed to be deleted

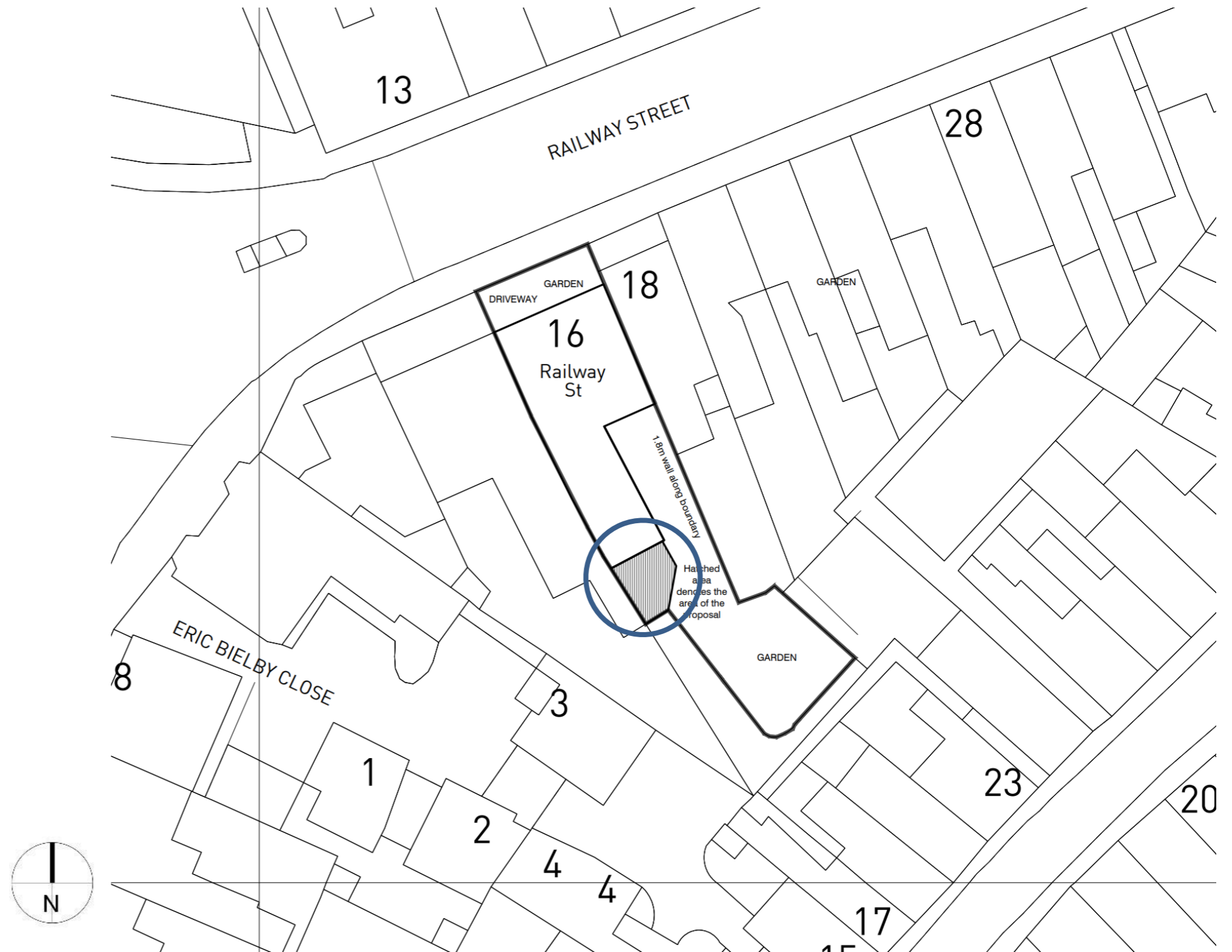
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Introduction & Site Appraisal

Site Plan

The application site is currently to the rear and alongise the boundary with the neighbouring property. The garden is shrouded with brick walls and mature hedges and planting.

Note:
A scaled version of this drawing can be found in the drawings associated with this application, drawing ref no. 1000_Site & Location Plans



The hatched area (within the blue circle) shows the extent of the proposed extension to the rear of the property

Introduction & Site Appraisal

External view of the front of the property



View from Railway Street Beverley.

Note: Red dotted line indicates extent of No 16 Railway Street.

Introduction & Site Appraisal

Images showing the rear of the property



Application & Design Proposal

Floor Plans

Overall, the applicant aims to address the issues with the current use of the existing single storey buildings to the rear of the property, and produce an open plan kitchen with connection to the external garden space.

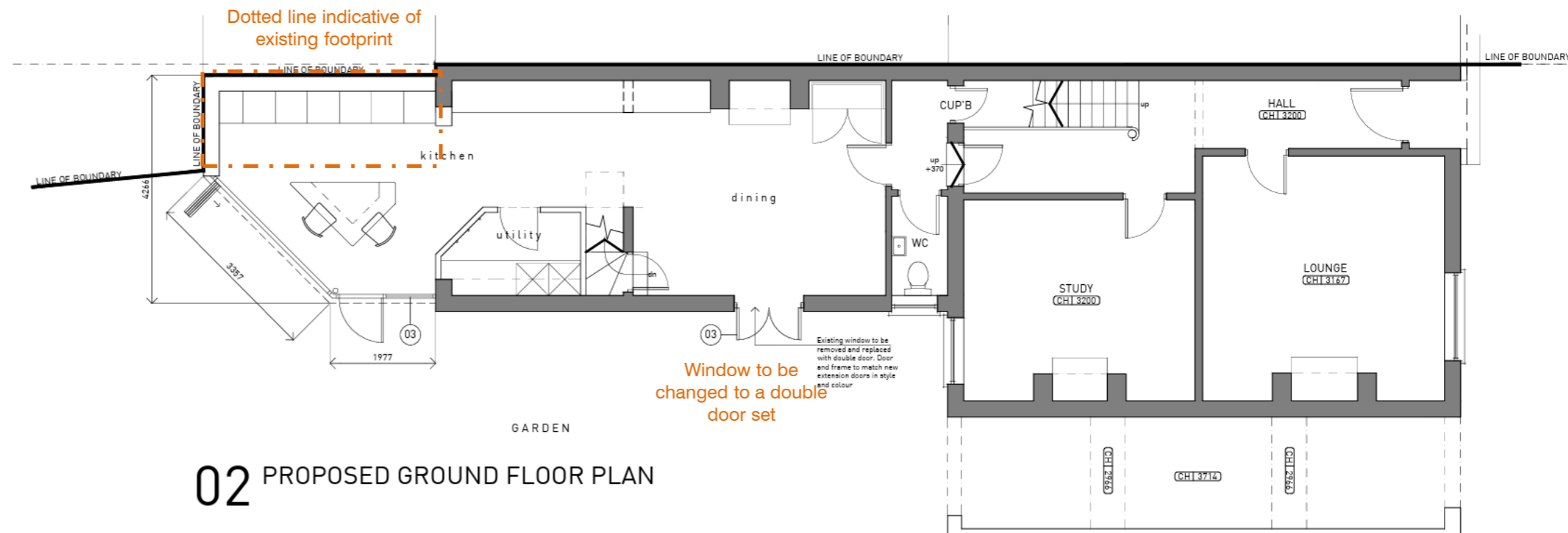
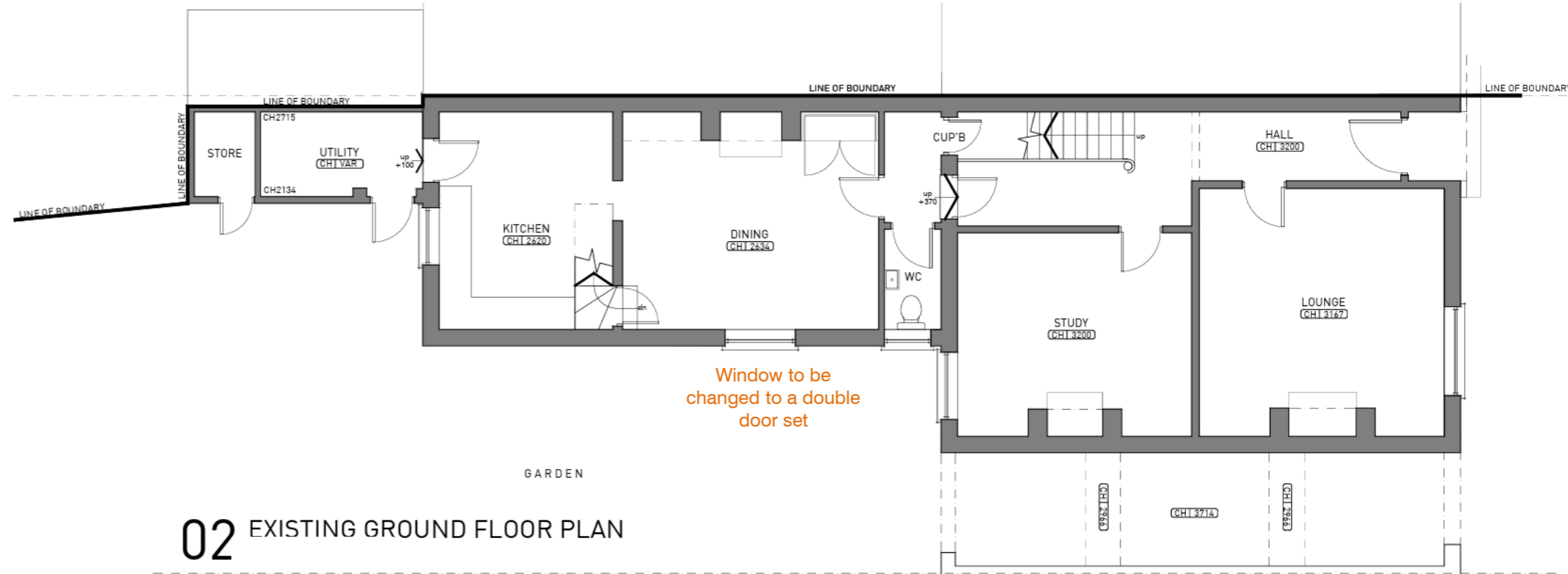
In addition to this, the dividing wall between the existing kitchen and dining space is to be removed to create a more open plan feel.

Part of the application is to change the existing side window into a double door set as shown on the elevations to improve the connectivity to the external garden spaces.

The proposal encompasses a high standard of design and materials.

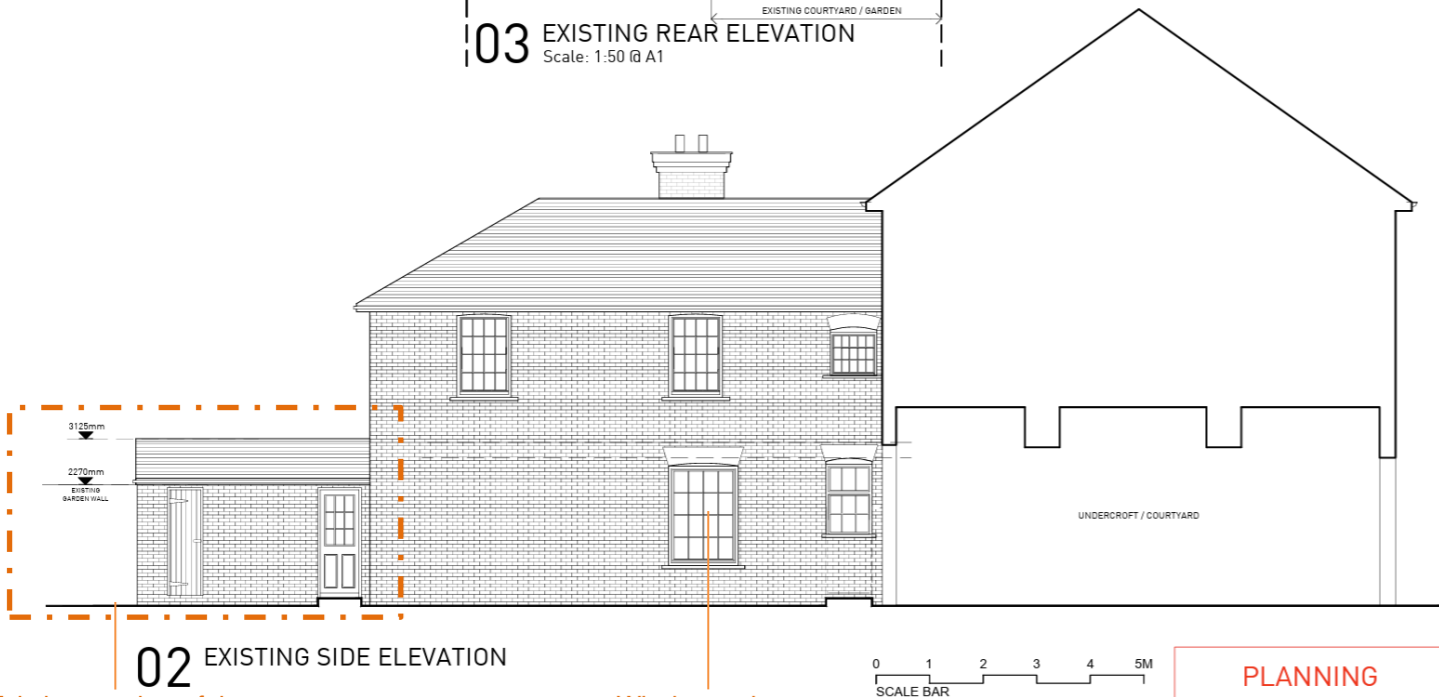
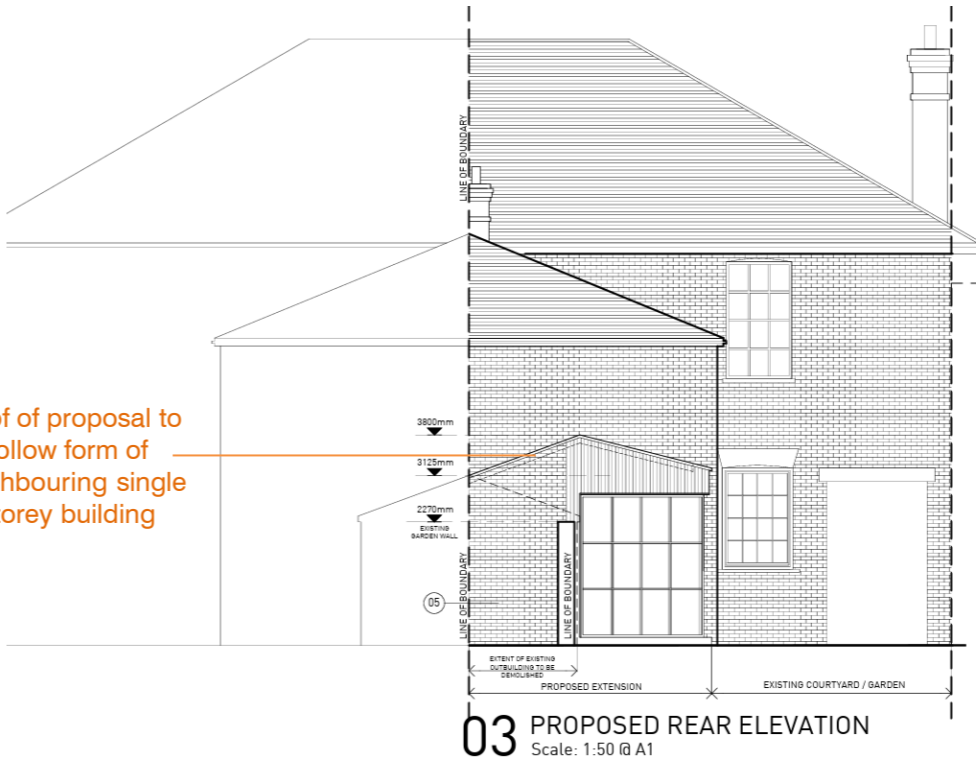
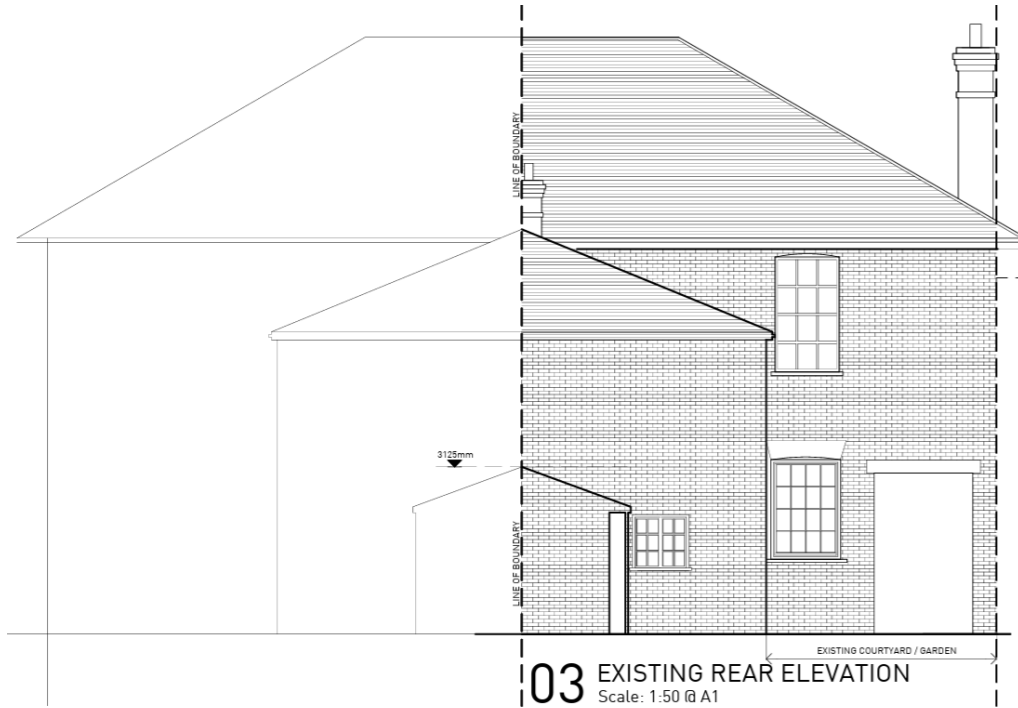
Further details and dimensions can be found using the full size drawings which form part of the planning application as referenced earlier in this document.

- 01 150MM HIGH (MINIMUM) PARAPET WITH 50MM FLASHING OVER THE TOP TO HIDE THE TIMBER CLADDING EDGES.
- 02 STANDING SEAM ROOF WITH 2 NO VELUX ROOF LIGHTS.
- 03 ALUMINIUM FRAMED GLAZING & DOORS IN CRITTALL STYLE WITH SLIM PROFILES. EXACT SPEC TBC. COLOUR: DARK GREY / BLACK
- 04 EXTERNAL TIMBER CLADDING TO NEW EXTENSION MOUNTED VERTICALLY.
- 05 BRICK TO MATCH EXISTING.



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Application & Design Proposal



PLANNING

Existing section of the property to be demolished and adapted to suit the application / proposal

Window to be changed to a double door set

Window to be changed to a double door set

Application & Design Proposal_Precedent Imagery

Images showing similar concept, styles and materials which have influenced this particular proposal.

Image below showing timber cladding style



Image below showing lightweight crittall style glazing

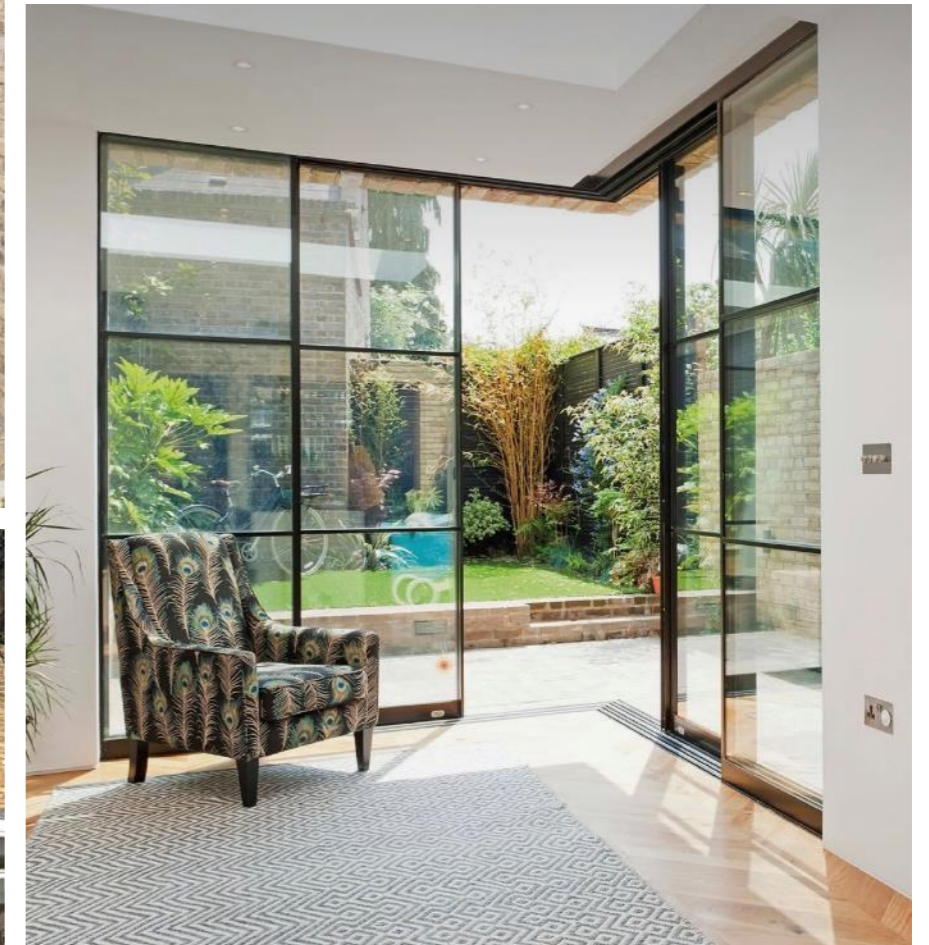


Image showing lightweight and slim glazing / door style.



Image above showing glazing / door styles with slim profile frames.

Highway Considerations

There are no Highway considerations relevant to this proposal, as the existing access from 16 Railway Street are to be retained. The proposal will not lead to any increase in traffic therefore it is considered to be a sustainable use of the site

Trees & Hedges

All trees and hedges to the whole of the application site are to be retained as existing. It is suggested that no further landscaping is necessary.

Access

The proposal will retain all existing access points to the site. The proposal will provide level access from the proposed extension to the external garden area where possible.

Conclusion

Overall, the enclosed application presents a scheme that is appropriate to the setting of the site, with the intention to provide a proposal with a sympathetic scale, form and massing and the use of appropriate materials. The existing double storey section of the property is unaffected by the proposal, and the front elevation visible from Railway Street remains in its current condition and appearance.