

Design statement

31 Fountayne Street, York, YO31 8HN

13th March 2024

Site and Use

The property is an end terraced Victorian house located in an area of terraced properties in an inner-city residential area. On site is a double garage and a small yard accessed off Scaife Street.

The property is not in a Conservation Area. The site is within Flood Zone 1 with a low probability of flooding and the site is less than 1 Hectare, therefore a Flood Risk Assessment is not required.

A box dormer was added in 2019 under permitted development. The property was a single use dwelling before being converted to a HMO. A HMO license for 4 households and 5 occupants was issued in May 2023.

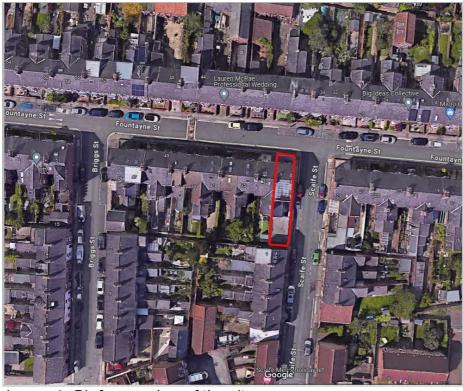


Image 1- Bird's eye view of the site

Access

The site is within easy access of cycle paths and bus stops and a secure cycle store has been provided. The site is within walking distance of the city centre. There is also a double garage on site.