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8 & 9 Earlsborough Terrace, York

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Design & Access Statement

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## 1. Introduction

This document will support a planning application for alterations to the properties at 8 and 9 Earlsborough Terrace, YORK, YO30 7BQ.

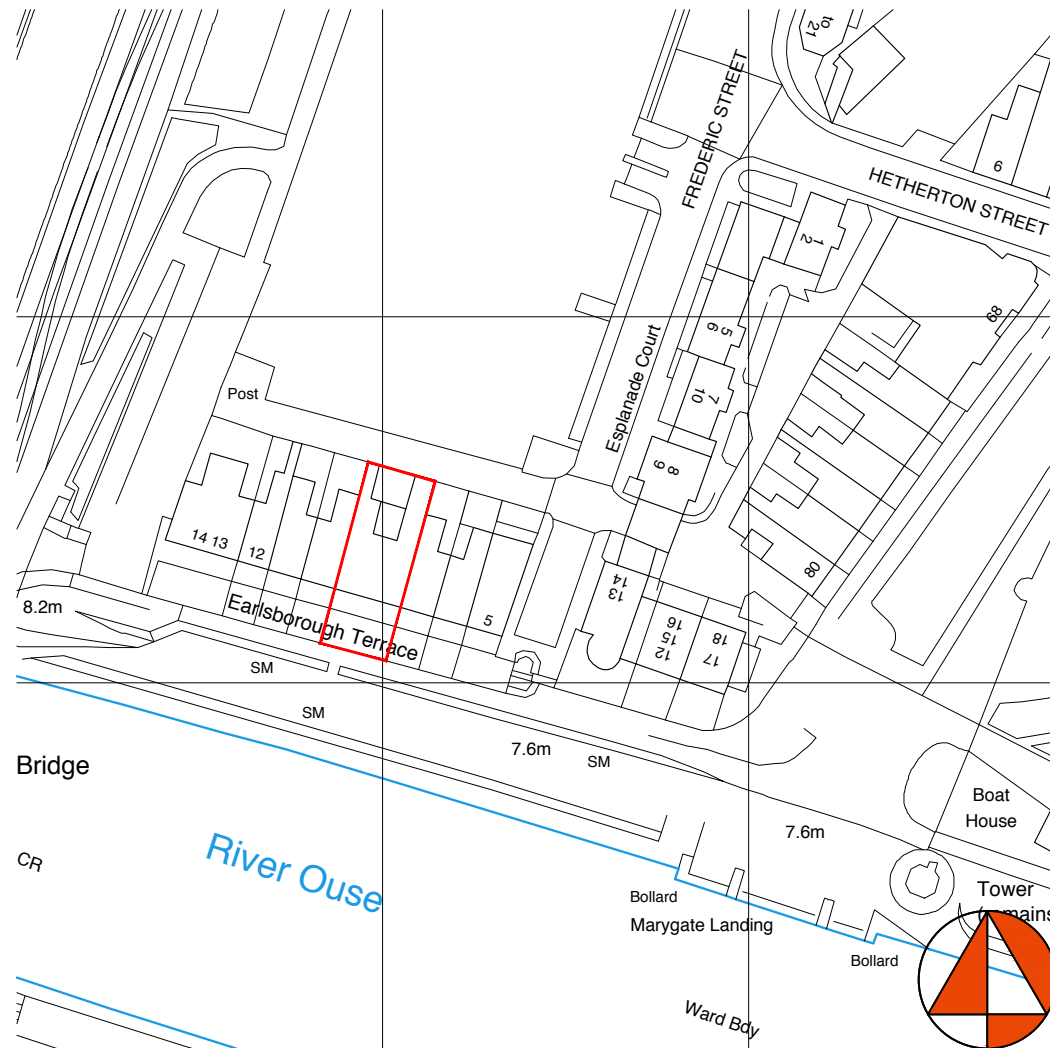
## 2. Site Context

### 2.1. Site Location and Description

The site is located less than 1 mile away from York City Centre. It sits in close proximity to Scarborough Rail Bridge, it fronts to River Ouse and Dame Judi Dench Walk. Rear (north) boundary is adjacent to Fredric Street and Marygate car park.

The site consists of two terraced properties with modest, north-facing back gardens and storage sheds along the boundary. These properties have previously been combined into a single dwelling.

The existing properties at numbers 8 and 9 Earlsborough terrace form the middle of an attractive late 19th century terrace of properties. They consist of an original 3 storeys with dormer windows to front and rear. The front of the properties is particularly attractive, featuring feature patterned brickwork. The rears of the properties are less handsome, including a more modern flat roofed extension, and various outhouses of different sizes and ages. The dormers to the rear are in a poor state of repair, and feature replacement plastic boarding and uPVC windows. The rear of the properties faces the large Marygate car park.

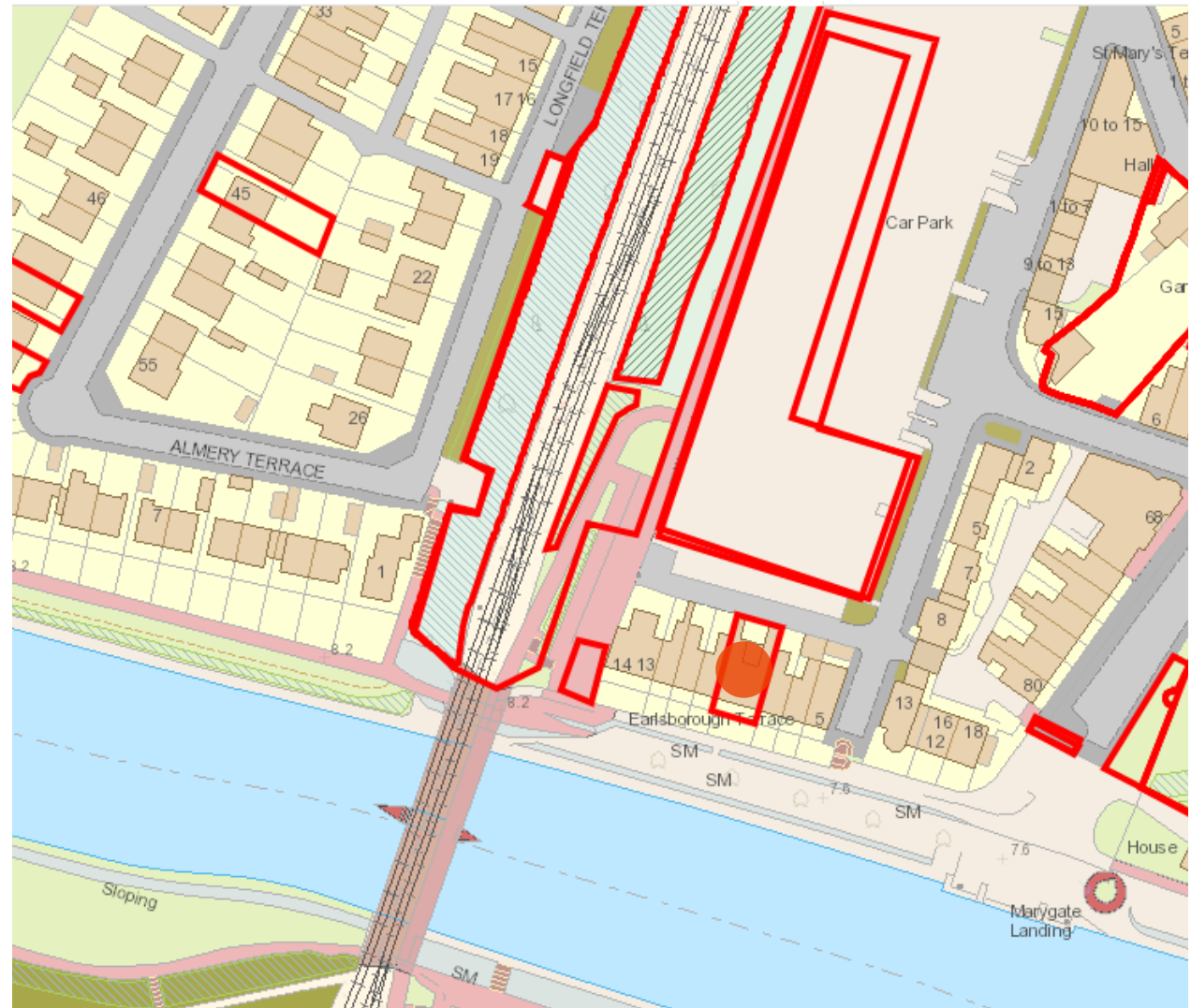


Site Location Plan

## 2.2. Context for planning

There are a few relevant planning applications within the area. Applications include:

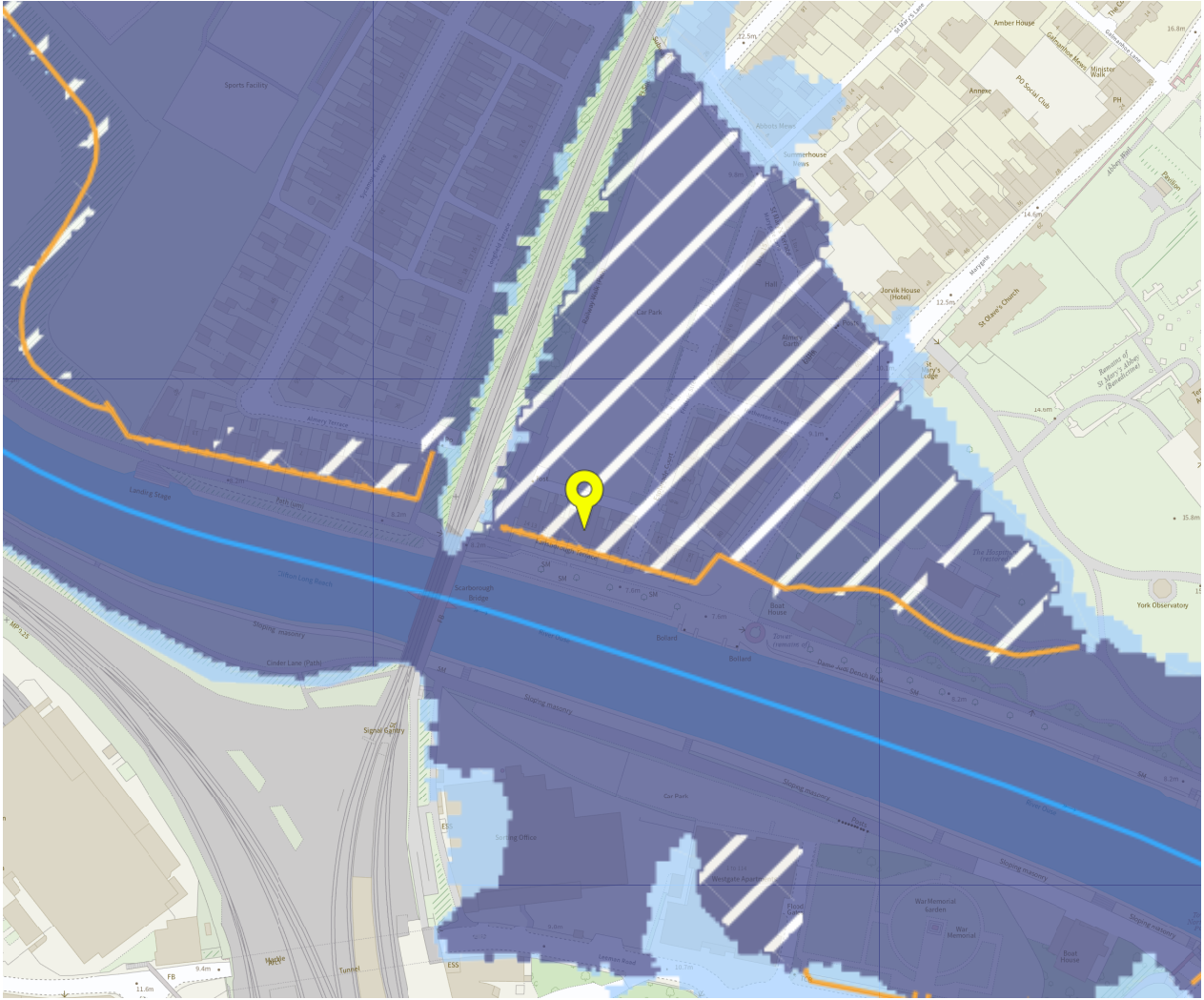
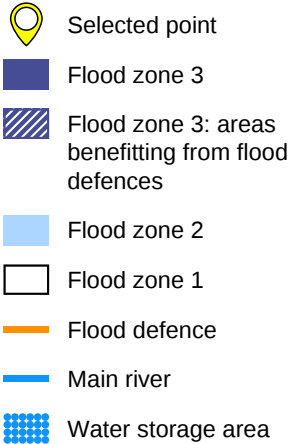
- Recent application related to site: 'Crown reduce, thin and shape 1no. Cherry tree in a Conservation Area.' (decided on 24.06.2022)
- Significant amount of tree works along railway line, at Marygate parking and neighbouring dwellings
- Amendments to flood defences as a part of York Flood Alleviation Scheme (Museum Gardens)
- Hip to gable roof extension and dormer to rear
- Single storey extension
- Conversion of garage to living accommodation with pitched roof and canopy



Planning application history map (within last 2 Years) with site location indicated in orange

### 2.3. Flood areas and Flood Risk Assessment

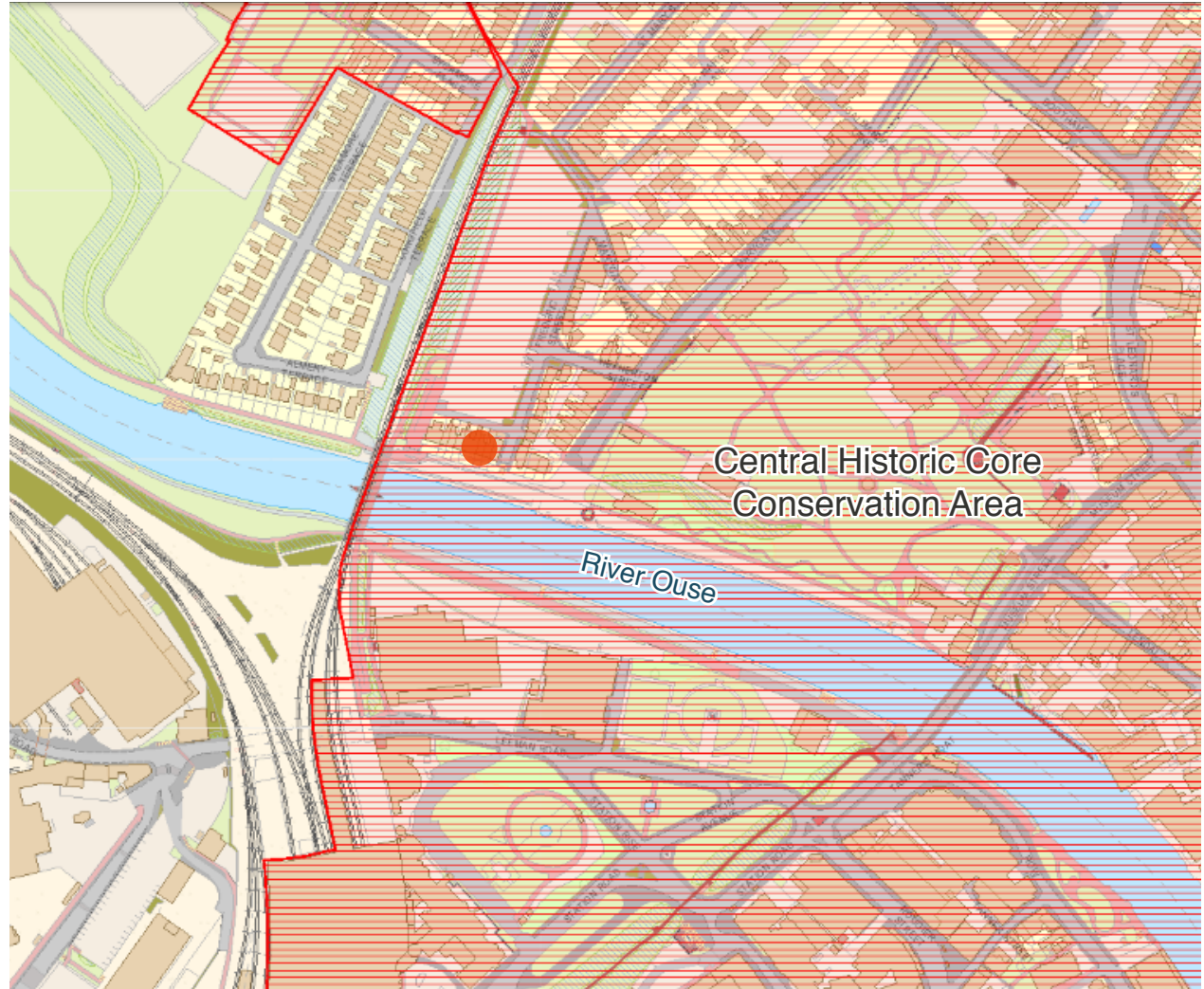
- The property is located within the Flood zone 3, as indicated on the EA map. This area has a high probability of flooding but is benefiting from flood defences.
- These defences consist of flood barriers to the front of the properties and the ends of the adjoining roads
- The proposals will utilise the same finished floor levels as existing, and, as a result of no change to the built footprint, will not increase the risk of flooding elsewhere
- It is considered that as the property is already protected by flood defence measures, no mitigation measures or specialist construction techniques are required as part of the proposals



Environmental Agency Flood Map of the area

## 2.4. Conservation Areas

- The site sits within the Central Historic Core Conservation Area.



Site in relation to Central Historic Core Conservation Area

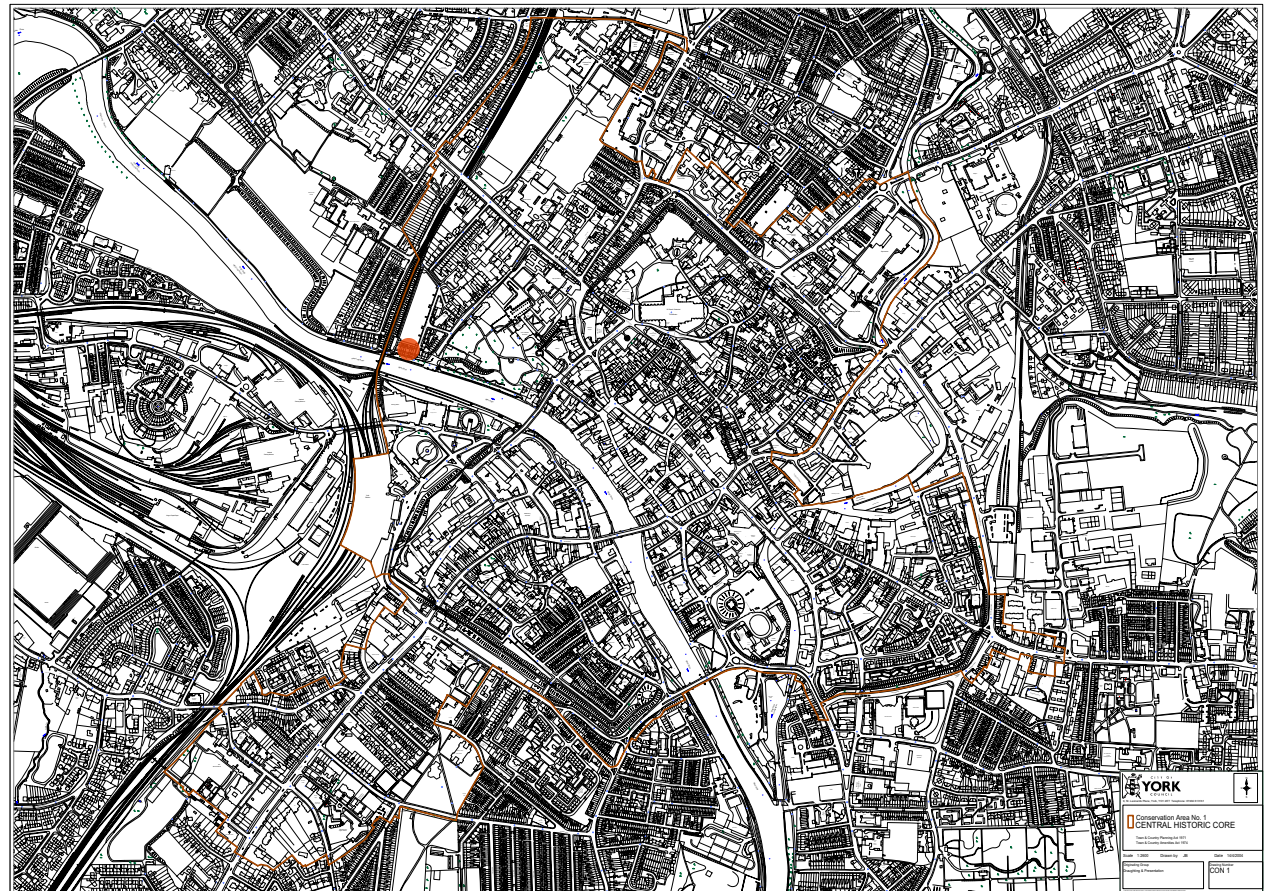
### 2.4.1 Central Historic Core Conservation Area

From York Council website:

*'The conservation area mainly defines the old City of Roman, Viking and Medieval York, for the most part contained inside the ancient City Walls. The Conservation Area was first designated in 1968 and extended in 1975 after public consultation) to include the bars and walls themselves, their approaches and surroundings which contained Georgian, Regency and Victorian buildings.'*

The site is located along the north-west boundary of the conservation area, within the Georgian, residential Marygate area, outside the original York Walls extents. Marygate is an area no 3 of York Central Historic Core and comprises:

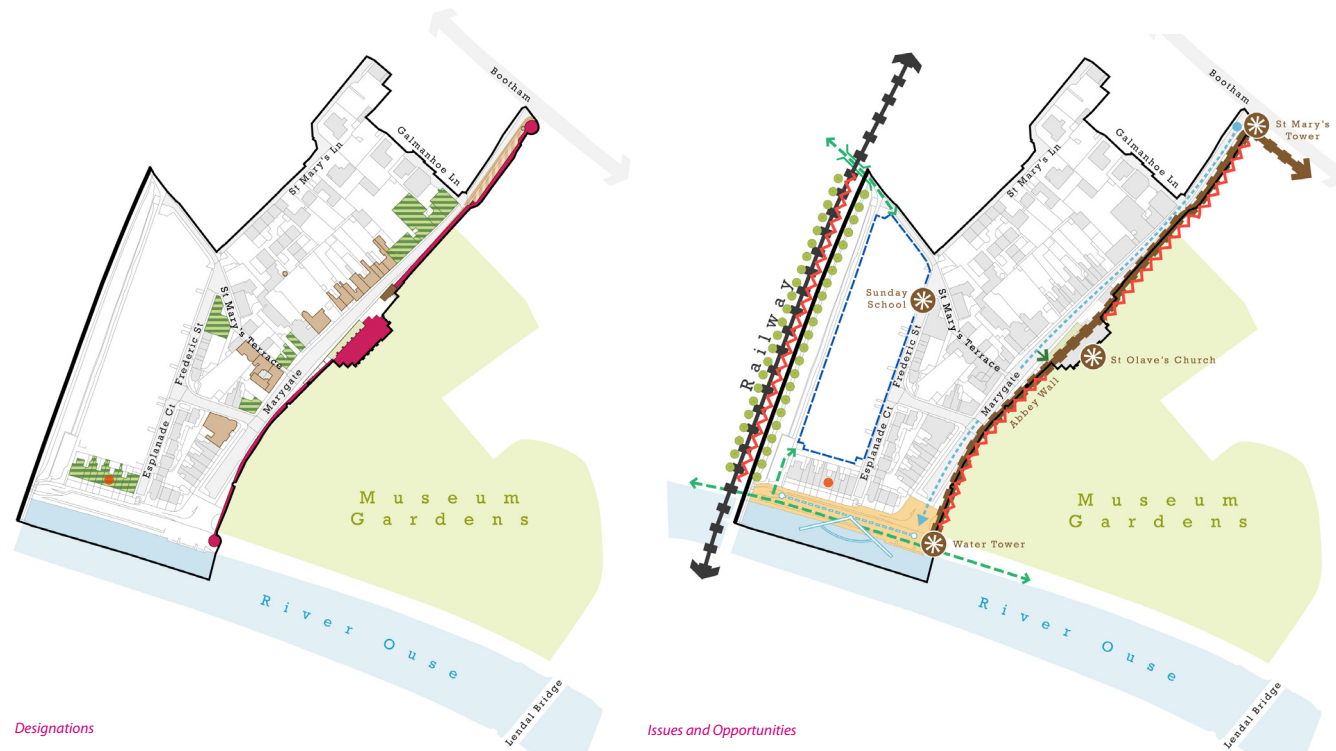
- predominately Georgian, Victorian and Edwardian houses and shops
- small areas of Medieval and Tudor developments (Abbey precinct walls which border onto Marygate)
- 20/21st century development (Marygate parking)



Map showing a boundary of Central Historic Core Conservation Area with site indicated in orange

The property is surrounded by a significant amount of listed buildings but the site itself is not listed. Buildings with the highest historical importance include remains of St. Mary's Abbey and its precinct walls which are Scheduled Ancient Monuments. Residential buildings on Marygate exhibit decorative ironwork with original fenestration (many are Grade II listed). Yorkshire stone and cobbling paving can be found on Marygate, stone sets on Marygate Lane and cobbling on Fredrick Street. The riverside area contains a mixture of riven English Pennine Sandstone, pre-cast flags and cobbles.

The area is, however, quite mixed, and includes several more modern buildings of varying degrees of quality. The quality and integrity of the Conservation Area is retained by the key frontages along Dame Judi Dench Walk and Marygate itself. These can be judged to be the frontages with the highest importance to the integrity of the Conservation Area. This is reflected in the CYC Character Area document which highlights the Marygate car park as a potential development opportunity.



Designations

- Grade I Listed Building
- Grade II\* Listed Building
- Grade II Listed Building
- Scheduled Ancient Monument
- Building of merit
- Conservation Area boundary
- Character area boundary
- site location

Issues and Opportunities

- Existing**
- Pedestrian walk
- Abbey Wall and Railways define movement patterns
- Entrance to Museum Gardens
- Landmark
- Abbey Wall
- Railway
- Underpass
- Trees
- Opportunities**
- Potential for public space improvement at riverside
- Potential development opportunity at car park
- Views**
- Dynamic local
- Potential for new dynamic panc

Extract diagrams from CYC Marygate Character Area document with application site highlighted



### 3. Site photos



Front elevation viewed from the opposite side of River Ouse



View of the property from the Scarborough Rail Bridge



Rear elevation viewed from Marygate car park



Side elevation of the end of terrace



Front elevation viewed from the opposite side of River Ouse



Rear elevation from Marygate car park



View of the terrace from the West



View of the rear of the terrace

#### 4. Reasons for development

The original two properties of numbers 8 and 9 Earlsborough terrace were combined into a single property in the past. It has previously operated as a guest house, and as a single family home. As a result of the past uses, many of the rooms have been subdivided to accommodate en-suite bathrooms, and access corridors. The main aim of the proposal is to reinstate the use of the dwellings to function as two separate houses.

In general, there was an aim to retain and reinstate much of the original character of the houses. The front of the houses are both attractive and significant from a streetscape point of view, fronting the river in this important part of the Conservation Area. The rear is less significant, as it backs onto a large surface car park and a back lane. The existing building includes a poor quality extension to the rear that adds to the ad-hoc appearance of the rear. Another driver of the proposals is to rationalise the appearance from the rear into a more cohesive and attractive elevation.



Existing survey drawings of properties

## 5. Description of works

The proposals consist primarily of creating two separate family dwellings as originally intended. Key aspects of the proposals to floor plan are annotated below and on facing floor plans:

1. Kitchens and groundfloor WCs re-planned
2. Layout changes on the ground floor to re-instate Living Room in the front and reintroduce doorway into back room from bottom of stairs
3. Existing extension removed and replaced with a raised patio and steps down into the yard
4. Reinstatement of original rooms to first floor with removal of corridors and openings between houses
5. Rearrangement of rooms to rear first floor to make better use of space
6. Small en-suites combined to form larger family bathrooms
7. Partitioning wall erected in the yard separating the two properties



When considering the massing of the proposals, one key consideration was to provide a simple and cohesive visual approach.

The design aspiration was to create a simple and elegant appearance. The result is a simplified rear elevation referring back to the original form of the building when it was first constructed. The removal of the poor quality extensions, currently attached to the building, massively help with a declutter the rear elevation.

## 6. Impact of the Proposed Development

It is important to consider the impact of new proposals on any Heritage Assets. In this case, the relevant Heritage Asset is the Central historic Core Conservation Area. As part of the design process, we have analysed the local character area within the Conservation Area, including reference to the relevant CYC documents.

One approach used was to consider which building frontages within the area are the most important in terms of how much they affect the overall character of the conservation area. The character of the area is primarily shaped by the views of the very public primary routes along Dame Judi Dench Walk and Marygate. The diagram opposite helps to codify this using a simple 'traffic light' system. When looking at the appellant buildings, we can see that the front elevation is of a high importance while the rear elevation is of a low importance. This rear elevation overlooks the Marygate car park, which has been identified as a potential development site, and is not considered to be a major public open space. The proposed changes to the buildings affect primarily the rear of the property, leaving the more important front of the property untouched.

The proposed changes are also considered to have only minor or neutral effects to the property and wider Conservation Area.



As mentioned previously, we feel that it is appropriate to remove the poor quality existing extension in favor of returning to a form more in keeping with the original house design.

The main aims and aspects of the project offer opportunities for positive changes to the buildings, namely; improving the general appearance and cohesion of the rear elevation and re-instatement of the properties as two family homes.

As a result of the changes mentioned previously, the impacts made are in total positive when looking at the effect on the conservation area. This can mainly be measured through the removal of the poor modern extensions and then the creation of two new properties similar to the original design of the house.

## 7. Conclusions

The design has been developed with a great deal of care and consideration. The intention is to create a proposal that is sensitive and respectful to its neighbours, context and the original dwelling whilst meeting the needs of modern family dynamics. The application is for the removal of existing ground floor extensions as well as amendments to the layout of the property necessary to create comfortable and functional homes.

As detailed previously through the document, the proposals will have a positive effect on the Conservation Area, and will allow the important aspects of the existing historic dwelling to continue to have a positive impact on the area for decades to come.

While respecting the original house, the proposal maximises the opportunity to create something that enables the urban grain of the properties to be reinstated by the re-establishment of two family houses.

The proposals will reinvigorate the properties and give them a new lease of life in the 21st Century.



Google earth view of the site

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