

New dwelling, Land rear of 81 Heworth Road

Design, heritage and access statement

March 2024

This report is prepared to support the application to demolish existing single storey garage and erect a new two storey two bedroom dwelling.

Site address: Land rear of 81 Heworth Road, York, YO31 0AA



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1.0_Planning background

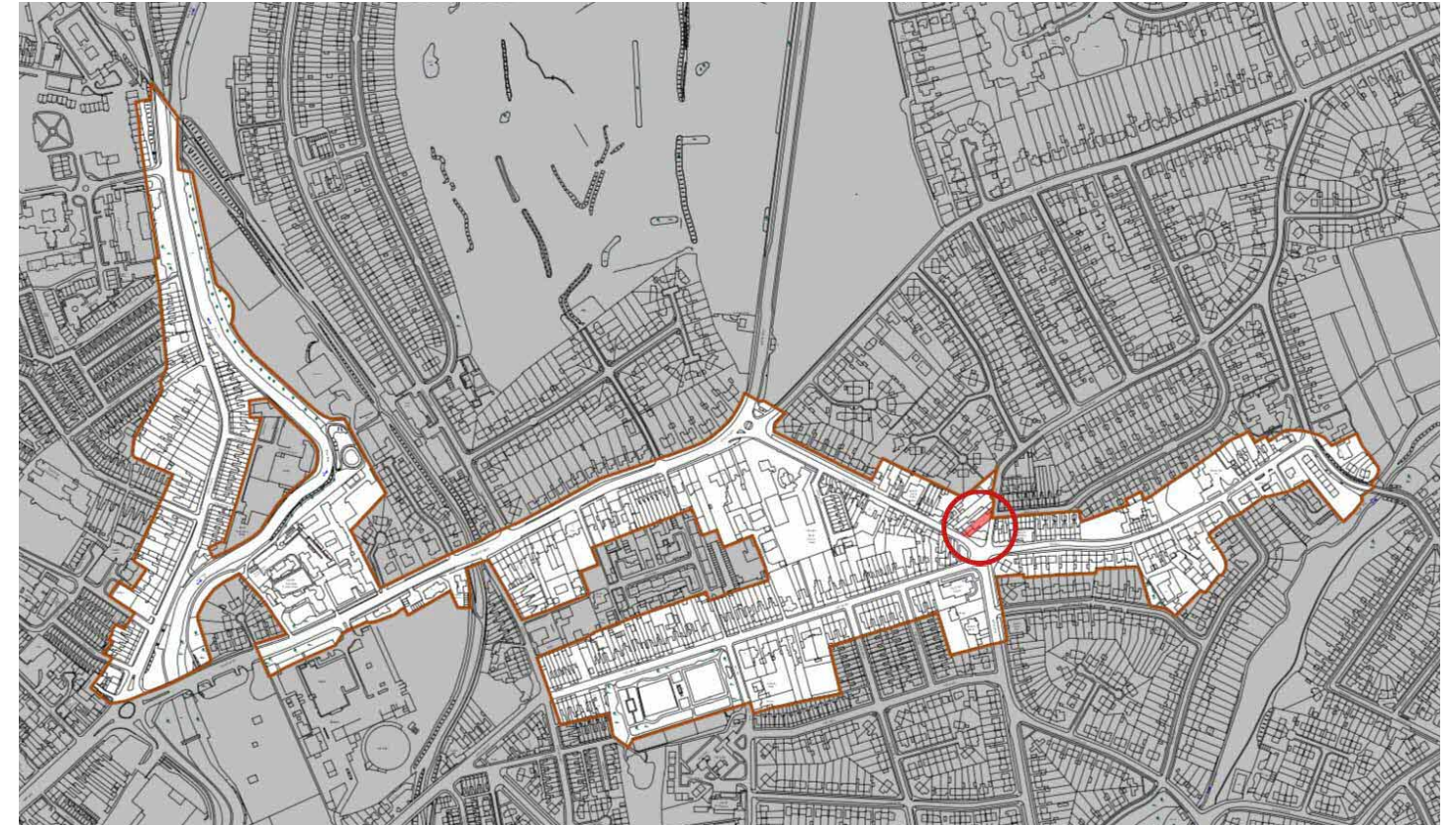
1.1 In 2020 planning permission was granted to convert 79 and 81 into a holiday let to upper parts and divide the ground floor to create two retail units.

1.2 81 Heworth Road sits within Conservation Area 5: Heworth/Heworth Green/East Parade/Huntington Road.

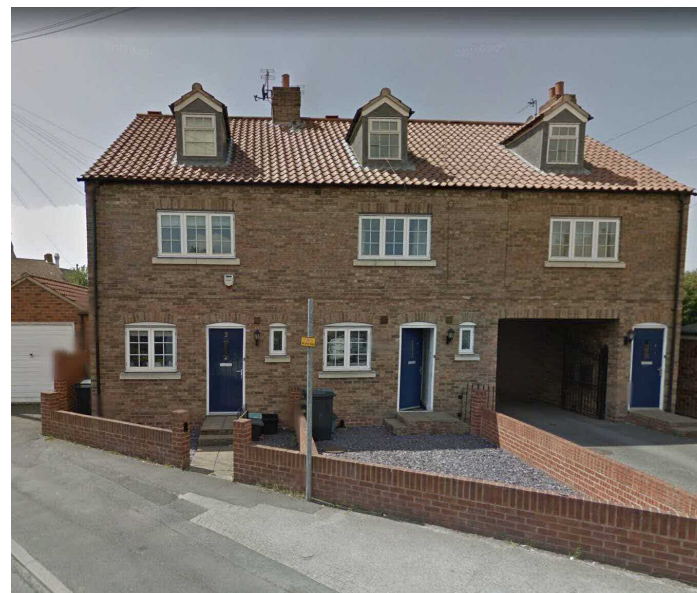
1.3 Designated in 1975 the conservation area has a number of important buildings including the Holy Trinity Church on the corner of East Parade and Melrosegate.

1.4 Heworth Road, East Parade, Heworth and Heworth Green have a collective small village scale, whilst the Huntington Road area is characterised by substantial suburban villas.

1.5 The site is surrounded by a variety of different architectural building styles. There are several listed buildings in close proximity to the site, including the Holy Trinity Church.



Conservation area



Residential Properties to the side of the site



Heworth Village Methodist Church



Holy Trinity Church

2.0_Existing building and heritage

2.1. The application site forms part of a larger parcel of land which spans between Heworth Road and Dale's Lane.

2.2 The rear of 79 to 81, an existing 3 storey property on Heworth Road, is currently used as a small car parking area which includes a single storey detached brick built garage.

2.3 The rear area currently accommodates space for up to 4 cars, accessed through a set of gates off Dale's Lane.

2.4 To the north side of the application site is a modern development of 2 storey residential units.



(a)



(b)



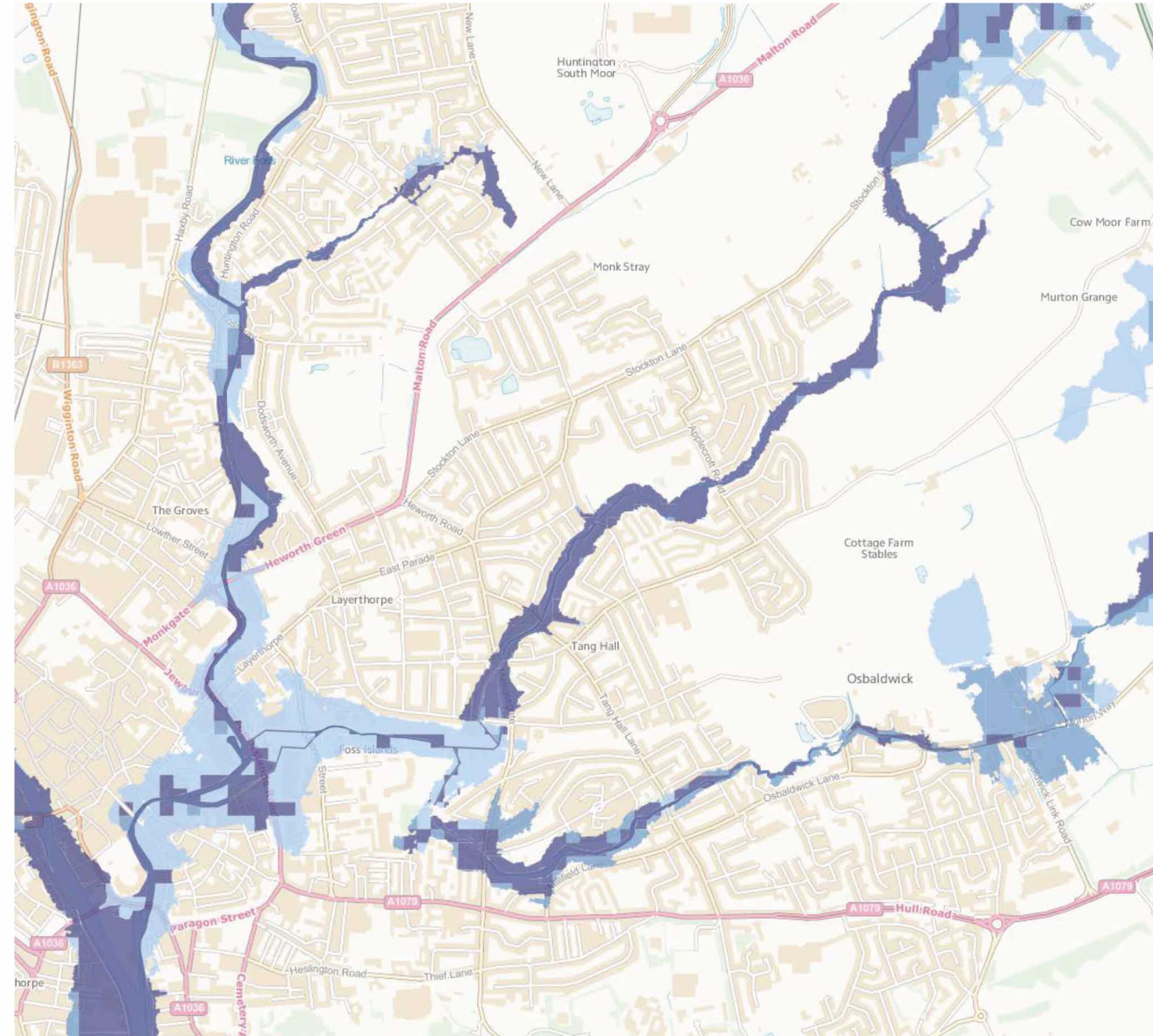
(c)



(d)

3.0_Flood risk

3.1 81 Heworth Road is situated in a location with a low risk of flooding. The proposal is unlikely to increase the risk of flooding or stop rain surface water permeating into the ground, as the site is already paved with impermeable slabs.



Flood Risk Assessment Map

4.0 Proposals

4.1 Following demolition of the existing garage, the proposals include the erection of a two storey building occupying the full footprint of the eastern most portion of land, accessible from Dale's Lane.

4.2 The new building is to have two storeys with an open plan kitchen / living room on the ground floor with a bedroom and separate shower room on the first floor. Built with a mixed red brick facade and pitched clay tiles, the materials will match those of similar surrounding buildings. Windows and doors are to be of decorated timber.

4.3 The staircase and utilities have been positioned along the north west flank wall to allow maximum daylight and views from the living areas.

4.4 A dedicated external area has been created for the storage of bins, recycling and bikes.

4.5 Of the 4 existing car park spaces on site, one is to be allocated to the new dwelling. The remaining 3 will be allocated to the existing business premises at 81 Heworth Road.

4.6 The overall mass and height of the new building is commensurate with the residential development immediately to the north of the site. Window openings are positioned to ensure no overlooking or loss of amenity to surrounding properties.

4.7 The site has very good access to public transport and community facilities.

