

Planning Submission and Design and Access Statement.

Conversion of first floor storage space to 1 No 2-bedroom flat and construction of rear extension at first floor above existing fish and ship shop at
The Ble Fin Fish and Chip Shop
82 Tadcaster Road
Dringhouses,
York
YO24 1LR



Design and Access Statement

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INTRODUCTION

This design and access statement is to support the proposal to convert existing first floor storage together with a small first floor rear extension into a new 2-bedroom residential apartment above the existing fish and chip shop and café.

The proposal makes use of the existing building footprint to extend within the property boundary for a change of use from Sui Generis to C3 and allows for a proposed terrace to the rear, similar to the existing layout at 88 Tadcaster Road Dringhouses (Coversure Insurance Brokers), and 86 Tadcaster Road, Dringhouses (Record shop).

This statement should be read alongside the following scheme drawings and make up the application suite of documents.

The area is principally residential with a parade of retail units at ground floor level.

The property is located close to local amenities public open spaces and well served with transport.

--- SITE BOUNDARY



3D View of the Property // Google Earth

LOCATION

The site is located at 82 Tadcaster road, Dringhouses York which accommodates the Bluefin Fish and Chips shop and restaurant at ground floor, facing out on to the main road.

The existing first floor space was used for commercial storage for the takeaway/restaurant and is for ancillary use for the Fish and Chips shop and Cafe however, has been an empty redundant space at first floor for many years now, due to adequate storage being accommodated at ground floor level within the kitchen area

The site is located West of York Racecourse on the A1036, on the East border of the Dringhouses Suburb of York.

The building has access from Tadcaster Road at the front and the rear is adjacent to an access road off of Slingsby Road, that neighbouring properties have access to.



Site Plan (Scale 1:1000)

----- SITE BOUNDARY



Site Map // Google Maps



Site Plan (Scale 1:500)

VISUALS OF SITE



Street View of Tadcaster Road Drighouses



3D View of Property // Google Earth



Front View of the Property from Street



Rear of the Property



Rear of the Ground Floor Roof



View looking from the Property

BUILDING CHARACTER APPRAISAL

The application site, 82 Tadcaster Road, is located in Southwest York, along the main road shop front in the Dringhouses suburb.

The building extends approximately 17.5m to the rear and has access off a rear access road off Slingsby Road and Tadcaster Road.

The site is surrounded by residential dwellings while opposite is a racecourse hotel.

The property benefits from comprises a two storey property with a rear single storey extension.part single storey mid terrace.

The site benefits from good level of accessibility by various modes, including public transport, bus (with direct link to the train station), cycling and walking providing direct services to York City Centre together with the selection of local amenities provided along Tadcaster Road.

The commercial properties along the same parade share a consistent typography.



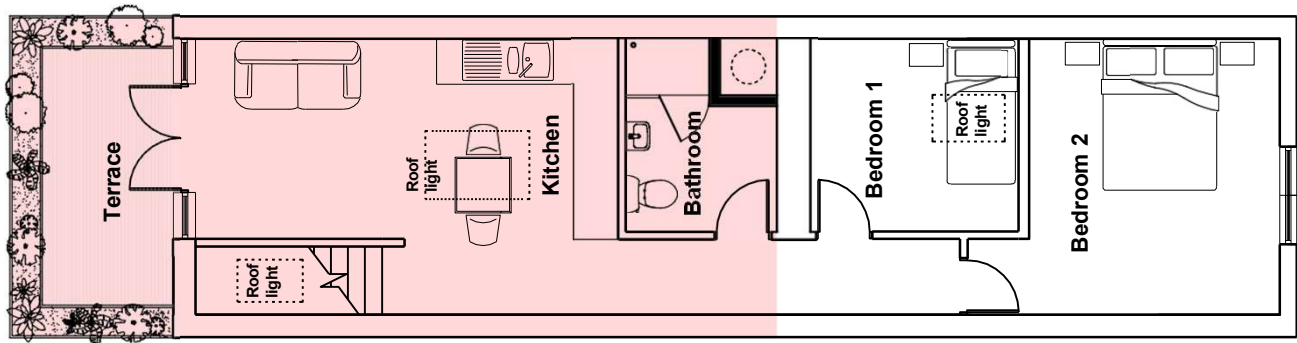
View from Tadcaster Road // Google Maps



View from Slingsby Grove of Rear of properties // Google Maps

DESIGN PROPOSAL

 EXTENSION



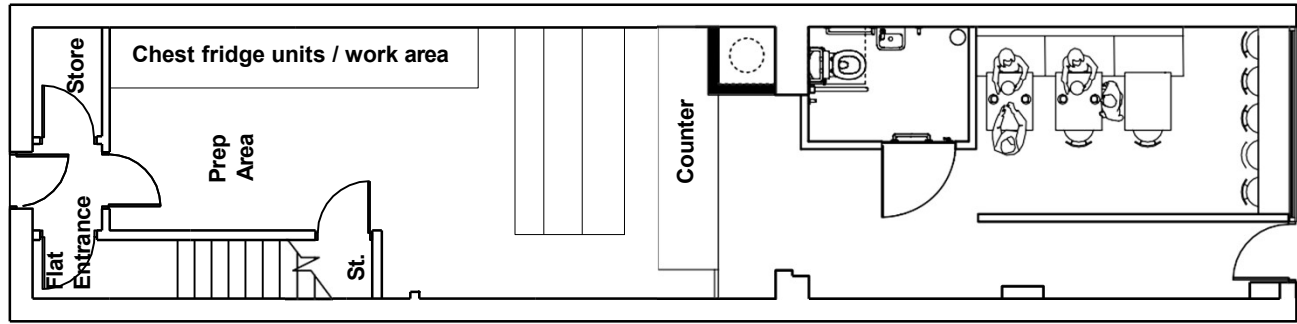
Proposed First Floor
Scale 1:100

The proposal is a conversion and extension of existing redundant storage space to form a new residential 2 bedroom apartment.

The scheme will require minimal reconfiguration to the back of house at ground floor level to provide access to the proposed apartment.

The extension would serve to accommodate the creation of the apartment, including the bathroom, kitchen/ living and the terrace.

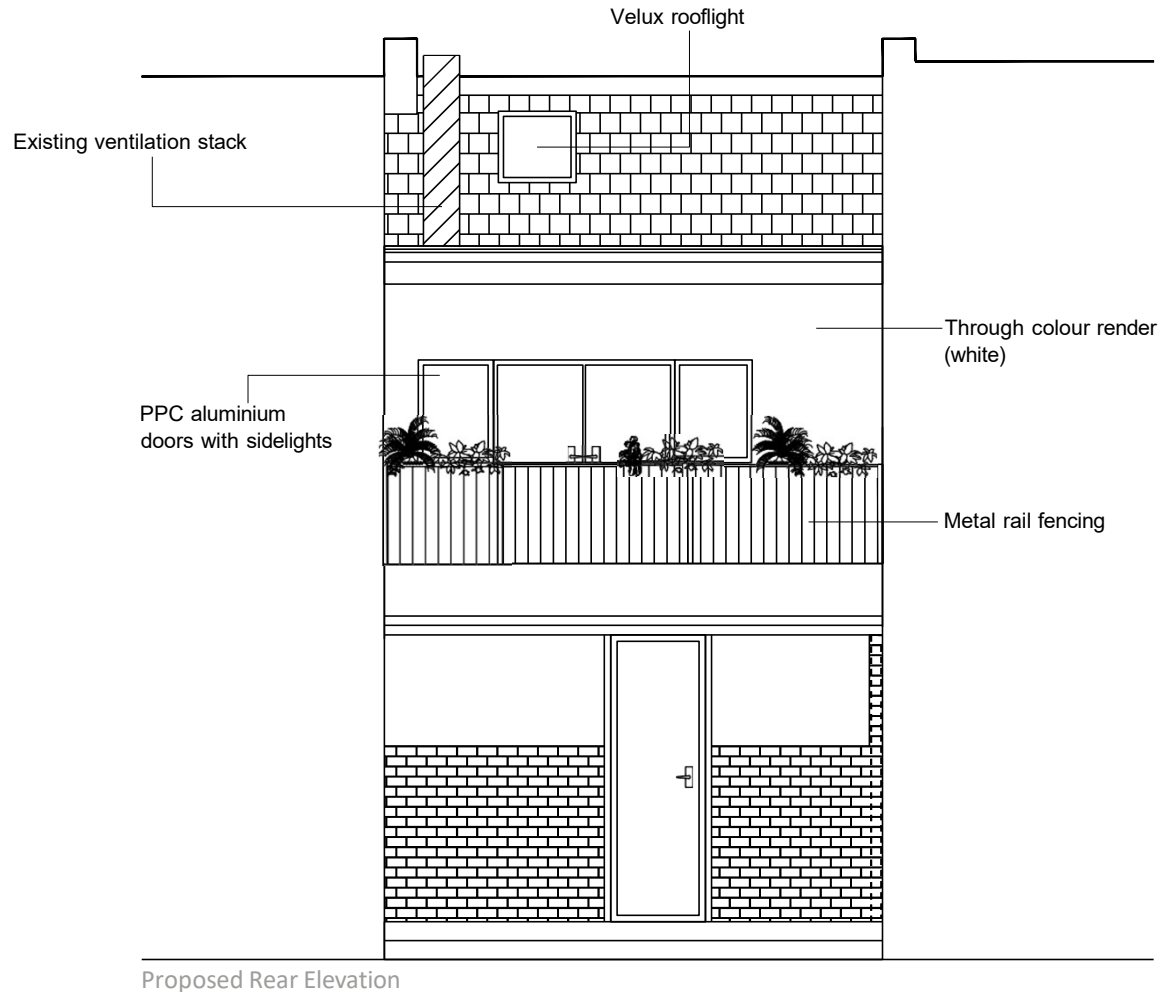
Each bedroom would have access to the bathroom and the kitchen, living and terrace space.



Proposed Ground Floor
Scale 1:100

The apartment will also benefit from a first floor terrace area similar to that of nearby properties..

DESIGN PROPOSAL



The rear extension uses a flat roof resulting in a development which is subservient to the existing building and to neighbouring properties. The new roof will be constructed using a dark grey single ply membrane .

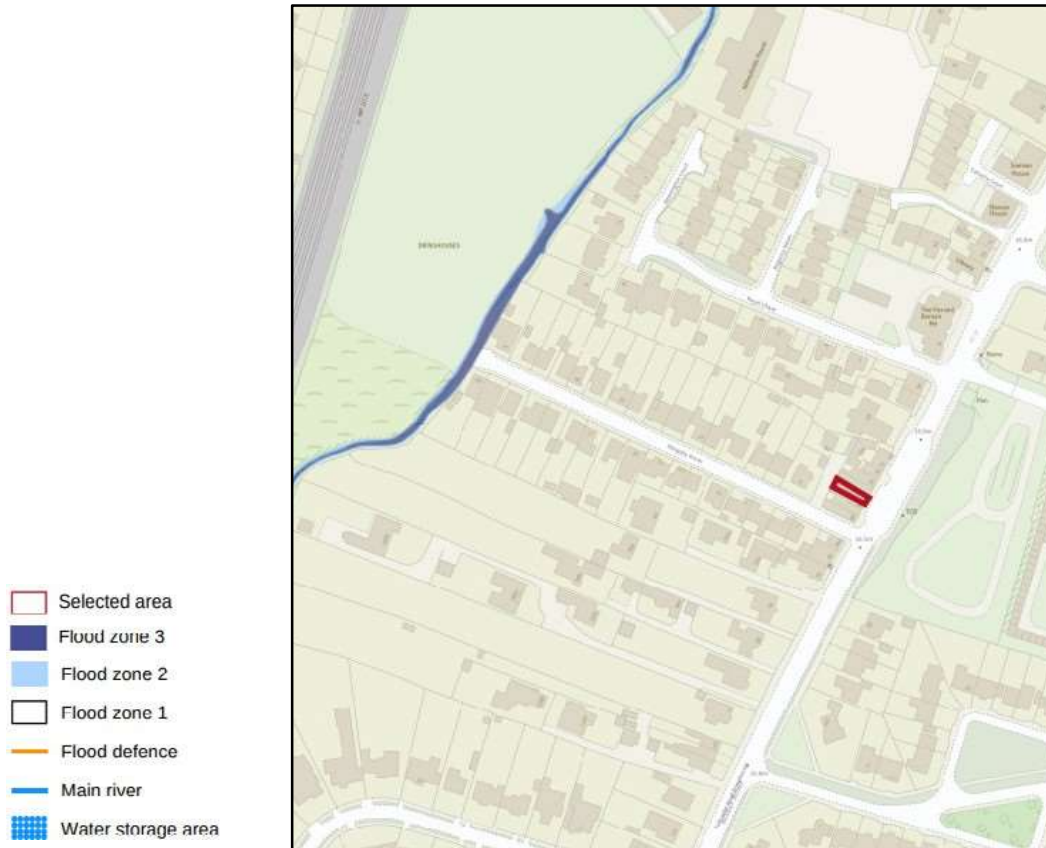
The proposed metal rail fencing will use the boundary perimeter to create a terrace space above the existing ground floor.

The masonry will be finished with white through colour render at the rear elevation, to match the front elevation.

A new rear access door exists to allow for the lobby, store and access to both the proposed flat and Fish and Chips shop and café.

Generally, there is no change to the front of the property, other than the existing window being replaced with a double-glazed unit to match the existing window.

The alterations to the proposed unit shall be constructed using traditional high-quality materials.



Flood Risk Map // Environment Agency

The following outlines the key criteria for consideration as part of the prior approval application.

Flood Risk

The site is situated in Flood Zone 1 as shown on the Environmental Agency map. Showing there is no concern for risk of flooding for the site.

Highways and transport

There is no existing on site or on street parking associated with the existing property and no alteration proposed. Therefore, this would be a car free scheme.

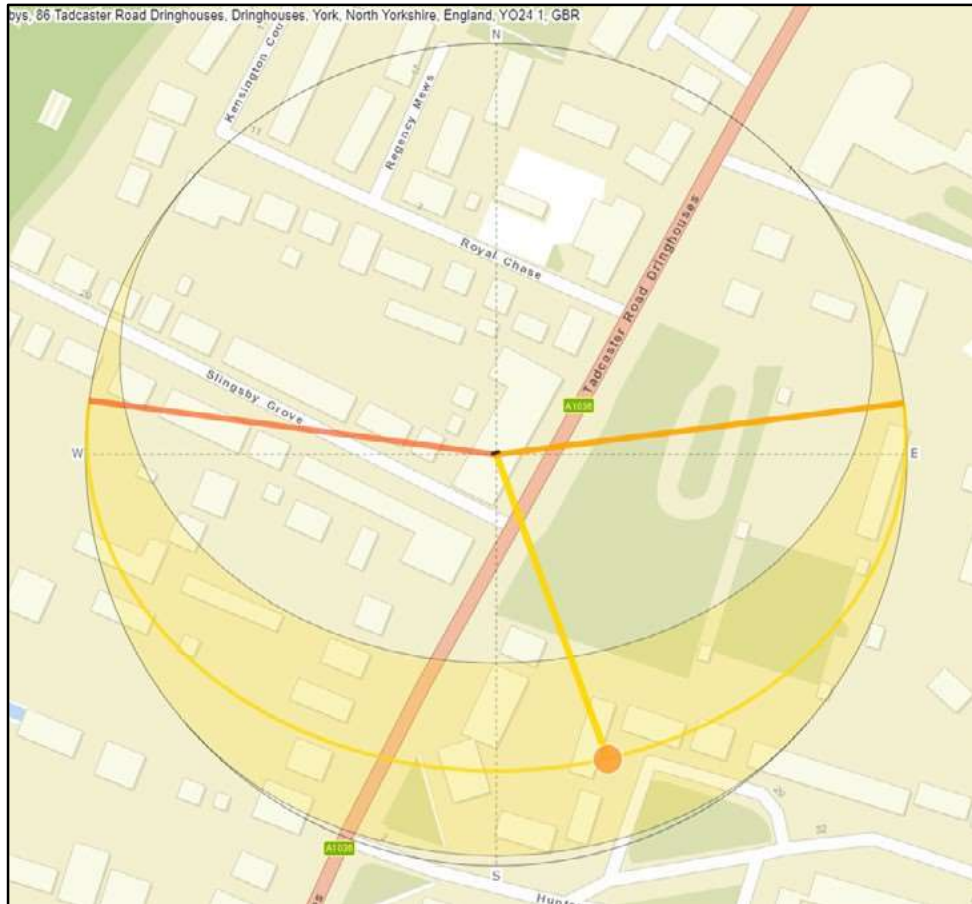
The proposed site is well situated with access to various local amenities and transport access to York. Frequent bus routes serve the immediate site; the proposals will be a car free scheme utilising the excellent public transport links.

Contamination

The proposals are for a change of use to the existing building, rear extension and internal refurbishments with and upgrading the existing fabric.

There are no major contamination risks.

PLANNING



Solar Path Map // SUNCAL

Planning History

The recent planning application for the proposed site have been for the change of use to a mixed-use café and takeaway at ground floor. (Planning application no 22/00253/FUL) This application was successful.

Therefore, the new planning application has been submitted with the aim of bringing the upper floor back into residential use.

Conservation

The application site is located in the Dringhouses area of York. The building is not located within a conservation area and is not listed.

The following Policy Statements have been considered:

Design and Heritage – Design

- The proposal will be sustainable, durable and adaptable as it will follow good design principles to enhance its original character on the street scene.
- The proposal will efficiently use the site and the building by providing a residential accommodation that will contribute to the local economy

PLANNING

Section 6 of the NPPF deals with the delivery of a wide choice of quality homes. Paragraph 47 requires Local Planning Authorities to “...boost significantly the supply of housing...” and Paragraph 49 states that housing applications should be considered in the context of sustainable development. The NPPF also contains guidance on increasing the supply of housing by bringing back empty buildings into residential use. Proposals for the change of use of commercial buildings should normally be approved unless there are strong economic reasons to indicate otherwise.

Transport Network

The existing plot is well located for pedestrian access to facilities set out below:

Open Space: 0.2 miles to York Racecourse

Bus: Bus stop outside the property for connections to city centre.

Rail: 1.5 miles to York City Train Station.

The street is in close proximity to local amenities and transport links making it a suitable location for residential use.

Car provision

The scheme does not provide on-site parking and will be a car free scheme.

Fire Brigade access

Fire engines may access the site via the existing access at both front and rear of the property.

SUSTAINABILITY

The and natural detail design of the proposed extension will adhere to good principles of sustainable design including fabric energy efficiency through good insulation and air tightness to minimise energy requirements. All habitable rooms have good daylighting and natural ventilation provision with openable windows.

CONCLUSION

There is significant, wide ranging and positive planning policy support both at national and local levels for the application proposals, by providing a new two bed apartment unit in a highly sustainable location to make the best and most appropriate use for this underused and vacant upper floor.

There will be no harm to the commercial ground floor, and no strong commercial argument to retain the first floor as ancillary space /storage.
There is a wide ranging national and local policy support at both in principal and detailed level for the proposals.

The proposed extension under this application is of modest scale and appropriate form, and therefore sensitive to the surrounding area.

The development ensures existing employment floor space is preserved and new residential accommodation is created increasing housing stock in the area.