

## **Access Appraisal**

### **Proposed Development of Four Residential Dwellings**

**Beech Avenue, York**

**20<sup>th</sup> March 2024**

#### **Introduction**

Andrew Moseley Associates (AMA) has been commissioned to prepare an Access Appraisal (AA) to review the proposals associated with the development of four residential dwellings on land to the west of Beech Avenue, York.

This AA sets out the following elements:

- ▶ Description of Site Location;
- ▶ Collision Data;
- ▶ Access by Sustainable Modes;
- ▶ Proposed Development and Site Access;
- ▶ Parking;
- ▶ Refuse Collection and Servicing; and
- ▶ Conclusion.

This AA is also supported by the following Appendices:

- ▶ **Appendix A** – Proposed Site Layout; and
- ▶ **Appendix B** – Site Access Proposals.

#### **Description of Site Location**

The site is located on land west of Beech Avenue, York. The site currently consists of undeveloped land, which is bound in all directions by private residential gardens.

The local Planning and Highway Authority (LP&HA) is City of York Council (CoYC).

#### **Collision Data**

Personal Injury Collision (PIC) data for the period 2018 – 2022 has been obtained from CrashMap, a database validated by the Department for Transport (DfT). The surveyed area includes the entirety of Beech Avenue and covers the latest 5 years data available.

The data suggests that no collisions were recorded within the vicinity of the proposed development.

As such, it is considered that there are no existing road safety issues that would be exacerbated by the development proposals.

#### **Sustainable Modes Access – Walking, Cycling and Public Transport**

The site is considered to be located in a sustainable and easily accessible location on foot or by bicycle and benefits from the existing pedestrian, cycling and public transport infrastructure.

Bus stops are available on Hamilton Drive within 230m walking distance of the proposed development. Both stops are provided with a flag, pole and hardcopy timetable information and are served by the number 16 bus. This is operated by Connexions Buses and provides an hourly service between Acomb and York city centre.

### **Proposed Development and Access Proposals**

The development proposes the erection of four residential dwellings. The proposed site layout plan is attached at **Appendix A**.

Access to the four dwellings is proposed to the north of the site via a private drive from Beech Avenue. The access will measure 4.5m in width for the first 10m where it will then taper down to measure 3.7m in width as per the CoYC Design Guide. The proposed access arrangements are detailed on AMA-22506-SK001 attached at **Appendix B**.

The proposed private drive is considered suitable for the nature of Beech Avenue and has been designed in accordance with relevant highway and residential design standards for a private drive.

### **Parking**

Car parking and cycle parking is to be provided in line with CoYC standards. It is proposed to accommodate visitor parking on street in line with the other residential properties located off Beech Avenue.

### **Refuse Collection and Servicing**

It is proposed that refuse collection will be undertaken from Beech Avenue from a bin assembly area as shown at **Appendix A**. Servicing will be in accordance with local authority protocol and is as per the existing arrangements for other properties on this road.

As such there are no special requirements for refuse collection for the development.

The internal layout of the site has been designed to accommodate access by a fire appliance to all dwellings in an emergency as shown on AMA-22506-ATR004 attached at **Appendix C**.

### **Conclusion**

It is considered that the information contained in this Access Appraisal should provide sufficient detail for the highways officer to be able to make a positive recommendation on the development proposal of four residential dwellings.

In conclusion, the proposals would not result in any detrimental highways impact on capacity or road safety and therefore there are no traffic or transportation reasons preventing granting of planning permission for the development proposals.

**Appended Documents**

**Appendix A – Proposed Site Layout**

**Appendix B – Site Access Proposals**

**Appendix C – Fire Tender Swept Path Analysis**

**Appendix A**  
**Proposed Site Layout**



Do not scale from this drawing  
 Drawing to be read in conjunction with the specification document  
 Contractor to check all dimensions on site and notify Vincent and Brown of any discrepancies prior to commencement of the works

**KEY**

- Site Boundary
- Location of S24 sewer with 3m easement
- Sewer manhole
- Retained trees
- Proposed tree planting
- Private gardens
- Porous tarmacadam

P01	12/02/24	Initial Planning Stage Issue	SC	NB
P01	01/02/24	Initial Planning Stage Issue	SC	NB
F09	24/01/24	Layout options for new floor plans	SC	SC
F09	23/01/24	Layout options for new floor plans	TT	SC
F08	05/01/24	Layout options for flood mitigation	SPC	NB
F07	21/11/23	Addition of combined sewer and adjusted layout to suit	SPC	NB
F06	29/09/23	Addition of combined sewer and adjusted layout to suit	SPC	NB
F05	01/06/23	Revised garage location 62 Beech Ave	SPC	NB
F04	26/05/23	New garage to 62 Beech Ave	SPC	NB
F03	11/05/23	Removal of garage to 62	SPC	NB
F02	11/05/23	Revised passing space	SPC	NB
F01	04/05/23	Optional blue line boundary addition	SPC	NB

revision	date	description	drawn	chk'd
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**brown + company**

project:  
 Beech Avenue, Holgate  
 York YO24 4JL

drawing:  
 Proposed Site Plan

date: **14/03/24** status: **PLANNING**

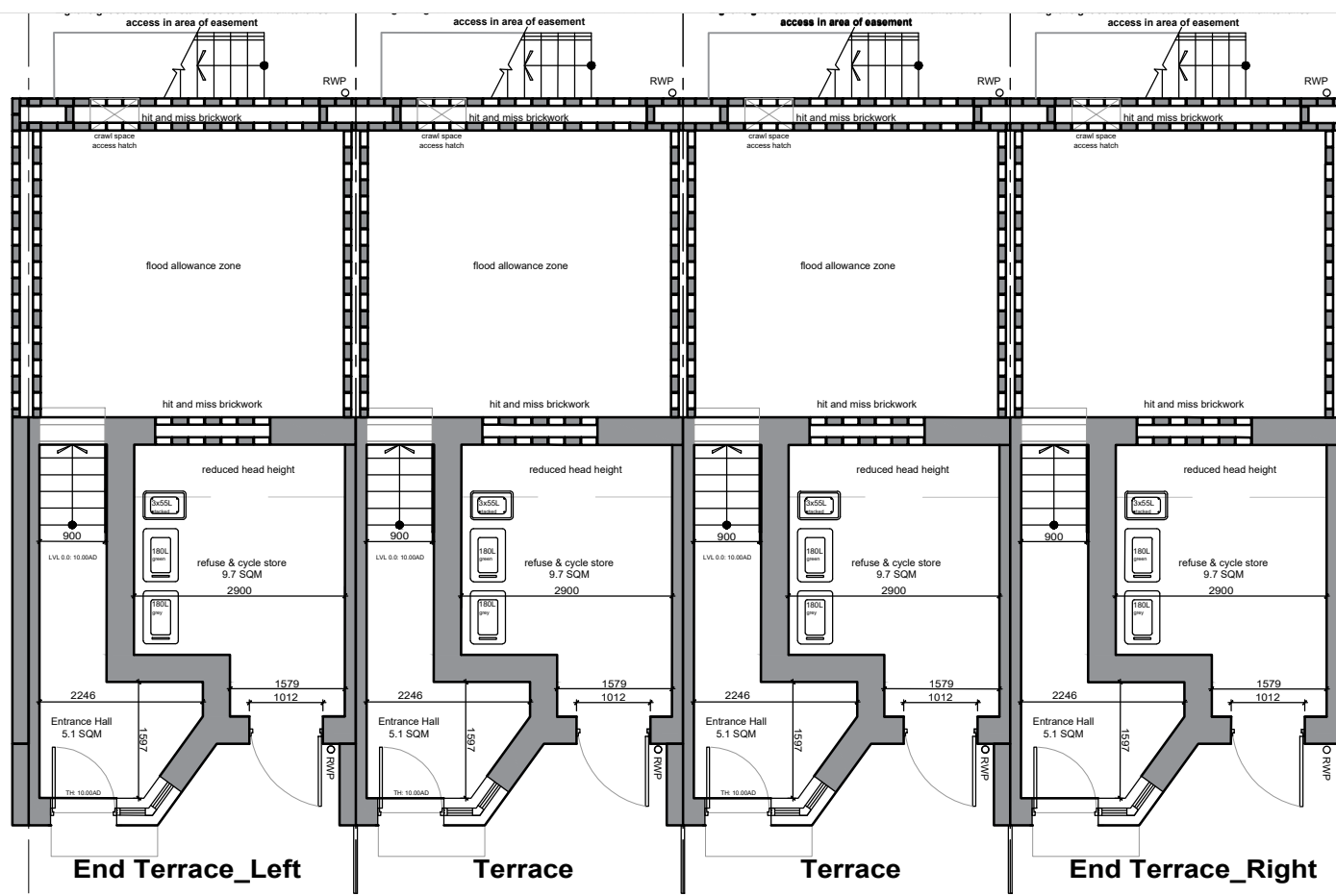
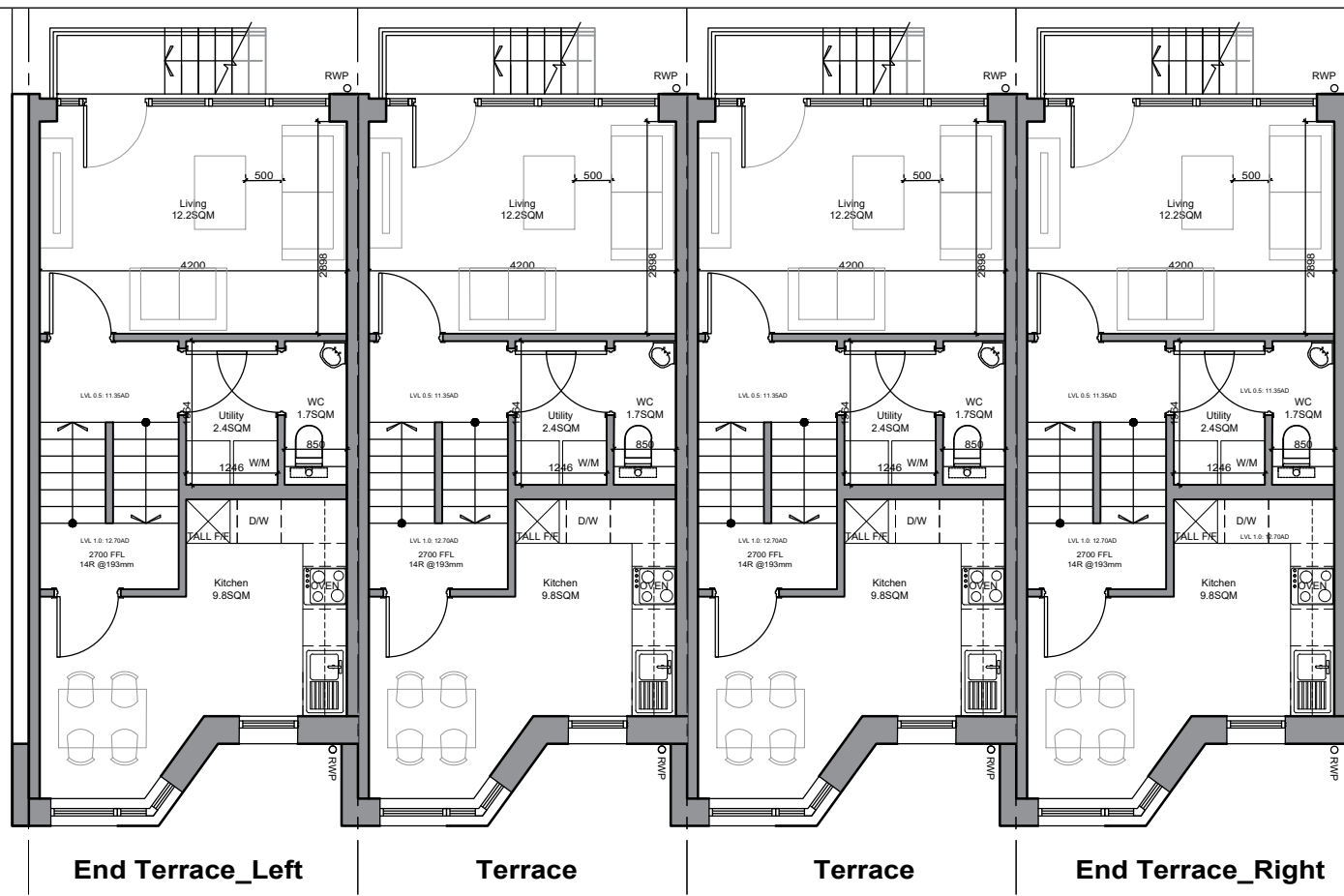
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job number	author	zone	level	type	role	drawing number	revision
23034	BC	ZZ	00	DR	A	1050	P01

**PROPOSED: SITE PLAN**



Do not scale from this drawing  
 Drawing to be read in conjunction with the specification document  
 Contractor to check all dimensions on site and notify Vincent and Brown of any discrepancies prior to commencement of the works



revision	date	description	drawn	ck'd
P02	14/03/24	Planning Stage Issue	RC	NB
P01	12/02/24	Initial Planning Stage Issue	SC	NB
P01	02/02/24	Part M4(1) compliance	SC	SC
F01	24/01/24	Issued for meeting	SC	SC
F01	23/01/24	Issued for meeting	TT	JDC

**brown + company**

project:  
 Beech Avenue, Holgate  
 York YO24 4JL

drawing:  
 Ground, Upper Ground & First Floor  
 House Plans

date: 14/03/24  
 status: PLANNING

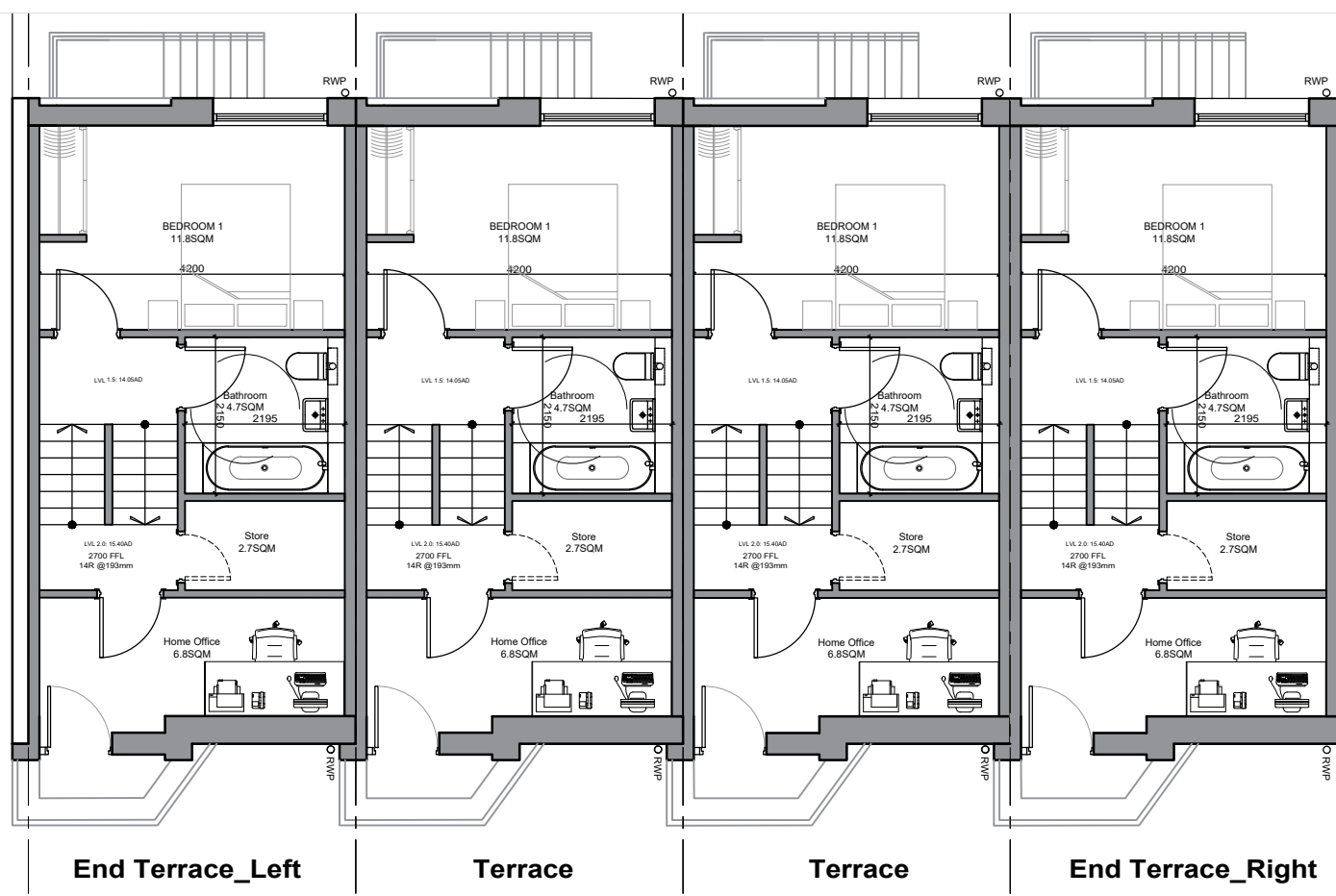
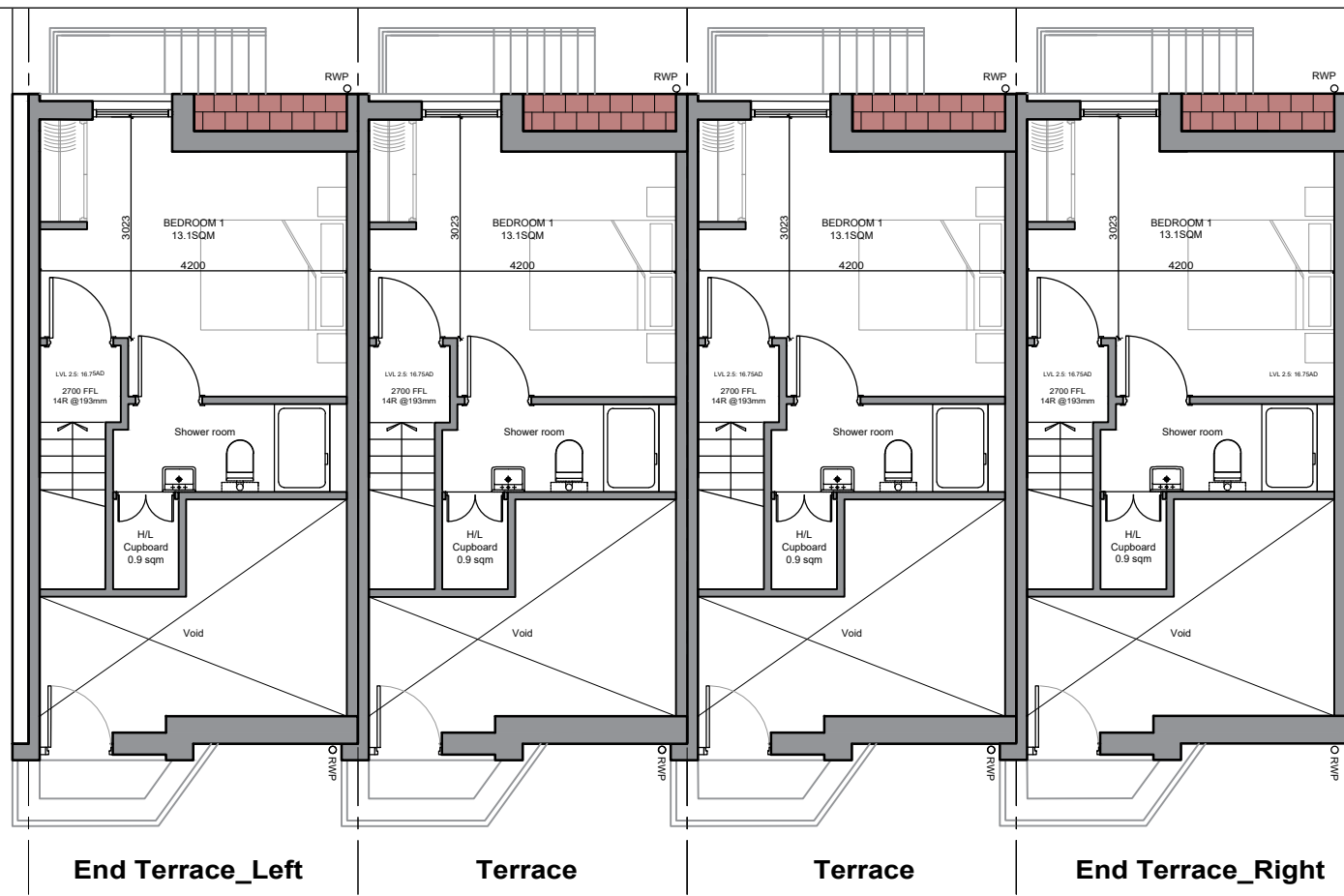
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job number	author	zone	level	type	role	drawing number	revision
23034	BC	ZZ	00	DR	A	1100	P02

**PROPOSED: GROUND, UPPER GROUND & FIRST FLOOR HOUSE PLANS**



Do not scale from this drawing  
 Drawing to be read in conjunction with the specification document  
 Contractor to check all dimensions on site and notify Vincent and Brown of any discrepancies prior to commencement of the works



revision	date	description	drawn	ck'd
P02	14/03/24	Planning Stage Issue	RC	NB
P01	12/02/24	Initial Planning Stage Issue	SC	NB
P01	02/02/24	Part M4(1) compliance	SC	SC
F01	24/01/24	Issued for meeting	SC	SC
F01	23/01/24	Issued for meeting	TT	JDC

**brown + company**

project:  
 Beech Avenue, Holgate  
 York YO24 4JL

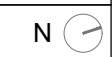
drawing:  
 House Plans  
 Levels 1.5, 2.0 and 2.5

date: 14/03/24  
 status: PLANNING

scale:  
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job number	author	zone	level	type	role	drawing number	revision
23034	BC	ZZ	01	DR	A	1101	P02

**PROPOSED: HOUSE PLANS - LEVELS 1.5, 2.0 and 2.5**



Do not scale from this drawing  
 Drawing to be read in conjunction with the specification document  
 Contractor to check all dimensions on site and notify Vincent and Brown of any discrepancies prior to commencement of the works

- 01 - Pantile roof tile
- 02 - Clay capped angle ridge tile
- 03 - Flat roof with photovoltaic cells
- 04 - Bay window flat roof
- 05 - Concrete coping
- 06 - uPVC rainwater goods
- 07 - Ridge tile
- 08 - Dormer window

**KEY**



**PROPOSED: ROOF PLAN**



revision	date	description	drawn	ck'd
P02	14/03/24	Planning Stage Issue	RC	NB
P01	12/02/24	Initial Planning Stage Issue	SC	NB
F01	24/01/24	Issued for meeting	SC	SC
F01	23/01/24	Issued for meeting	TT	JDC

**brown + company**

project:  
 Beech Avenue, Holgate  
 York YO24 4JL

drawing:  
 Roof Plan

date: 14/03/24  
 status: PLANNING

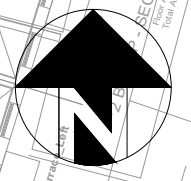
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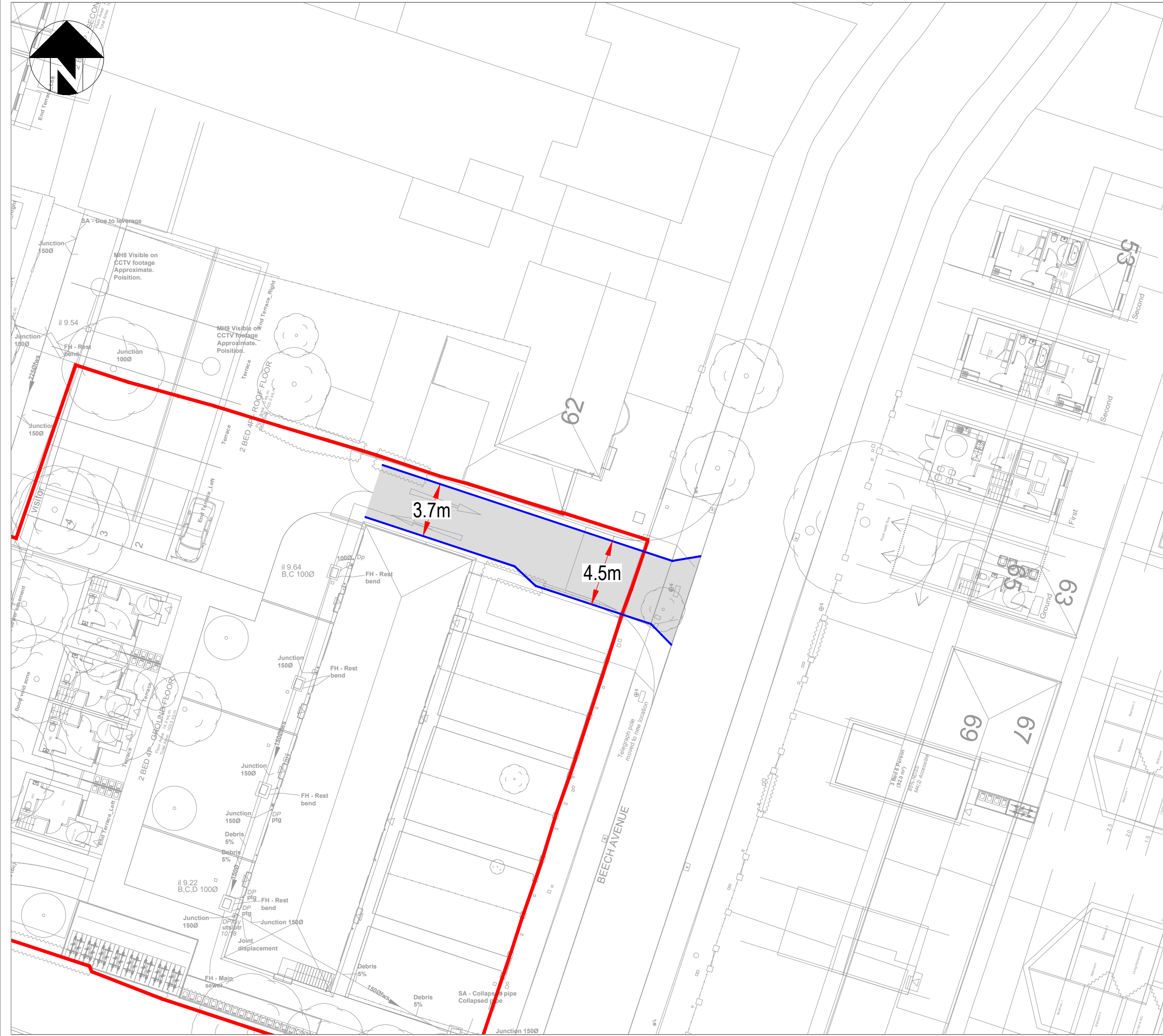
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**Appendix B**  
**Site Access Proposals**



Notes



P01	First Issue	01/02/2024	SK
Rev	Description	Date	By



Project: Beech Avenue, York

Client: Beech York Limited

Drawing: Proposed Site Access

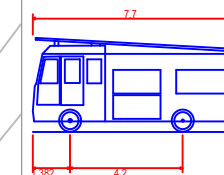
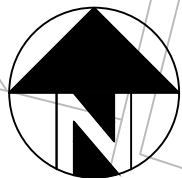
Drawn By: MSF Date: 01/02/2024

Checked By: SK Scale: 1:500 Paper size: A3

Drawing No. AMA-22506-SK001 Rev. P01


## Appendix C

### Fire Tender Swept Path Analysis



Dennis Sabre Fire Tender (LWB)  
Overall Length 7.700m  
Overall Width 2.430m  
Overall Body Height 3.512m  
Min Body Ground Clearance 0.397m  
Track Width 2.380m  
Lock to lock time 5.00s  
Kerb to Kerb Turning Radius 7.400m



P01	Preliminary Issue	00.00.00	XX
 ANDREW MOSELEY ASSOCIATES		Transport & Infrastructure Consultants 15 St Paul's Street Second Floor Leeds LS1 2JG www.amatp.co.uk	
Project:		BEECH AVENUE, YORK	
Client:		BEECH YORK LTD	
Drawing:		LWB FIRE TENDER SWEEP PATH ANALYSIS	
Drawn By: SA	Date: 18.03.2024		
Checked: SPD	Scale: 1:250	Paper: A3	
Drawing No. AMA-22506-ATR004		Rev. P01	