



Design and Access Statement

Iona Lodge, Acaster Lane, Bishopthorpe.

1.0 The Site

- 1.1 Iona Lodge is a detached chalet bungalow, located on the eastern side of Acaster Lane in Bishopthorpe. The site is located approximately 80m south of the junction of Acaster Lane with Main Street.
- 1.2 To the north of the site is The Old Barn. This dwelling has an L shaped footprint which runs parallel with Acaster Lane, then returns at 90 degrees to run parallel to the north (side) boundary of the application site. To the south of the application site is No 1 Acaster Lane, which is one half of a pair of 2 storey semi detached dwellings. A detached garage separates the dwelling from the side boundary.
- 1.3 To the east of the application site is the rear garden of No 1 Ferry Lane.
- 1.4 The application site itself contains one dwelling known as Iona Lodge. The dwelling sits behind a manicured front garden, and is elevated slightly from the Acaster Lane. The front boundary is defined by a small retaining wall.
- 1.5 Iona Lodge is constructed from painted brick under a tiled roof. A flat roof dormer window is evident in the front roof plane and is placed over a ground floor bay window. To the side of the dwelling is an attached flat roofed, single storey side extension, which abuts the boundary with The Old Barn. The photograph below shows the frontage of Iona Lodge to Acaster Lane.



2.0 Planning History

- 2.1 Planning application 23/00743/FUL was submitted for the erection of a 1.5 storey side and front extension and single storey rear extension finished in cream render with aluminium windows, replacement dormers to front and rear after demolition of side extension. That application was ultimately withdrawn prior to determination. However, prior to the withdrawal of the application the scheme was amended in order that the amended application drawings could be used, in effect, as a pre application to this submission.

3.0 The Proposed Development

- 3.1 This application follows extensive discussions with the planning officer about the form of development which could be considered acceptable. The applicant has discussed this proposal with the occupiers of neighbouring properties and no objections were made to the proposal. The application proposes the demolition of the existing dwelling and its replacement.
- 3.2 The proposed dwelling will be 17m wide and have a maximum depth of 10.5. It will retain 500mm to side boundary with the Old Barn and 1.7m to the boundary with No 1 Acaster Lane. The eaves height to the front elevation is 3.2m, whilst a ridge height of 7.2m is proposed.
- 3.3 Materials proposed will comprise: brick to the ground floor under a grey composite tile. Windows are coloured Agate Grey (RAL 7038).
- 3.4 Plans submitted with the application have been prepared by Townscape Architects and are:

Y-23013-S-001-B-Site Location Plan

Y-23013-S-002-B-Site Plan Existing

Y-23013-S-003-A-Existing Floor Plans

Y-23013-S-003-B-Existing Floor Plans

Y-23013-P-010-A-Proposed Floor Plans

Y-23013-P-011-A-Proposed Elevations

Y-23013-P-012-A-Street scene

Y-23013-P-013-A-Proposed Block Plan

- 3.5 A topographical survey by Holden Surveys has also been submitted – see plan JHP_01_Iona Lodge.
- 3.6 Dart Engineers were commissioned to provide a surface water drainage scheme – this followed the completion of a percolation test. Dart Engineers documentation comprises:
- Percolation Report
 - Drainage Strategy
 - Storm Flow Calculations
 - Maintenance Schedule
- 3.7 Briar Property Design were asked to complete a bat and bird survey at the site.

4.0 The Legislative and Policy Context

- 4.1 The site falls within the Bishopthorpe Conservation Area. As such Section 66 of the Planning (Listed Building and Conservation Area) Act 1990 is engaged. This requires the Local Planning Authority to have regard to preserving the setting of Listed Buildings or any features of special architectural or historic interest it possesses. Where there is found to be harm to the character or appearance of the Conservation Area, or the setting of a listed building, the statutory duty means that the avoidance of such harm should be afforded considerable importance and weight.
- 4.2 The legislative requirements of Sections 66 and 72 are in addition to government policy contained in Section 16 of the NPPF. The NPPF classes listed buildings, conservation areas and scheduled monuments as 'designated heritage assets'. Section 16 advises that planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. Paragraph 197, in particular, states that local planning authorities should take account of the desirability of sustaining and enhancing an asset's significance, the positive contribution it can make to sustainable communities and the positive contribution new development can make to local character and distinctiveness.
- 4.3 The more important the asset the greater the weight should be (Para 199). Where a proposed development would lead to substantial harm or to total loss of significance consent should be refused, unless this is necessary to achieve substantial public benefits that outweigh that harm or other specified factors apply

(para 201); where a development proposal would lead to less than substantial harm to the significance of the asset, this harm should be weighed against public benefits of the proposal (para 202). 5.8 The Courts have held that when a local planning authority finds that a proposed development would harm a heritage asset the authority must give considerable importance and weight to the desirability of avoiding such harm to give effect to its statutory duties under sections 66 and 72 of the 1990 Act.

- 4.4 The NPPG states that "It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting." Paragraph 206 of the NPPF states that local planning authorities should look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 4.5 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making.
- 4.6 There is no development plan for York. The policies contained in the emerging Local Plan are however capable of being a material consideration. In respect of the emerging plan the following policies are considered relevant:

- D1 Placemaking
- D4 Conservation Areas

5.0 Assessment

Principle of development

- 5.1 The settlement of Bishopthorpe is recognised as being a sustainable location, with easy and ready access to shops, public houses, schools, library and hot food takeaways. The settlement is located on an established bus route (No 11) which provides ready access to the city centre.

Impact on the Conservation Area

- 5.2 The Heritage Statement assesses the significance of the Heritage Assets locally and the impact of the replacement dwelling on them. The Heritage Assets are noted as being the Bishopthorpe Conservation Area and listed buildings in proximity to the site. These are:
- Chestnut Cottage – grade II
 - The Cottage – grade II
 - The White House including stables, wall and gate piers – grade II; and
 - The Chantry – grade II.
- 5.3 The Statement goes on to explain that as the application site is immediately south of the former coach house to Chestnut Lodge, there is the potential for the development to affect the setting of this Grade II listed building. However due to the visual separation of the application site and the fact they face differing roads, it is unlikely the impact on the setting of the listed building will be significant.
- 5.4 Iona Lodge does not reflect the design quality of the more traditional buildings to the north; however, the materials contribute to providing a The general street scene of Acaster Road is typically of more recent later 20th century dwellings which are generally larger in scale to Iona Lodge. The property is considered to have a neutral impact on the character and appearance of the Bishopthorpe Conservation Area as it does not enhance but does not necessarily detract from the Conservation Area either.
- 5.5 The proposal seeks planning permission for the replacement of the existing dormer bungalow with a building of a similar but improved scale and appearance. The proposal seeks planning permission for a 1.5 storey dwelling, again of brick construction with a slate tiled roof. The footprint of the dwelling is increased and the ridge height is also slightly increased. The 1.5 storey element extends above the single storey flat roof part to form a larger dwelling. However, the height of the ridge remains the same as the buildings to the north and below the height of the two-storey dwellings to the south. This again bridges the gap between the buildings either side and uses typical local materials in its construction. The dormers are broken into two more appropriately sized additions, which accord with advice on good design practice. The windows are more appropriately proportioned, removing the multi-paned effect which was typical of the mid-20th century date. The garage remains as a buffer to the northern boundary and a pedestrian access to the garden on the south side. From the street, the existing planting will continue to soften the appearance of Iona Lodge and provide a green element within the street scene.

5.6 The property remains on the existing alignment, which works well with the adjacent dwellings and does not overly dominate this large site. Proposed materials are brick and slate with upvc windows and doors, which reflects the local vernacular and will retain a neutral impact on the significance of the Conservation Area.

5.7 The replacement dwelling remains as a subservient building within the hierarchy of surrounding buildings and for this reason will have no adverse impact upon the significance nor setting of Chestnut Cottage. No other Listed Buildings have the potential to be affected.

Impact on amenity of adjacent occupiers

5.8 As confirmed above, prior to the submission of this application the applicants consulted with the occupiers of the adjacent properties and no objection was received. The layout has been carefully considered such that the change in size of the dwelling respects the levels of amenity afforded the adjacent properties. For example, on each side elevation windows have been kept to a minimum. On the south elevation, two windows are present. On the ground floor the window is high level to allow light into the room. At first floor the window serves a bathroom. This window can be obscurely glazed in order both to protect the privacy of the occupiers and also to obscure views to the south.

5.9 There are ground floor windows in the elevation of The Old Barn, which face the northern boundary of the application site. The siting of the proposed dwelling is away from the boundary the scale and mass of the dwelling reduces to minimise the visual impact of the dwelling on the occupiers of The Old Barn. Equally, consideration has been given to the potential for overlooking – with the use of a velux window to serve the first floor ensuite to minimise the opportunity for this to occur.

Ecology

5.10 The applicant has had a bat survey undertaken to ensure the roof of the host building does not contain any bats. The survey is attached and no evidence of bat roosts were found.

6.0 Conclusion

- 6.1 This application seeks planning permission for the demolition of an existing dwelling on Acaster Lane and its replacement. The Heritage Statement finds that because of the materials employed in the construction of it, it makes a neutral contribution to the Conservation Area. There is no objection to its loss – as the dwelling contained elements in its design which are not consistent with the vernacular: a large single storey side flat roof and large flat roof dormer windows. The replacement of this dwelling with a building which is far more appropriate within the street scene will allow the proposal to make a positive contribution to the character of the area.