

PROPOSED DEVELOPMENT  
LAND EAST OF FINKLE STREET, MARKET WEIGHTON. YO43 3JL

DESIGN, ACCESS AND HERITAGE STATEMENT

01\_INTRODUCTION

This statement is submitted in support of an outline application with matters reserved, for the construction of new dwellings on land east of Finkle Street, in Market Weighton.

The proposal seeks to determine whether development of the site, situated within the Market Weighton Conservation Area, is acceptable in principle.

This statement should be read in conjunction with the drawings and documents listed below:

- 23-140 - 101 - LOCATION PLAN
- 23-140 - 102 - AS EXISTING SITE PLAN
- 23-140 - 103 - AS PROPOSED SITE PLAN
- FLOOD RISK ASSESSMENT
- TREE SURVEY AND ASSESSMENT

02\_SITE

The site is situated in the centre of Market Weighton, a mainly residential town just off the A1079, midway between Hull and York, approximately 20 miles from either one.

The site is currently accessed from Finkle Street, which lies to the west. To the north are single storey dwellings on Hill Rise; to the east is a two-storey dwelling on Hill Rise Drive. To the south of the site is Ingle Court, a 3-storey retirement home built in 2007, also located within the conservation, and a strip of garden ground belonging to properties at the bottom of Beverley Road.

Recently constructed residential developments have become relatively common within the Market Weighton Conservation Area, specifically Ingle Court, Finkle Court, Manor Fields, The Maltings and The Archway.

## 03\_EXISTING SITE

Currently, the site is grassed and is used as garden ground by 1 Hill Rise Drive.

A small electricity sub-station is located on site, adjacent to the existing access from Finkle Street.

The application site totals approximately 2784m<sup>2</sup> in area. The land rises steadily from Finkle Street travelling east into the site.

A number of mature trees surround the site, especially along the south-east boundary and contribute to the site's character.

The site lies within the town's Development Limits.

## 04\_AMOUNT OF DEVELOPMENT

The proposed works are as follows:

- Construction of residential properties appropriate for the location of the site.
- Creation of vehicular and pedestrian access from Finkle Street serving proposed properties to the east of the site.

## 05\_DESIGN

### 5.01\_MASSING & SCALE

The massing and scale of the proposal is sympathetic to the surrounding buildings and the wider site. The proposal is for two-storey properties with pitched roofs, in keeping with the adjacent neighbouring properties. Garages would be single storey to help break up the line of pitched roofs.

### 5.02\_LAYOUT

The existence of mature trees to the south-east, existing properties to the north and east, and the requirement for an access road limits development to a strip of land on the eastern half of the site.

### 5.03\_PRIVACY

The intention of the proposed layout is to create enjoyable private spaces, while maintaining the privacy of the surrounding existing properties.

The front of the proposed properties would be in excess of 30m from the rear elevations of the existing properties located on Hill Rise and would face onto the access road and footpath, which could form a shared type of surface.

The proposed rear elevations are shown as being over 10m from the boundary with Ingle Court.

It is suggested that the proposed property at the very east of the site be orientated 90 degrees to 1 Hill Rise Drive to protect the privacy of the existing rear garden.

### 5.04\_MATERIALS

The Market Weighton Conservation Area plays a significant role in the town's identity; as such, the proposed buildings are to be finished externally as follows:

- Walls - brickwork.
- Pitched Roofs - clay or concrete tile.
- Windows and External Doors - Painted timber or PPC aluminium.

## 06\_NEIGHBOURING PROPERTIES

The site is located in the centre of Market Weighton. To the south is Ingle Court, a 3-storey retirement home built in 2007, also located within the conservation. To the west is Finkle Street; and to the North and East is Hill Rise and Hill Rise Drive.

## 07\_ACCESS

Access to the site from Finkle Street already exists. This will be remodelled to comply with highways design standards, to provide vehicular and pedestrian access to the site. Car parking will be provided for each property, and a turning head will be provided for the development.

## 08\_FLOOD RISK

Please refer to the accompanying Flood Risk Assessment: The proposed residential properties will all be sited in Flood Zone 1, with a very low risk of flooding.

## 09\_TREES

Please refer to the accompanying Tree Report and Arboricultural Implications Assessment. A number of mature trees surround the site and are protected due to their location within the Conservation Area. Measures will be taken to mitigate damage being caused to trees due to construction.

## 10\_HERITAGE

The site sits within the Market Weighton Conservation Area.

The CA appraisal notes that Market Weighton is a town of two parts; the first being the town centre, which is distinctively urban and characterised by its hard landscaping, back-of-pavement-edge developments and its shop frontages; the second distinctive area is more rural in character.

A diversity of building materials exists in Market Weighton, representing what materials were available locally at the time of construction; however, there is sufficient uniformity overall to create a distinctive character.

The predominant walling material in the town's central core is a deep red/brown brick. Contrasting with this is the ochre/grey gault brick, which is a particular feature of the area west of Hull. Rendered and painted buildings also add variety to the streetscape. The usual East Riding roofing materials dominate - terracotta tiles and Welsh slates.

The street character of the CA is largely linear and east-west orientated, but with north-south running streets at each end of its central spine of Market Place and High Street; a number of historic lanes also feature in the CA.

The CA appraisal also mentions the importance of the mature planting in the CA area, particularly those trees with TPO's present. The proposed layout seeks to

retain all the trees present on the site with root protection provided by Cell Confinement System on the proposed access. This in turn retains the current mature landscaping within the conservation area.

The scale of the proposed dwellings would be sympathetic to those surrounding the site and, as a result of this, we believe that the proposed development would not have a detrimental impact on the conservation area of Market Weighton.

## 11\_CONCLUSION

In conclusion, we believe the proposal will be an appropriate addition to Market Weighton, offering high quality, desirable family homes within the heart of the town, within easy access of local facilities. The proposed site is within the town's development limits and is large enough to accommodate multiple dwellings.

The proposal is mindful of the adjacent existing properties; also, the surrounding mature trees that contribute to the site's character - with new trees and hedging proposed to further enhance the setting of the new properties in this desirable location.