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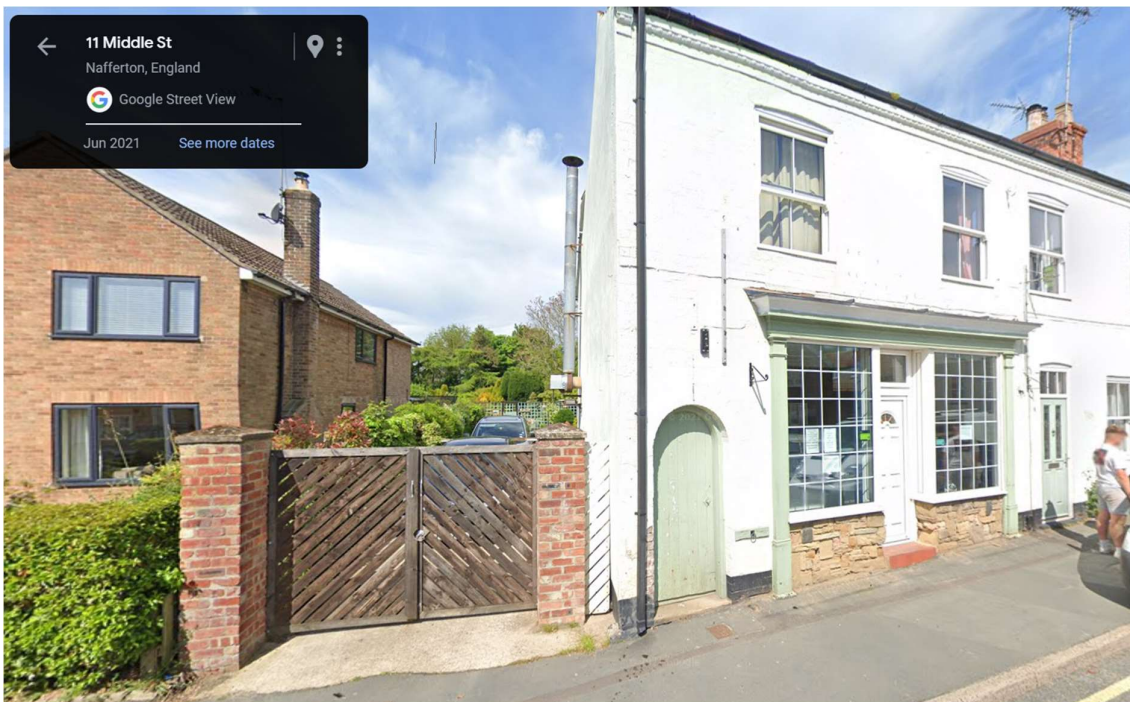
Design Access and Heritage Statement.

Client: Mr & Mrs D McConville.

Site: 11 Middle Street, Nafferton, East Riding Of Yorkshire, YO25 4JS.

Project: Proposed Garden Room, Following Removal of Existing Porch.

Date 18-04-2024.



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1.0. Introduction.

1.1. This design access and heritage statement has been written to accompany a Householder planning application to the East Riding of Yorkshire Council for a rear garden room following removal of an existing porch.

1.2. Design and Access Statements are described by the Government's advisor on architecture, urban design and public space as follows:

“You should think of the statement as telling the story behind the scheme as it is presented in the planning application. Do not think of it as a chore, the statement is your opportunity to show that decisions you have made are not guesswork but based on an understanding of the real world as it affects the application site. A good design statement will therefore increase support for your proposal.” (CABE, 2006)

1.3. The statement is a tool to explain and justify the design and access principles and concepts which a development proposal is based and on how these are reflected in individual aspects of a scheme.

2.0. Design Access and Heritage Statement.

2.1. The development site is located at the rear of no11 Middle Street.

2.2. 11 Middle Street comprises a 2 storey terrace house and ground floor shop unit with a single storey out building to the rear which includes a flat roofed garage, see existing plan reference 3130-4.

2.3. There is a rear timber and glazed 'link' lobby with a flat roof.

- 2.4. Our clients now wish to remove the porch and construct a garden room with a WC / link, the roof is proposed to be in clay pantiles with 4no Velux type roof lights, to the rear would be bi-fold doors to provide an outlook onto the garden area.
- 2.5. The development is within the Nafferton Conservation Area.
- 2.6. A prior approval application 24/10346 confirmed that a Householder application is required within a construction area.
- 2.7. Access is direct from Middle Street via gates set back from the Highway, a paved drive provides access to a rear garage, there is ample car parking for 4 to 6 cars.
- 2.8. The proposed garden room is to be constructed from traditional materials, brick and clay pantiles, the windows / bi-folds will be in 'modern' UPVC.
- 2.9. Because of the location of the garden room at the rear of no11 Middle Street the proposed development will not be seen from the Highway nor the footpath.
- 2.10. It is therefore considered that the proposed development will not impact upon nor create serious harm to the Conservation Area.

end