
PROPOSED DWELLING

ON SITE OF

**SYCAMORE HOUSE
SYCAMORE LANE
HOYLANDSWAINE**

For

**Mr P. Murphy and
Ms M. Penrose**

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

The proposal is to demolish the existing dwelling and associated carport and the erection of a single two storey, split level dwelling with associated car parking.

2 THE SITE

The site lies within the residential areas of Hoylandswaine and the existing property is a three bedroom detached house. The property is believed to have been constructed around 1726 and is a former farm house. The site enjoys extensive views towards Selby and York. The property is within walking distance of the village amenities and local school and has public transport links.



VIEW OF THE EXISTING HOUSE FROM THE REAR

The property, although possibly constructed in the 18th century contains few, if any, original features. The external walls are believed to be rendered brickwork and stone. There are replacement pvc windows and the internal stair is of relatively modern style and construction. We are advised by the present owner that all the original flag floors were taken up and replaced with concrete some time ago. There is also evidence of internal alterations including the provision of steelwork to support the first floor. Joinery is relatively modern including the skirtings, doors and frames etc.

There is evidence of extensive dampness to the internal walls particularly at the rear of the property where the floor level is below the adjacent ground level

The property is not listed or considered to have any significant architectural or historical value that would prohibit demolition.

The following series of photographs illustrate the present internal condition and features



Typical internal door and frame with modern ironmongery. Small skirting and modern radiator



Internal view of kitchen showing uPVC door and plastered walls



Kitchen floor



Sitting room with
fire place and
dampness to rear
wall



Internal stair with
steel beams to
ceiling

The site is situated on Sycamore Lane leading of Skinpit Lane.



The site is situated at the south eastern edge of the village with the A638 Barnsley Road to the south, open fields to the western and southern sides.

The site slopes downwards from the north with the existing dwelling siting at the lower level and the rear wall retaining the land at a higher level to the rear. There is clear evidence that this is causing significant dampness problems to the interior.

There is a hedgerow to the western boundary and the intention is that this will be retained to screen the rear garden from walkers on the adjacent footpath.

The small trees and shrubs to the site frontage will be removed to form new parking areas.

Immediately to the east of the site is Sycamore Cottage, a detached house of traditional construction.



There is a footpath along the north western side of the site and this is to be retained.



The site is not identified by the Environment Agency as an area where flooding is a risk.

The adjacent buildings are not listed and the site is not within a conservation area.

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The site proposed for the new dwellings is 'brown field' and suitable for the development proposed. The site is situated in an established residential area and the proposal is appropriate and will not cause significant harm to the general amenity of neighbouring properties.

The proposed traditionally constructed dwelling is in keeping with the general style and scale of properties in the area. The proposals are intended to be complimentary to the dwellings in the general area and respect the local vernacular.

The proposals for residential development of the site as shown on the submitted proposals complies with Policy H8D in that it causes no significant harm to the local environment and does not create any Planning difficulties.

The proposals have regard to the current and emerging policies and proposals contained in the UDP particularly with regard to the following:

Residential Development,
Back land & Infill Development

The proposal complies with policy in that the scale, layout, height and design of the dwellings does not cause any significant detriment to residential amenity of new or existing residents.

The size of properties and accommodation proposed for the dwellings is considered appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

The orientation and aspect of the building has been designed with regard to separation from adjoining buildings, footways, highways, site topography, views from the site and scale of surrounding features.

The size and location of openings has been determined with full regard to the scale of building, orientation of accommodation and requirements for means of escape and ventilation.

The development has not been designed in isolation. Consideration has been given to buildings in the wider context and the impact of the proposals on views from surrounding properties, the highway and pedestrian routes

The scheme has been designed with a view to providing visually attractive aspects from both traffic routes and pedestrian footways with the introduction of screen fencing and planting areas between the dwelling and highway.

The layout of the development was governed by the location of the existing access point, restriction due to site topography, proximity of adjacent dwellings and separation distances to surrounding dwellings.

The design of the scheme is appropriate in relation to the site, its surroundings and land use policies.

The layout has been considered in relation to relative locations of access routes and external circulation with accessibility and travel distances minimised where possible.

Gradients have been determined in relation to existing site topography and with regard to providing suitable access and movement around the site for disabled persons.

The architectural style is compatible with that of the existing buildings in the locality and in particular the adjacent house

Materials have been chosen that are appropriate for the location while at the same time being sympathetic to the existing buildings in the vicinity of the site and the immediate surroundings

The scheme has been designed with reference to Policy with regard to the standard of design and amenity levels. The scale, layout, height and design aims to limit any adverse impact upon the residential amenity for both new and future residents.

The proposals will not create additional, unacceptable loss of privacy or nuisance due to noise, light or traffic.

4 SOCIAL & ECONOMIC CONTEXT

The site is within an established residential area. This will not cause conflict or created unacceptable amenity levels for the existing residents. Further, the traffic generated will not cause disturbance or nuisance.

Any potential for excessive overlooking from the development or overshadowing will not occur as a result of any of the proposed development due to the siting of the buildings orientation of windows to habitable rooms and separation distances between the proposed dwelling and adjacent garden areas.

Due to the modest scale of the development there will be no significant impact upon local services.

It is unlikely that any jobs will be created as a result of the development other than those persons employed to carry out the building works

5 ACCESS

The access to the property from Skin Pit Lane and turning facilities are to be retained. Off-road parking is to be provided with additional garage space to ensure that the access to adjacent properties is maintained

Both the external and internal layouts will meet or exceed the requirements of all relevant provisions of the Building Regulations, particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K.

To the newly constructed dwelling the entrance door, and the internal layout will meet or exceed the requirements of all relevant provisions of the Building Regulations, Particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K in respect to guarding of stairways and prevention of falling (particularly with regard to children).

6 CONCLUSIONS

The proposal is within an established residential area and complies with Local and National policies relating to residential development.

The site is a brownfield in character and the proposal is in accordance with local and national policies in relation the building on previously developed land.

A dwelling of the type proposed is fully compatible with the general character of the locality.

The development of the site will not impact on land safeguarded on the UDP for other purposes.

The development is within an existing settlement, close to existing amenities and public transport links.
