

Heritage Impact Assessment and Design and Access Statement.

1A Dartmouth Terrace, Farnley Tyas

Introduction

The following statement is provided in support of a House Holder Planning Application at 1 Dartmouth Terrace, Farnley Tyas, HD4 6UE. The application is for a double story side extension with single story rear extension and dormer. There is a replacement of the render finish in off white or similar approved shade. The property is within the boundaries of the Farnley Tyas Conservation Area.

History

Originally dating back as a settlement to the eleventh century, much of the original village was owned by the Kaye family, who built nearby Woodsome Hall, but it was acquired by the Earl of Dartmouth in 1732. Farnley Tyas grew to be a successful, farmstead.

William Fourth Earl of Dartmouth commissioned St Lucius' Church which is situated at the heart of the conservation area. The majority of the historic buildings are built in the vernacular local stone with traditional mullion windows and stone slate roofs. There are a number of listed buildings within the conservation area which all display typical features of the history and growth of this farming community such as pitching eyes, converted barns, agricultural buildings and traditional dwellings.

Manor Road has an eclectic mix of over 30 residences, some converted from farm buildings and cottages with a few more recently built modern properties. The Village is a mix of old cottages and farmsteads with a couple of converted farm barns. Church Terrace was built at a much later date, and between the wars Dartmouth Terrace was added by the local Council, it is number 1 of this terracing to which the application relates. Further bungalows were added to the village in the 1970's. St Lucius' Close was built by private builders in the

1990's and new homes have been built on the old Beech Farm site close to the village centre.

Heritage Assessment.

1 Dartmouth Terrace is a brick built terraced two-story modest dwelling constructed of red brick and finished in render to the first-floor elevations. The rear elevation is completely rendered. The terrace is an example of the buildings of this time and examples can be found throughout the region. The dwelling occupies an end plot with three further properties having a right of access across the land within the buildings' curtilage. The terraced blocks are set back from the highway behind low level stone garden walls, which surround established gardens. The access becomes elevated further to the north down Woodsome Road.

1 Dartmouth Terrace occupies a triangular plot with a detached garage situated to the front of the plot behind established landscaping. The established tree line limits unobstructed views of the terrace to ones from the North. The terraced block remains obscured from view of the village Centre (junction) to the South. Adjacent to this landscaped corner is a track providing access to the west, where views of the rear elevations can be partially seen.

The terraced blocks appear to be incongruous with the predominant vernacular style of the village and the wide use of stone and traditional details, scale and size, however the terraced accommodation is located in such a manner they do not directly affect the Conservation area as a whole. The terraced block occupies a partially isolated position which physically separates the terrace from the rest of the village centre. The terraced blocks while not remarkable do add to the village and represent a good example of post war local authority housing. The terraced block provides a sense of arrival to the village when approaching from the North along Woodsome Road.

Design Proposals.

The proposals include a two-story side extension, a single story green oak framed glazed rear extension and a rear dormer extension. The design of the side extension continues the established terrace building lines, scale, frequency of fenestration and materials. The rear single-story extension introduces a glazed garden room element to the building introducing traditional green oak framed elements which can be seen in and around the village namely opposite the property. The fenestration to the rear is directly related to the distribution of space internally. The rear dormer creates approximately 13 cubic meters of new space at loft level, with the external materials colored to replicate and blend with the color of the natural slate roof. The dormer windows reflect the spacing and size present on the existing building. The proposal includes for the replacement of all the pebble dash style render with an acrylic through color render. The entire proposal allows for the accommodation to be enlarged, while maintaining a legal access for neighboring residents and maintains its present location obscured by landscaping and original position, while extending the terraced nature of the building when viewed on approach from the north, although this again is obscured at a distance. The proposals include for further landscaping and improvement of the garden areas.

Conclusion.

In relation to the Conservation area and the existing organic layout of the village, the building occupies a secluded and obscured location. The site and extensions are set back from the highway behind established gardens and trees. The extensions are visible on approach to the village centre but obscured from view within the centre. There is a limited view to the rear via a track to the west. The extensions therefore have a limited visual effect on the Conservation area as a whole. The design of the side extension continues the established size and scale of the existing property and reinforces the use of the materials on site through the use of reclaimed brick to match and a replacement of the render overall will improve the look of the building. The overall renovation of the property would improve the amenity of the local area and add to the Conservation Area albeit from a singular viewpoint. The proposals ensure the continued use of this dwelling, with the overall impact of the proposed works considered appropriate to the site and wider conservation Area

Access Statement

Access routes to and around the building

Access to the site is via an existing vehicular access and drop kerb off Woodsome Road. Visibility will be maintained here as existing. The existing walls/fencing are to remain between and on the property boundaries. This private driveway leads to an area of hardstanding and an existing detached 2 car garage. Access around the building is via tarmacadam pathways with a paved patio included on the route which link at the rear of the property with a number of other properties providing a right of access to neighbours. The landscaped gardens are nominally flat with a sloping section to the side of the dwelling, and the orientation of the dwelling allows for natural access to garden areas at the front and rear of the property. All external door openings will be DDA compliant.

Entering the building

The proposed entrance door to the existing dwelling will have a minimum clear opening width of 1010mm. The floor height will be consistent throughout the dwelling and the extensions will provide for safe and accessible living conditions.

Horizontal circulation on the ground floor

All circulation routes within the dwelling and extensions will be a minimum of 1010mm wide, with all door openings designed to allow ease of use by a wheelchair user. There will also be no obstructions reducing the clear passage width to less than 775mm. Threshold strips at changes in floor finishes will be level where reasonably practicable and will not protrude greater than 5mm under any circumstances.

Vertical circulation

The existing stair will remain as existing in compliance with Building Regulations. The new proposed steps and common stair goings will be a minimum of 250mm and risers will be a maximum of 190mm; these will contain no more than twelve steps in a single run, and will have a minimum clear width of 1000mm.

Facilities in the building

Consideration for disabled persons will be made when designing the positions and heights of all door handles, window handles, shelves, counters, plug sockets and switches etc within the new build areas and areas.