

No. 1

AGENDA ITEM 4G) CIRCULATED AT MEETING

Subject:

From: Hanson, Guy
Sent: 01 November 2016 17:51 To: Fairy, Heather
Subject: 16/02111/FUL

Hello Heather.

Further to our conversation this afternoon I confirm the following views from Conservation on the application:

- The proposal is over development, given the size of plot.
- The proposal is uncharacteristic of the historic grain of these plots.
- The proposal is harmful to neighbouring amenity.
- The proposal is architecturally unsympathetic to the existing building on the plot-

Going

largely because the massing is overdevelopment.

forward we suggest the following is considered in any revised proposal

- Any extension should be clearly read as subservient to the existing building on the plot. To do this an extension should not be higher than two storey max (without accommodation in the roof).
- As an estimate, in order to appear subservient, given that it is office use with less need for open amenity space, the ground floor could occupy most of the footprint of the rear, with a second floor occupying approx 1/3 of the rear pot (either attached to the existing or separately at the rear of the plot)
- The two guidance comments above are provided on good faith, on the assumption that good design can be demonstrated through any proposal.

Regards Guy

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