

Architectural Alchemy

at 14 Kirkgate

Appendix 1

Dept of Planning
Knapping Mount
West Grove Road
Harrogate
HG1 2AE

22nd April 2005



Dear Sirs,

**RESUBMISSION OF PLANNING APPLICATION 6.123.5.C.FUL
PROPOSED NEW DWELLING AT HILLCREST : LITTLE RIBSTON**

Following your report to the Sub Committee scheduled for 18th January 2005 and the subsequent withdrawal of the application on 13th January please find enclosed 5 sets of drawings and forms for the above, with photographs and a perspective in duplicate.

I have discussed the issues raised with Mr Phil Jewkes, the case officer, and put forward alternative sketch proposals for his scrutiny.

In the light of his observations I have carried out a photographic survey of the street scene in order to develop the design in a wider context, and look at various precedents set by previous and recent development. In particular I have examined the village layout and character, plot size and juxtaposition, privacy and amenity issues, all of which were raised by the report and the immediate neighbour to the North of the site.

Little Ribston is almost entirely residential, being of mixed density, mixed storey heights and built in a variety of styles and roof pitches. The street consists of a loose arrangement of plots varying in depth and size, bound together by a single unifying element that is the stone boundary wall adjacent to the footway. The house frontages are sometimes in quite close proximity to the wall, sometimes set well back, and the village is between two and three plots deep along its length.

Several of the more recent developments have continued this tandem and triple arrangement and have access to the main street by way of (or in close proximity to) the original plots, as indicated in blue on the key plan.

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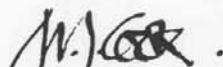
Having regard to the form and character of the village and the proximity of the proposed house to its neighbour, I have substantially reduced its floor area and mass. The scale and appearance now have much more of a cottage character. The garage is free standing and at a distance from the house, resulting in a significant improvement in the parking and turning, which are kept well away from all the neighbouring dwellings.

Detaching the garage has the added benefit of reducing the bulk of the house enabling an increased separation distance between it and all three neighbours. This new arrangement results in virtually no loss of amenity to the neighbours and sits comfortably within the fabric of the village as demonstrated by the enclosed colour rendering, viewed from the street.

With regard to the Highways issues, no increase in the visibility distance over and above that approved by the consent already given for the North end of the site (6.123.5.B.FUL) However NYCC's traffic speed survey referred to under the withdrawn application does bear out that 30 mph is the TRUE average speed along this stretch of road. My understanding is that the 90 metre optimum distance required by the Highway Authority is to cater for the higher average speed of around 35 mph often encountered in 30 mph zones. Furthermore, the tight bends at each end of the village, and the confining nature of the continuous stone boundary walls to the footway appear to act as an effective calming measure. This is substantiated by the fact that no incidents appear on the accident records for this stretch of road, as confirmed by the applicant's recent enquiry to NYCC at Northallerton (copy enclosed).

Thank you for your guidance in focusing attention to the main issues, and I hope you will be able to recommend this new, more modest scheme to the Committee.

Yours faithfully,



M. I. Cook Dip. Arch. (Leeds)

-----Original Message-----

From: Dave Stavenau [mailto:Dave.Stavenau@northyorks.gov.uk]
Sent: Tuesday, March 22, 2005 1:03 PM
To: david.lucking@ukf.net
Subject: Re: road traffic accidents

Mr and Mrs Lucking

I searched the accident database from the 1st January 2001, to the latest record we have for 2004 (approx mid October) for the area you specified, and no accidents were found in the location.

Many thanks

David Stavenau

Road Safety Technician
North Yorkshire County Council
County Hall
Northallerton
North Yorkshire DL7 8AH

>>> "David lucking" <david.lucking@ukf.net> 03/18/05 03:47pm >>>

Dear Mr Stavenau

Further to my telephone call earlier I would be very grateful if you could send a copy either via email or post of any road traffic accidents on the B6164 centred on Hillcrest, Knaresborough Road, Little Ribston, LS22 4ET which is approximately in the centre of the village. Over the last five years would be ideal.

Please give me a ring if there is any problem 01937 580261

Many thanks for your help.

Sarah Lucking

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HILLCREST · KNARESBOROUGH ROAD · LITTLE RIBSTON

