

13/00029/MFUL

RYEDALE DM

Design & Access Statement

28 JAN 2013

Pickering Exhibition & Leisure Village
Proposed Development of Existing Events Arena & Showground
Pickering Showground, Malton Road, Pickering

**DEVELOPMENT
MANAGEMENT**

1. The Site

- a. The site is located on the western side of the A169/Malton Road, approximately one and a half miles south of Pickering.
- b. The site comprises the whole area of Pickering Exhibition and Leisure Village, formerly known as Pickering Showground, as indicated by the red line on the Location Plan shown on drawing number 12-120-702. It includes two relatively small areas outlined in green on the Location Plan which are subject to a separate Planning application ref. 12/01204/FUL.
- c. The total site area is approximately 45 hectares, or 112 acres.

2. The Existing Property

- a. There is an existing building located within the site, which comprises of a large portal framed events arena of industrial appearance. Works to the exterior of this building are subject to a separate Planning application ref. 12/01204/FUL.
- b. The remaining site areas comprise a mixture of hard-standings, access roads and grassed areas, with a mixture of some relatively young and more established planting.

3. The Proposals, Amount of Development & Planning Policy

- a. The proposals are described in detail and with reference to the relevant Planning Policy within the separate Planning Statement.

4. Site Layout

- a. The proposed site layout is illustrated conceptually on drawing number 12-120-703 and in detail on drawing number 12-120-704.

5. Appearance, Scale, Massing & Materials

- a. The proposed buildings have been designed to have a rural appearance and are to be finished externally with timber cladding to the walls and either tiles or slates to the roofs, or recycled mock tiles/slates.
- b. The lodges are designed at a domestic scale. Where two floors are proposed the first floor is accommodated within the roof space to minimise the heights of the lodges. The Lodge Types A to D are of an 'L' shape footprint so minimising the required roof widths, and consequently the heights. Lodge Types E to G are rectangular in plan and are single storey.
- c. The buildings other than the Lodge Types A to D are of a simple linear design and have been developed with a similar architectural language, enforced by repeating key features, notably corner windows, gable glazing and apex glazing. The corner windows are to maximise views whilst the high level glazing would provide top light and ventilation whilst retaining security.
- d. The massing of the restaurant building has been broken down by splitting the roof into two mono-pitch roof slopes of slightly different pitch, both pitches being lower than the adjacent lodges. The two roof slopes are offset to provide clerestory glazing and ventilation extract within the form of the building.

6. Landscaping

- a. The existing site areas are to be enhanced by managing, thinning and supplementing the existing planting, as required, and by proposing suitable indigenous species to maximise ecological values, all as noted on the proposed landscape drawings. Refer to landscape drawings for proposals.
- b. The existing landscape would provide screening to and from the proposed buildings and this would be reinforced by supplementary planting.

7. Ecology

- a. Refer to separate reports prepared by Wold Ecology, submitted as part of the application.

8. Assessment of Flood Risk

- a. Refer to Alan Wood & Partners Flood Risk Assessment, submitted as part of the application.
- b. The majority of the proposed Lodge Types A to E are to be located within Flood Zone 1, however it appears that nine of the proposed Lodge Types A to E are to be located in Flood Zone 2, as is the Restaurant and all of the proposed Lodge Types F & G and Caravan Service Blocks. Where proposed buildings are to be within Flood Zone 2 they are to be raised approximately 600mm above the average adjacent ground level, as detailed in the FRA.

9. Access

- a. The existing main entrance is to be enhanced providing a clearer and more aesthetically pleasing entrance to the site, as illustrated on the drawings submitted under the separate Planning application ref. 12/01204/FUL.
- b. The highway adjacent to the main entrance is to be upgraded as per the engineer's proposals, shown on drawing number 33039-SK01A.
- c. The existing northern access to the site is to be relocated approximately 100m to the south of the existing entrance, providing a new enhanced entrance to serve the Lodge Types A to E, as noted on the drawings and as shown on the engineer's drawing number 33039-SK02A.
- d. The existing southern access points are to be utilised to provide an entrance and an exit to the proposed Touring Caravan Site, as noted on the drawings and as shown on the engineer's drawing number 33039-SK03A.
- e. Vehicular and pedestrian access to and within the site would be improved.
- f. Access for the emergency services would be improved.

Graham Binnington Architects Limited
Grindell House
35 North Bar Within
Beverley
East Yorkshire
HU17 8DB

January 2013