

Knapton **New roaster project**

Architectural Design Statement March 2015

Boortmalt Group
Knapton Maltings, Knapton
Malton,
North Yorkshire
YO17 6RN

Introduction

This Architectural Statement has been prepared by Gelder and Kitchen LLP, to be read in association with the submission of a planning application for consent for a development at Boortmalt Group, Knapton Maltings, Knapton, Malton, North Yorkshire, YO17 6RN.

The document provides an overview of the key issues, design considerations in conjunction with the drawings submitted as part of this planning submission.

Our clients successful and well established business has developed over the years and as a result of increased demand there is a need to improve its existing operations to meet the requirements of the food industry on a local, national and international level. As a result of this demand our client is looking for consent to raise the roof of an existing building and for the installation of a new roasting plant which will increase their production to meet their business demands.

Description of the Proposal

The proposal is for :

- Raising the roof to part of an existing building [4mtrs high x 5.8mtrs wide] in order to accommodate the installation of a new roasting plant & equipment with associated coolers, cyclones and afterburners.
- Installation of external plant and chimney's ranging in height from 12mtrs to 23mtrs
- External steel container, 10 x 3 x 2.7mtrs

Assessment

Context

The site is located within open countryside adjacent to the Scarborough and York railway line, to the north of Knapton. The site is an established business / industrial site, which covers a large area. The existing site is well screened by dense and mature vegetation. The site is within a designated Industrial / business area that is afforded protection under Policy EMP8 – Existing industrial and business area as a local employment site within the Reydale District.

The site has an extensive planning history with in-excess of 20 application, policies applicable to this application are – ENV1, ENV25 and EMP6.

The property is not statutory Listed nor is it located within a Conservation Area.

The proposed location is considered suitable for the proposed plant as it cannot be seen from any public vantage points and this area is already home to a number of similar service facilities. Therefore, when viewed in context, it is considered that the development proposed wouldn't cause any additional harm to the external appearance of the property.

Use

Not applicable – There will be no change to the current use of the site and facilities.

Amount

The proposal would be located towards the north east of the site, bound by the existing industrial buildings. The proposal would be appropriate in terms of its scale and orientation and it is considered that the proposal would not be detrimental to the character and appearance of the area nor would it have an adverse affect upon the amenity of the near by properties.

Layout

The raised roof and associated equipment shall be located within the centre of the site and is surrounded by various large buildings and similar plant and equipment. The plant cannot be seen from any public vantage points and the closest residential properties are circa 100m to the south west [see submitted drawings].

Scale

The physical characteristics of scale are to remain in keeping with the existing built forms on the site. The existing parameters of height, width and depth have set the precedent for the proposal and, used as one of the principle considerations for the design of the development. The dimensions for all the plant and raised section of roof are set out above and on the application drawings. When viewed within context, plant of this scale and location will cause no harm to the overall visual appearance of the buildings and area.

Landscape & Access

Not applicable – the external plant is not sited in a location where landscaping would be considered appropriate. Public access is not required to the plant and no changes are proposed to public access into or throughout the site and buildings.

Appearance

The appearance of the new building and plant will match the existing context and characteristics of the existing buildings and use. Finishes and colours will predominantly be neutral to blend into the environment as much as possible.

Flood Risk

The site lies outside an area which may be at risk from flooding. According to PPS25, table D.1: Flood Zones: All uses of land are appropriate in this zone.

A Flood Risk Assessment will therefore not be necessary for the proposed development.

Noise & Smell

The proposed plant will be the same as the existing roaster and associated equipment which is already housed within another part of the development building, noise and smell from the new plant will not exceed that of the existing or exacerbate the current levels.