

## **Rack System, Dove Way, Kirby Mills Industrial Estate Proposed New Factory and Site Access**

### **Design and Access Statement**

#### **Assessment of Context**

##### **Physical Context**

The site is currently empty with former use as a scrap yard for vehicle dismantlement. The north boundary is onto Kirby Mills Industrial Estate. The east boundary is onto Kirby Mills. The south and west boundaries are onto livestock fields. The site is 0.67ha. The boundary to the site is mainly a maintained hedge row. The boundary with the Industrial Estate is a timber post and rail fence.

The buildings surrounding the site are industrial steel frame buildings. The buildings are all metal sheet cladding and the colour is Moorland Green with dwarf brickwork walls. The existing Rack System building has brickwork wall to first floor windows on the frontage to Dove Way.

There is no highway access to the site.

##### **Social Context**

The site has a history of industrial use as a scrap yard. The surrounding area is industrial estate and livestock farming. All the buildings surrounding the site are industrial use. Kirby Mills is access to a farm. There is no change of use on the site as it has a history of industrial use.

##### **Economic Context**

The majority of the site will be used for a new factory for Rack System who currently own the factory at the northeast corner of the site. This building is not large enough for the current growth in the company. The new factory will bring more jobs to the area. The other two buildings will be used for industrial/ commercial use and will be used by existing business in the area or new business coming to the area or starting up.

##### **Planning Context**

The site has been used for industrial use and the development will keep it industrial use. The development is not on farming land and is a brownfield site. This is in keeping with Ryedale's Local Plan Strategy (LPS) SP17. The site is also on the Kirby Mills Industrial Estate and will keep jobs in the local area. This is in keeping with LPS SP6.

The buildings will be steel portal frame with metal sheet cladding with a colour of Moorland Green to match the existing buildings on Kirby Mills Industrial Estate. The buildings will be of similar height to the existing building on the northern boundary of the site. This is in keeping with LPS SP20.

The site is a brown field site but with no formal drainage to a drainage system or watercourse. Part of the site is in Flood Zone 2 & 3 and is at risk of flooding from the watercourse. The site drainage will incorporate a controlled flow and storage for the surface water run off to a drainage system or watercourse. The controlled flow will reduce the risk of flooding to the local area and further afield. This is in keeping with LPS SP17.

## **Design**

The development involves the construction of a new factory and offices for Rack System and two industrial/ commercial use buildings.

The new office and factory building will be steel portal frame building to match the existing factory. The building will be 66m long and 37m wide with 9.4m to the eaves of the building. The pitch of the roof will be 6° which will give a ridge height of 11.37m which is similar to the ridge of the existing factory. The factory area will be 1955m<sup>2</sup> and the office area will be 615m<sup>2</sup> over 3 floors. The factory will be access through roller shutter doors for materials and products access. The personnel will access through the office area. All access points to the building will be level access. Fire exits will be provide around the perimeter of the building. The office area will provide facilities for the employees. The front of the office area will be brickwork to the underside of the first floor windows to match the elevation of the existing factory. The rest of the factory will be metal sheeting on metal rails and purlins. The cladding will be Moorland Green in colour.

The two industrial/commercial buildings will be of the same construction with the same Moorland Green cladding. The buildings will be 25m long and 15m wide with 5.9m to the eaves of the building. The pitch of the roof will be 10° which will give a ridge height of 7.25m which is similar to the ridge of the existing building on the industrial estate. The factory will be accessed through roller shutter doors for materials and products access with personnel access through doors on the front of the buildings. Fire exits will be provided around the perimeter of the building.

The surface water run-off from the buildings and hardstanding will drain to the surface water system on site which is has a controlled discharge to the water course. The storage will be provided in underground pipes.

The access to the site will be on the north boundary from Dove Way. The access road will be constructed to adoptable standard for industrial use with footpaths for pedestrian access to the site and buildings. The highway surface will be bitmac construction. Hardstanding on the site will be concrete and drained to the surface water system.

Strips of landscaping will be provided around the site and along the highway. This will be grassed areas and small trees. The existing hedgerow around the site will be retained and maintained.

The design of the development will be in keeping with the industrial estate in all aspects.