



09/01301FW
RYEDALE D.C.

- 9 DEC 2009

DEVELOPMENT CONTROL

DESIGN AND ACCESS STATEMENT

Project:

49- 51 Wheelgate, Malton – Alterations and Refurbishment

Client:

Fitzwilliam Estate (Malton) Ltd.

W.R.Dunn & Co. Ltd

27 Front Street

Acomb

York

YO24 3BW

File: G2933

Date: December 2009

1.0 INTRODUCTION

1.1 Purpose of this Design and Access Statement

- 1.1.1 As defined by CABE: "A design and access statement (DAS) is a key tool to help local planning authorities decide if development takes opportunities to improve the character, quality and functioning of an area, as set out in PPS1: Delivering Sustainable Development. The *Department for Communities and Local Government* released a circular, 01/2006 (DCLG); *Guidance on changes to the development control system*, that sets how you should go about developing a DAS and what should be included."

The circular states that the use of design and access statements should:

"...help to ensure development proposals are based on a thoughtful design process and a sustainable approach to access; allow the applicant to explain and justify their proposals and help all those assessing the application to understand the design and access rationale that underpins them."

- 1.1.2 The purpose of this Design and Access Statement is to provide appropriate information to assist Ryedale District Council in determining this application and to allow other interested parties to understand how the proposal has taken design and access issues into account.

1.2 Background and Site Description

- 1.2.1 49-51 Wheelgate was up until August 2008 occupied and let under a full repairing and insuring lease for several generations to Woollons and Harwood. The property is Grade II listed and is situated in the Malton Conservation Area on a main retail thoroughfare in Malton Town Centre standing at a prominent road junction.
- 1.2.2 During Woollons and Harwood occupation, the property was operated as a domestic hardware store and traded at ground floor. Upper parts also fell within Woollons and Harwood's demise although were utilised for general purposes including staff ancillary and storage usage. As a consequence, the upper floors whilst displaying certain original architectural features received little maintenance and repair over a considerable period and capital expenditure is now required to put these areas into better use and repair. Currently the property is vacant.
- 1.2.3 The ground floor trading areas have been enlarged historically by way of extending and integrating into adjoining units, this included the removal of original chimney breasts and party walls and provision of steelwork and masonry propping. Due to various alterations having taken place at ground floor, and including the provision of single doorway openings to the upper floor accommodation, there are numerous internal changes of level.
- 1.2.4 This application specifically seeks to provide 2 No. ground floor retail premises at ground floor, 1 No. Commercial Office Unit over ground, first and second floor, 2 No. residential apartments on the upper floors and 1 no. two storey residential dwelling to the Finkle Street elevation.
- 1.2.5 This planning application follows discussions at pre-application stage and following a site meeting held with David Butt, Planning Officer and Emma Woodland, Conservation Officer of Ryedale District Council on 30th September 2009.



2.0 DESIGN BRIEF

2.1 Proposals

2.1.1 The intention is to subdivide the premises to provide; 2 No. ground floor retail units, 1 No. office unit over ground, first and second floor, 1 No. two storey residential dwelling fronting Finkle Street and 2 No. first and second floor residential apartments.

2.2 Justification for alterations

2.2.1 The proposed alterations are intended to make fuller use of the property, including conversion to mixed use and provision of 2 No. principle ground floor retail units. The proposals have been developed in accordance with relevant policies, PPG15 – 'Planning and Historic Environment' 1994 and Policies T3, H8, R1 and R3 of the Ryedale Local Plan.

2.2.2 At present the existing ground floor area is arranged as a series of small/medium sized rooms with very poor line of sight within. Due to existing internal areas between being positioned at several different levels there are significant impacts and reduction of potential retail space due to the provision of and need for various internal stairs. The proposals set out are aimed to separate/sub-divide the premises into a series of well proportioned and more useable retail and commercial units to suit several businesses.

2.2.4 The presently redundant upper levels are proposed to be put into full use and this is to include wholesale repair and refurbishment to provide 2 No. upper level residential apartments and 1 No. two storey residential dwelling to the Finkle Street elevation, all in accordance with conservation officer and building regulation requirements.



3.0 DESIGN

3.1 Scale and Layout

- 3.1.1 As highlighted in the area analysis on the proposed layouts, the internal areas are proposed to make fuller use of the existing footprint. There are no proposals to extend the premises, but only utilise what space is already available. The impacts are therefore minimal in terms of external appearance, and are therefore generally limited to maintenance to the roofs, elevations and joinery with limited external alterations as later described.
- 3.1.2 To the external areas it is proposed to open up and remove the existing asbestos corrugated sheet covered yard area at the rear together with demolition of the existing dilapidated WC outbuilding. The yard area is proposed to be restored to a useable external area and returned to hardstanding, including provision of new foul and surface water drainage and bicycle stand.
- 3.1.3 Principle points of access into the retail and commercial units are to utilise existing entrances as shown on the proposed layouts whereas the entrances into the residential upper floor units will be via newly introduced external points of access.

3.2 Alterations and Materiality

- 3.2.1 Where external and internal repairs are found necessary to the building fabric, the materials will be of high quality and detailed design. The existing timber framed sliding sash external windows are to be overhauled and repaired in full working order. Any replacement units will be reproduced to match the existing designs as closely as possible. In some areas, an internal secondary glazing system is proposed to be installed although the subject to further design development and consultation with building control and conservation officer.
- 3.2.2 Internally the property will require wholesale refurbishment and repair including the potential for damp proofing treatment subject to further investigation and consultation with the local conservation officer. Ceilings, walls and floor, particularly those which are identified as fire compartments, will require substantial upgrading work and repair to achieve compliance with building regulations in terms of fire separation, strength and acoustic performance.
- 3.2.3 Internal doors will be fire rated as appropriate, although the limited number of existing timber panel doors at first floor are proposed to be repaired and reused in different locations, wherever feasible to do so, all subject to conservation officer and building control approval.
- 3.2.4 New timber staircases are proposed to be installed between ground and first floor in revised locations as indicated on the plans. The existing staircases between first and second floor are to be provisionally retained and repaired subject to conservation officer and building control approval. Existing/original fire places at first floor are proposed to be left in-situ, repaired, capped off and ventilated but retained as architectural features.



4.0 ACCESS

4.1 Approaches to and around the site

4.1.1 All access to and from the site will be via the existing public highway street levels fronting Wheelgate, Finkle Street and in the case of service access to the inner retail unit, rear ground floor office area and the residential apartment three, via the Yard area.

4.2 Entering the building

4.2.1 The retail and office units will be accessed via existing door openings fronting Wheelgate, with the corner unit at Finkle Street reusing the existing external stepped access. Whilst the alteration proposals do not significantly improve the overall situation in relation to disabled access they equally do not make matters any worse than they currently are.

4.2.2 The inner retail unit (No.1) will incorporate loading door access at the rear utilising the existing opening. The office unit will also incorporate a new rear access door into the yard area.

4.2.3 Residential unit No. 2 over 1st and 2nd floor, at the junction between Wheelgate and Finkle Street, will be accessed via an independent and newly created door opening fronting Finkle Street and internally via a new staircase and small inner lobby.

4.2.4 Residential unit No. 3 will be accessed via a new external staircase erected within the partially concealed and out of sight yard area, including provision of new external door and associated structural opening at first floor.

4.3 Horizontal circulation

4.3.1 The ground floor accommodation inherently varies in level due to the nature of the existing construction. The revised sub-divided layouts will reduce the numbers of internal changes of level, although some split levels/stepped access will remain a feature within the retail units due to constructional constraints.

4.4 Vertical circulation

4.4.1 Vertical access will be provided by new timber staircases between ground and first floors together with a steel external staircase to access residential apartment 2.

4.4.2 Subject to building control acceptance it is proposed to overhaul, adapt and re-use the existing staircases between the upper floor accommodation.

