
DESIGN AND ACCESS STATEMENT

Petrol Filling Station Development, Land Off Welham road, Malton, YO17 9DP

13th October 2017

The design and access requirements of the site have evolved from an appraisal of the site's context and its influence on Welham Road and surrounding uses. In accordance with the requirement to formally state how design and access issues have been considered (under section 62 of the Planning Compulsory Purchase Act 2004), this document addresses the design principles and concepts that have been applied to this development in relation to the location, use, layout, scale appearance and landscaping in relation to the site's context.

Location

The sites location, within the Malton/Norton urban area, ensures that it is accessible by motorists. The location of the proposed PFS just south of the River Derwent and Malton town centre confirms the new PFS will provide an accessible, high quality and convenient service required by motorists. It is located in an area with existing employment retail uses and residential properties

Use

The last known use of the site was for Use Class B associated with Malton clothing which has since been demolished. From review of the planning history both retail and community uses have since been permitted on the site.

By virtue of the nature of PFS, the need for them to be conveniently placed within the local area is vital. Sites must be functional, safe and readily accessible by motorists. The landscaping on the site's boundaries will continue to ensure that there is an adequate buffer between the site and the uses beyond.

Layout

The proposed layout of the site with allocated 40 parking spaces, pedestrian walkways and separate air and water bays will allow for servicing and circulation of a safe and high standard. The location of the delivery bay and bin storage/collection away from the main forecourt further improve vehicular and pedestrian safety and circulation.

In this respect, it maximises the use of the previously developed land in a way that is proportionate with the surrounding environment. The layout is efficient and introduces a tidy appearance to the site which has been vacant for some years.

Scale

The amount of development proposed is appropriate for the site. The forecourt sales building is considered appropriate for a PFS. The proposed floor space in the sales building will not have a detrimental impact on the vitality and viability of surrounding town centres in Malton/Norton. Its location is the most appropriate in design layout terms, and allows for accessible and convenient access and use, and is of no more prominence than previous On the site and approved retail/community use scheme, to respect the existing townscape

Appearance

The design of the sales building reflects a modern PFS style which offers a clean and appropriate appearance. The site's appearance is guided by the nature and requirement of a safe and functional PFS. Our client's intention is that the design creates a clean and welcoming environment which is attractive to all customers.

The building will be white clad with black skirt finish at the base, which is all suited and appropriate for this commercial use. The shopfront will be aluminium framed and glazed, to include an electric sliding door facility.

Access

The development proposal will provide a new access from Welham Road. The proposed access and internal circulation is the most efficient and safest way to operate the site, it reflects the need and use of the forecourt while also reflecting the road system from which the site is accessed off.

For operational and design reasons, the forecourt will be level, with level access provided to the shop. The development is therefore provided with an access that meets the needs of all customers. The proposed access arrangements are suitable for tanker deliveries, and the entrance to the shop faces towards the forecourt, providing clear legibility across the PFS site.

Landscape

The quantum of landscaping will be improved where possible as part of the proposals via soft and hard landscaping initiatives.