

## DESIGN AND ACCESS STATEMENT

### PROPOSED NEW DEVELOPMENT OF D1 VETERINARY SURGERY

#### NEW ROAD KIRKBYMOORISDE YO62 6DF \*RevB 30-07-18

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Note: Rev B relates to the amended vehicular and pedestrian access to the site to be taken off the turning head at Weighbridge Close with the existing access of the roundabout closed off following recommendations from the Highways Department.

This document is accompanies the planning application for the development of a new Veterinary Surgery with D1 designation.

This statement has been produced in order to meet the requirements set out The National Planning Policy Framework and relevant planning practice guidance of 2016.

This Design and Access Statement focuses upon identifying the design parameters and principles for the proposed development and how the proposed use would relate to local and national planning policies.

#### **Planning Policy**

With specific reference to design principles the National Policy Framework goes on to say:

*56. The government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.*

*57. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.*

*58. Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:*

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development*

- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit*
  - *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks*
  - *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation*
  - *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion*
  - *are visually attractive as a result of good architecture and appropriate landscaping*
56. *Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.*
57. *Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.*
58. *Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.*

*PPS4 – Planning for Sustainable Economic Growth seeks to deliver more sustainable patterns of development, reduce the need to travel, especially by car and respond to climate change. This PPS seeks to make the most efficient and effective use of land, prioritising previously developed land which is suitable for re-use and, subject to the specific policy requirements of this PPS for town centres, reflects the different location requirements of*

*businesses, such as the size of site required, site quality, access and proximity to markets, as well as the locally available workforce.*

*The Unitary Development Plan states that the council will give a high priority to the protection of existing jobs and the creation of new jobs within the locality. The UDP also states an aim to bring investment into the area.*

*In seeking to attain the goals of good design, creation of local jobs and investment into the area, the proposed development meets all criteria, and meshes perfectly with the Unitary Development Plan for the area by taking a piece of derelict land and bringing it into use for the local people.*

### **The Grace Lane Veterinary brand**

The Design and Access Statement is a part of the planning application and is submitted on behalf of the applicant business; Grace Lane Vets.



The proposed building will be developed to replace an existing surgery that has reached capacity and suffers the constraints of the National Park in terms of expansion to meet the needs of farmers and that of small animal needs.

The Directors of Grace Lane Vets have very clear ideas of their brand and its clean-cut almost hygienic presentation which is displayed in the proposed development.

### **Location**

The proposed new surgery is to be located on the site of the former rail and sidings land at the roundabout junction of New Road and Ings Lane Kirkbymoorside.



The land to be developed is a further extracted plot from what was the original site that has had a number of previous schemes, none of which were adopted in their entirety.

The flavour of large scale retail developments has disappeared putting an end to a proposed supermarket by Tesco. Since then a smaller residential scheme has been completed a view to a smaller retail outlet for Tesco which again has not developed.

In late 2017 Grace Lane Vets purchased the remaining land with the sole intent of developing approximately 30% of the development site as a modern veterinary practice to replace the existing one located at Halfway Barn, YO62 6UQ.

There are currently no plans for the remainder of the site which may be retail or residential. That is something the land owners are leaving at this time to concentrate on the current scheme of a new modern landmark building that will be Grace Lane Vets Kirkbymoorside.

The location of the site is of mixed development by age and nature. Adjacent is a new housing development while across the road is a modern structure housing the car retail garage of Kia. Across Ings Lane there is a more traditional commercial activity in older type garage, warehouse buildings. Heading into the village North up Piercy End we then see the traditional aged buildings that is more customary North Yorkshire. The architecture within the locality is a mix of brick build, stone and industrial cladding.

The design of the new surgery will be innovative to mesh in with the glorious surrounds of old and traditional but keeping new and modern.

The main façade and return elevations of the single storey reception area will be curtain wall clad in cedar planks vertically set to a Yorkshire stone plinth to cill level, capped at the eaves with a colour coded metal coping. The incline to the *'flat'* roof will give the sight-line a modern but traditional aesthetic.

The remainder of the building will be an acrylic coloured render light grey in colour with powder coated aluminium windows to the surgery with uPVC windows to critical care accommodation and offices at first floor level.

The structural envelope of the building will be constructed from Structurally Insulated Panels which provide an almost passive insulation property.

Being located in the village centre access to the surgery will be possible by local transport while noting that the majority of the client base will use their own transport to ferry large and small animals for treatment.

The site is generally flat in nature with concrete, tarmac and grassed areas. To the Western boundary of the site are a number of Trees protected by TPO's these are currently protected by a post and rail fence which is to be retained during the construction phase to protect the trees and roots. There are also a number of existing trees and overgrown shrubs to the Northern boundary which are to be removed.

An existing 1.8m high metal palisade fence and gate runs along the Northern boundary and site entrance which is to be retained.

The site benefits a spacious area to accommodate 22 No. parking spaces for visitors and staff including 3 No. spaces suitable for disabled parking located close to the entrance and 4 No. tandem spaces to the rear for staff parking. Cycle racks will also be provided to the side of the building further promoting the ethos and credentials of the business.

Sufficient area is maintained for deliveries and turning to the rear of the development in close proximity to the proposed bin storage area. This area will also provide access to the rear of the building for large animals and lambing. The new access surface is to be constructed in a water permeable Tarmac surface.

Existing Foul and Surface Water connections to the mains remain on site and it is proposed that these will be re used for the proposed development.

The design of the new surgery will complement the surrounding area being constructed using modern techniques with newer materials within a neutral colour scheme benefitting the openness of the plot.

To the Northern frontage of the site along New Road are a number of trees and shrubs, it is proposed to remove these to open up the site frontage. The existing TPO'd trees on the Eastern boundary are to remain and are to be protected during the construction phase.

The Grace Lane Vets development proposal seeks to respect the Local Plan document by the creation of a development in a sustainable location making use of existing services and infrastructure.

### **Pedestrian Access**

Pedestrian access to the building will be via the main entrance doors into the surgery on the north (front) elevation. Footpaths will be clearly marked out to ensure pedestrian traffic is guided to the entrance of the building and ramped access to the escape doors to the side elevations. Disabled access will be provided close to the entrance which will be DDA compliant throughout, both externally and internally.

Following consultation with both the Planning & Highways Departments Pedestrian access into the site will now be via Weighbridge Close with the insertion of a new footpath to the Northern boundary linking the site to the existing footpath on New Road.

It is felt that the proposed use of the site would not require a new pedestrian crossing point across New Road as the majority of visitors will visit site via car and would not normally be expected to walk to the site with sick animals.

The success of the practice in Hutton Le Hole is borne of by the business ethic of employing local staff who know the area and are able to communicate with animal owners on the local day to day issues. This ethic will be replicated by employing local animal welfare nurses, receptionists, and, if available locally, veterinarians. The latter being more specialist and may need to be employed from outside the immediate practice area.

### **Vehicular Access & Transport**

Following consultation with both the Planning & Highways Departments Vehicular access into the site will now be via. the existing turning head on Weighbridge Close. It was considered that retention and re use of the existing vehicular access of the existing roundabout was unsuitable and as such this will now be closed off as part of the proposal.

The remaining blue line boundary to the site will remain in the clients ownership and any subsequent applications for these areas would include any requirement for upgrading the new access linking the turning head and the site and other required upgrades.

By default of transporting animals to the surgery, most business users will arrive by vehicular means from the main road in/out of Kirkbymoorside while some may, where able; walk with their animals from the immediate local residential areas.

It would be suitable for any future development of the remainder of the blue line area of the site to also use the Weighbridge Close access.

Business Plan estimates for client visits to the site are in the region of 80 visitors/appointments a day. Added to that are staff movements, deliveries. The maximum small vehicles that will access the site will be 100 per day over a 12 hour period equalling less than 10 per hour.

Staff will be encouraged to cycle or walk to and from the business or use local transport wherever possible..

### **Areas**

The Red Line Boundary of the application site has an area of 2'395 square metres.

The Blue Line Boundary has an area of 4'174 square metres.

The footprint of the proposed building will be 439 square metres.

The Ground Floor Surgery will have an internal floor area of 418 square metres

The First Floor Offices and Critical Care Accommodation will have a floor area of 262 square metres.

## **Construction**

The walls will be developed using SIP's onto a ground bearing slab following site preparation. The use of SIP's panels is twofold in providing speed of build with the benefit of air tightness that surpasses building regulation needs as well as insulation values that are as low as .2.

A single ply membrane will be the roof cover hidden behind colour coded robust eaves details, with some perimeter signage to supplement the overall aesthetic of the structure.

The prime purpose of the development is the creation of a new veterinary surgery which will be a continuation of Grace Lane Vets brand already well-established in Kirkbymoorside.

## **Facilities**

To provide functionality of the surgery welfare space will be provided, as well as office space, to the first floor area over the surgery, with such space being a necessity of the business when animals are being cared for out of hours. Animals require constant monitoring as well as on-call veterinarians.

## **Heating, Ventilation & Cooling**

Consultants are tasked with providing a mechanical system that will meet the needs of the business for energy efficiently on both counts of their green credentials as well as the business case for running an economic system.

## **Security**

The building will have white aluminium shutters to internal windows at ground floor with illuminated signage in front for out of hours promotion of the business as well as consequent benefits for security. A managed intruder alarm connected to a monitoring station will be deployed together with CCTV inside and out.

## **Internal Finishes**

The internal areas will be finished to compliment the Grace Lane Vets brand. Floors will all be sealed with a seamed vinyl floor covering including covered skirting upstands for hygiene. Walls will be corporate in colour of a soft grey with white woodwork. Doors will be Oak veneered solid core. Ceilings will be suspended using a tegular grid tile in white/grey mottled to public areas with plasterboard finishes to non-public areas; prep room theatres, kennels. Ceilings to surgical



areas will be plastered to a fine finish with white cladding to walls for hygiene purposes.

Ventilation, heating and cooling will be provided through a ceiling mounted ducted system..

Fittings will be of high grade quality stainless steel mixed with bespoke units and worktops.

### **Signage**

The Grace Lane Vets branding will be used for signage through the development which will form a separate application

The signage will be that to reflect the branding of the business.

**July 2018**