

DESIGN & ACCESS **STATEMENT**

**Proposed extension to sales area and provision of
additional access at:**

Wold Stoves

B1249,

Foxholes,

Driffield,

East Yorkshire,

YO25 3QE

11/01066/FUL

RYEDALE DM

10 OCT 2011

DEVELOPMENT
MANAGEMENT

Prepared for:

Mr. N. Sykes - Wold Stoves

Prepared by:

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General

The proposal is for the erection of a first floor extension to existing premises to provide an additional showroom and sales floor area at Wold Stoves, Foxholes, Drifffield, East Yorkshire.

Wold Stoves are a well-established local business, which provide wood burning stoves etc. for retail, they also provide an installation, maintenance, and after sales service. The business, which is still expanding, previously operated from Langtoft before re-locating to the larger premises in Foxholes in 2007.

The business owner, Mr. Sykes, has been considering various design concepts for the new extension, and has recently visited sites both here and in Europe where modified containers have been used to provide various types of domestic and commercial accommodation.

Shipping containers are a good basic design and are perfect for converting to an almost infinite number of alternative uses.

This design concept has proved very popular in more urban areas, particularly in Europe, and it is considered that this type of structure could provide both an unusual but interesting and attractive feature, which will enhance this open rural location, which already has tall industrial style buildings in blue cladding on the site.

It is, therefore, proposed to erect a converted container building, supported on four pillars to provide the second storey extension to the front of the existing building.

The design process has included an assessment of the sites full context, including its physical, social and economic characteristics and also the relevant planning policies.

The resulting design has evolved following rigorous assessment of all relevant factors, which have all been considered prior to reaching the final agreement to the design.

Section 1 - Use

The exiting use of the site is that of Wold Stoves, a Wood Burning Stove supplier. The proposed new extension will provide a much-needed additional showroom area to display their full range of stoves etc.

The adjacent properties to the North and South of the site are also in commercial use.

Section 2 – Scale and Amount

The proposed new extension has been considered in context of the existing density and built environment locally and is considered to be compatible with these factors.

In considering the scale and amount of development, these factors have been assessed in the light that the adjacent garage business premises has been extended on a number of occasions, and the other property in the vicinity is in commercial use.

The proposed new extension in the location proposed is considered to sit comfortably on the site and maintains the current character of the area.

Section 2 – Scale and Amount (continued)

The existing services and infrastructure can cope with the proposed extension without upgrading or modification.

Section 3 - Layout

The existing site has been studied in detail and recorded on the 'as existing' plans.

Much of the site has had numerous uses over many years, some of which have been detrimental to the appearance of the area, however, this site has been dramatically improved since the opening of Wold Stoves in 2007, particularly when viewed from the main highway, B1249.

Public spaces on the site have been designed so that they will be practical and safe, and which can be easily monitored by site staff and for the purposes of safety and site security.

The new sales area proposed has been designed to be adaptable, secure and inviting, in order that it can meet the businesses current requirements and also ensure that the business can remain sustainable, and as it grows the design will still be relevant.

Section 4 - Appearance

The proposed appearance of the new extension has been designed to compliment the existing building, which can be controlled by way of planning conditions if so required.

The appearance of the whole site when viewed from each boundary has been considered and assessed and when viewed from the highway the proposals are considered to enhance the present appearance of the site and should result in attractive and welcoming premises, and which will sit quite comfortably in this setting.

Section 5 - Landscaping

There is little scope for additional landscaping as part of this application, however, the applicant is considering the provision of an eco roof, which could be planted with a wild flower mix, to provide an attractive and welcoming premises within this rural location.

When viewed from the highway (front elevation) the proposal is considered to compliment and enhance the present appearance of the existing building, and is not considered to be harmful or detrimental to the surrounding area.

Section 6 - Access

The proposal also includes the provision of a new additional access to the site, to allow vehicles to enter and exit the site in forward gear. The visibility from the new access is 240m in both directions 2.4m back from the highway.

The premises do enjoy safe and easy access into and around the existing building and have been designed to be safe and easy for visitors and staff alike, to enter and exit the building and to move freely at ground floor level.

The new extension area will be accessed directly from first floor level, as indicated on the drawings accompanying this application.

Section 6 – Access (continued)

The premises are ideally sited on the highway network to provide good movement North, to the Scarborough and Whitby area, West to the Pickering, York and Malton areas and South and East to the Driffield and Bridlington areas.

The applicant has existing working policies and practices, for their existing business premises, which will be reviewed and adapted following customer consultation, and which include the continued consideration of their operation, the site, including it's access and their working practices.

Section 8 - Planning Policy

The relevant Planning Policies are contained in the Ryedale Local Plan and North Yorkshire County Structure Plan. The following sections have been considered and we believe add support to the scheme.

Ryedale Local Plan

Policy ENV3 – Development in the Areas of High Landscape Value

Policy T7 – Parking

Policy T3 – Access to the local highway network

North Yorkshire County Structure Plan

Policy S1 – Shopping extension to existing centres

Policy T9 – Car Parking

It is considered that the proposal is consistent with the existing retail use on the site, which has been operating since 2007, and it is not considered to have an adverse affect on the viability of nearby town centres.

The proposed extension is considered to enhance the visual amenity of the site, and surrounding area.

The proposal will not be prejudicial to highway safety, and the amenity of adjoining neighbours.