

# PDP

## The Planning & Design Partnership

Planning.. Architecture.. Interiors.. Landscape

The Chicory Barn Studio, The Old Brickyards, Moor Lane, Stamford Bridge  
York, The East Riding Of Yorkshire, YO41 1HU.

### DESIGN & ACCESS STATEMENT

#### PROPOSED TEMPORARY CAR PARK ON THE FORMER ATS TYRE DEPOT, COMMERCIAL STREET, NORTON YO17 9HX

NOV 18



VIEW OF SITE ENTRANCE FROM COMMERCIAL STREET LOOKING NORTH



AERIAL VIEW OF THE SITE

## 1. INTRODUCTION

This design statement is prepared generally in accordance with the requirements set out by DCLG Circular 01/2006 – Section 3. The appraisal will follow some of the process advocated by the CABI Guide to good practice.

## 2. USE

This is a planning application seeking temporary permission for a car park, for a period of 3 years, on the former ATS Tyre Depot, Commercial Street, Norton YO17 9HX.

## 3. AMOUNT

The proposed site occupies an area of approx. 1,275m<sup>2</sup>, (the client also owns the area of adjacent land/buildings highlighted in blue on the application drawings). The site will provide 47no parking spaces and have sufficient area for vehicles to turn and leave in a forward gear. Access to the existing sub station wall also be maintained.

## **4. APPEARANCE & LAYOUT**

The spaces will be laid out in a linear fashion down the site with a central access road, using the existing access into the site.

## **5. LANDSCAPE**

Given the temporary nature of the permission it is not proposed to undertake any significant planting, the site however will be suitably prepare/cleared to provide safe access to all potential users.

## **6. HIGHWAYS**

The proposed temporary car park will be accessed via the existing site entrance which has suitable visibility splays to enable safe exit from the site. There is suitable turning within the site to ensure all cars will leave in a forward gear.

## **7. DRAINAGE**

The site has an existing hardstanding which is laid to fall to existing gulleys, but is mainly free draining. It is not proposed to provide additional drainage within the site.

## **8. FLOOD RISK**

The site includes areas within and outside the flood zone. Given the proposed temporary use and the fact that no building is proposed, it is not felt a flood risk assessment is required.

## **9. DESIGNING OUT CRIME**

The proposed dwelling is arranged to provide close supervision of the access drive and amenity spaces. The provision of distinct borders with well-defined public and private spaces discourage antisocial behaviour and reduce the risk of crime. The development is intended to encourage a community feel and promote a 'crime-watch' conscious neighbourhood.

## **10. CONTAMINATION**

Detailed investigations have been undertaken re issues with contamination, it is proposed/suggested that the site area will be assessed again at the end of the temporary permission and any recommendations adhered to within any future development.

## **11. CONCLUSIONS**

The proposed scheme is for a temporary permission for a car park to service/benefit the local area. It will reduce the demand on Commercial street and therefore provide a safer environment for all users.

There is little/no impact on the surrounding area and the temporary permission will provide a use until the site is permanently developed.