

# Statement of Significance

## 5.0 Introduction

5.01.1 This section of the report describes and assesses the fabric of the buildings and site at 126 Eastgate, Pickering along with its significance in terms of placement and character within the Pickering & Keld Head Conservation area designated in 1973.

126 Eastgate lies to the South West quarter of the town proper and although the buildings at 126 Eastgate are not listed, No. 125 has a Grade II listing as noted on the plan extract below (see figure S.5.01.1). The buildings along Eastgate form a significant character, as noted in the following section 5.02. Historical Background & its Significance.

The purpose of the report is to inform proposals to refurbish, alter and extend 126 Eastgate on behalf of the owners 'The Wilf Ward Family Trust'.

The buildings were visited by the author Keith Linch, along with Simon Scarfe in June 2019, and subsequently again in September and December 2019, in the company of Client. A subsequent Structural and Building Condition Survey was carried out in September 2019 by Gez Pegram of Mason Clark Associates (Structural and Conservation Engineers & Surveyors). 100% of the buildings were seen and inspected both internally and externally.

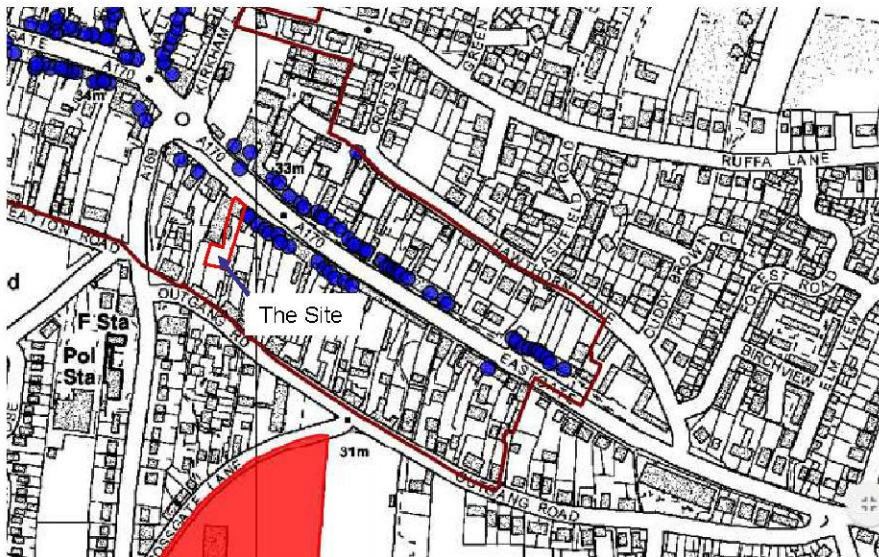


Figure S.5.01.1 Extract from the Slingsby & Pickering Heritage Assessment – Ryedale Local Plan.

5.01.2 126 Eastgate does not in itself enjoy a rich well documented history. However, a limited but informative amount of research has been carried out in the course of our investigation. This has included historic maps and photos, Late C20 an C21 planning applications and some useful insights from title deeds and C19 guardians and local board transcripts. This has offered some limited indication of the site and neighbouring properties development over the past 170 years (documented) which in turn has led to a presumption based upon historical evidence of a period covering around 250 years.

None evidential presumption is based upon what we know about the period between Medieval and Georgian Village/Town development and consequences of events having a major impact on layout and lifestyle, such as the abandonment of burgage plots in C14 and the inclosures acts C17, C18 and more recently C19.

5.01.3 In the North of England, that is the Ridings and Wapentake's of Yorkshire we know that many lands within a manor were subject to Burgage. This is accepted in the Pickering locale (see 5.02 Historic Background below).

Although, in the present day we may observe that the usual form of burgage measurement for this area of 2 perch by 12 perch has become expanded along the North Side of Outgang Road (previously known as Eastgate Backside). Where as to the South we can clearly still see the defined layout of ridge and furrow, its baulks and headlands.

5.01.4 We see reference to Yeoman # and Farmer † domiciled on Eastgate in the 1840 Local Board (Borough) Annual Report.

5.01.5 The background history and therefore the significance of the site within the conservation area is diverse and covered in synopsis in section 5.02. In order to simplify and make sense of the documented evidence supporting the current and future significance. It is easier to define and identify the sites changes as being in four major phases of work based on the known 170 year history, with the first phase pertaining to the earlier undocumented but visually apparent period.

- Phase I Pre 1800
- Phase II 1800 - 1899
- Phase III 1900 - 2000
- Phase IV 2000 - 2019

# a man holding and cultivating a small landed estate; a freeholder, but may still be subject to burgage rents..

† a transaction, such as the assembly contracts or of lands as a whole, where the term 'farming out' originates. Not a farm as we know it today.

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## 5.02 Historical Background & it's Significance

5.02.1 The town of Pickering has grown around a medieval historic core and the built form largely follows an east-west alignment, along the edge of the Vale of Pickering. Expansion of the town in the 20<sup>th</sup> century has been focused along Swainsea Lane and Whitby Road in the north and, in the south, between the Malton Road and Westgate Carr Lane.

The town is surrounded by undulating, rising open countryside to the North with flatter agricultural land to the South.

5.02.2 Pickering & Keld Head conservation area is not covered by a conservation area appraisal. However, there are a number of elements which are considered to contribute to the historic character and appearance of each area. For the town centre conservation area these include:

- Traditional vernacular buildings/cottages fronting older streets in burgage\* plots, including those along Eastgate, Hungate, Westgate, Potter Hill, Marketplace, Birdgate, Smiddy Hill.
- A number of 'character areas' of varying land uses, building styles/ages and materials.
- Spaces within the built up area including verges/spaces along Eastgate.

### 5.02.3 Listed Buildings

There are numerous listed buildings in the town. These include: 18<sup>th</sup> and 19<sup>th</sup> century farmhouses, houses and cottages (Grade II) lining streets in the historic core (including Eastgate). The majority of listed buildings in the town are located within the extent of the built up area and each have settings which related to their immediate context. Making them part of the significance of the built fabric and urban grain. In the case of 126 Eastgate, it is not listed but does form part of the street scene significance in terms of the commercial extent and conservation area.

5.02.4 Original Burgage\* plots are still omni present and would appear to be on a grid of 3½ perch x 18 – 20 perch, or multiples thereof. Indeed Eastgate Backside may have been the position for an earlier earthwork defence, as the burgages were outside the Pickering castle confines.

5.02.5 126 Eastgate is not listed, however, it is adjacent to a Grade II listing at 125 Eastgate. 126 Eastgate does form part of a group noted as being of local interest according to the various listings along Eastgate and therein forms part the areas significance.

**Burgage\*:** a medieval land term used in Great Britain and Ireland, well established by the 13th century. A burgage was a town rental property, owned by a king or lord, later transformed to a local board or borough. The property usually, and distinctly, consisted of a house on a long and narrow plot of land, generally 2 perches by 12 perches with a narrow street frontage. However, in the York area it is not unusual to find multiples based upon 3½ perches. A perch being a statute linear measurement of 5½ yards (16½ feet) or: 5.032m.



Figure S.5.01.2 126 Eastgate, Pickering. Photo June 2019

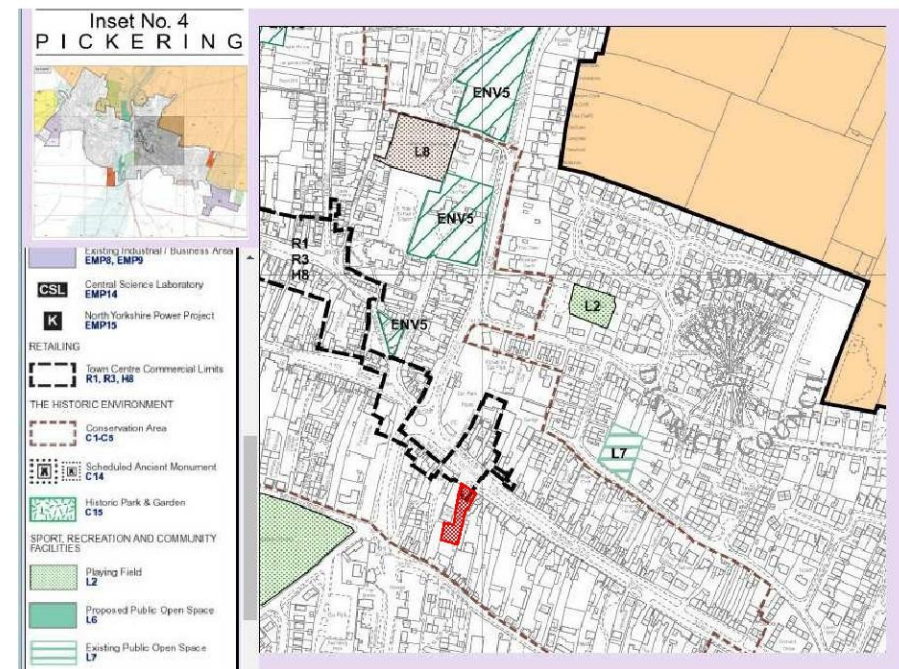


Figure S.5.01.3 Extract from the Ryedale Local Plan.

# Statement of Significance

## 5.03 Historical Development of the Site

5.03.1 126 Eastgate, the plot and surroundings have remained relatively unchanged since the first recorded Ordnance Survey of Pickering surveyed in 1848 and published in 1850 (see fig S.5.03.1).

Sited on the South Side of Eastgate, close to its Junction with Hungate, the sites area is smaller today than it was in the past, (see Phasing notes below). As mentioned apart from the late 20<sup>th</sup> Century interventions, the building had remained substantially the same. 125 Eastgate has always appeared on the OS Maps, whereas, we can see from the maps that the existing carpet retailer (formerly a Bus garage) was built between 1926 and 1938. During which time 126 Eastgate still encompassed what is now known as 15 Outgang Road within its curtilage.

### 5.03.2 Phase I - Pre 1800.

Pre C1800 development is assumed and derived from the current plan and surveyed information on the historical OS Maps. These suggest that 126 Eastgate was perhaps originally a single pile house with a cross passage, which would have run across the structural cell. Partitioned off the passage, there would have been on the one side unheated storage room and a heated parlour or workshop. While off the opposite side a heated principal living room. Private rooms and bedrooms would have been confined to an upper floor.

The existence of returned stonework at the West gable and what would have been the East Gable can be clearly seen. The original East gable being the juxta position of the existing shop unit and garage. Defined by the existing rainwater pipe externally.

It would seem appropriate therefore to assume that 125 Eastgate C18 was built after 126 Eastgate. Likewise, the former cottage and range preceding the Omnibus Garage would likely also have been built post 126 Eastgate. (See Figure S.5.06.1.1 in section 5.06.1).

From the listing of 125 Eastgate we can assume that the burgage plot of 126 Eastgate was subdivided probably mid to late C18 at which time 126 Eastgate then formed a central part of what would substantially have been a terrace as we see today. The single pile plan form would have taken on a double pile form at this time (see Figure.S.5.06.1.3 in the development timeline section 5.06.1). While retaining the cross passage which seems from OS Data to have remained up until 1926.

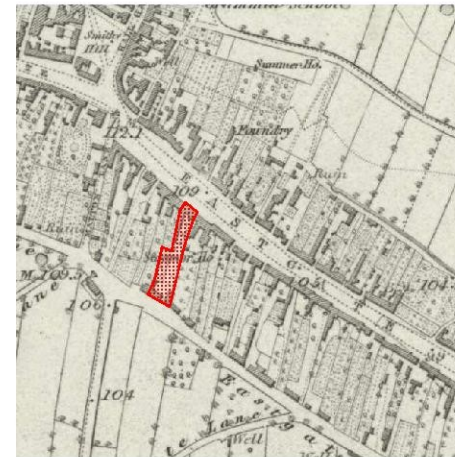


Figure S.5.03.1 OS Survey 1848



Figure S.5.03.2 OS Survey 1890

### 5.03.3 Phase II - 1800-1899.

The period from 1800-1899 sees minor changes on the OS plans and we know from the local board annual reports that businesses appeared and changed hands many times along this part of Eastgate. The cattle market being established to the North Side of Eastgate with associated businesses and shops, where Eastgate Square Car Park and shops stand today.

Between 1823 and 1890 there was a reduction in the number of trades along Eastgate from 33 tradesman to 22 tradesman. Most notably was the reduction in the number of farmer, while in 1890 there was an increase in the number of artisan trades, such as besom makers and cordwainers.

For the best part of this period 126 Eastgate remained pretty much the same, as it still encompassed the land to the South along Eastgate Backside.

It formed part of the significant terrace of buildings along the South Side of Eastgate. There had always been a range of buildings to the rear of 126, and from later photographs (See Figure S.5.07.5) we can see that they were clearly two floors in height.

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## 5.03 Historical Development of the Site. (Cont'd)

It is likely the cottage at 126 Eastgate may have been subdivided to form two cottages and that what is now shown on the existing ground floor plan (See Figure S.5.06.1.12) as the garage, could well have been a workshop with storage over. This was likely the same for 125 Eastgate, although the ground floor stone lintel of no.125 would appear to be later in date. Indeed No.125 is likely to have been in the same ownership at 126 Eastgate.

Given that No.126 is recorded as being owned by the trustees of R.W.Kitching in 1953, it is wholly possible that buildings were in the ownership of a Mr. John Kitching JP. A Yeoman Farmer and Landowner of Hungate, Pickering. Or perhaps a Mr Robert Kitching listed in the 1890 Local Board Report as an Estate Agent, Accountant, Clerk to the Guardians & Local Board, and Superintendent Registrar of Births, Deaths & Marriages residing in Eastgate. Although apart from the name, I am not able to verify this connection.

### 5.03.4 Phase III – 1900-1999.

This phase shows the most activity in terms of changes to the buildings and ownership, the latter half seeing major changes to the building itself in terms of the street elevation. Although it is still accepted as forming a significant part of Eastgate's visual contribution to the Conservation Area, despite the opinions in contained in the 'Assessment' in section 5.05.

During the third phase the property at 126 Eastgate, remained pretty much the same, until the 1930's, when the adjoining property at 127 was demolished and replaced by the United Automobile Services Ltd. Omnibus Depot/garage. It would have been around this time that the original Burgage Parcel would have been further disseminated, (See Figure S.5.03.5).

The aerial photos taken in 1929 and again in 1953 (See Figures S.5.07.5 & S.5.07.6.) showing 126 Eastgate highlighted both before and after the construction of the United Bus Depot. We can clearly see from these images that the range of buildings to the rear had survived along with the earlier stone boundary walls. You may also note that what is now known as 15, Outgang Road, was a single storey farm building in 1926, with a further floor added by 1953. This would account for the front elevation being rebuilt in gauged engineering brick with brick header arches.

126 Eastgate were acquired by a Scarborough Business called Saville & Ezard Ltd in 1954 and disposed again in 1957 to Mrs McClarron, who retained the property until 1975. We understand that 126 Eastgate underwent a major renovation in 1961. From 1975 to 2019 the property remained essentially in the same ownership.

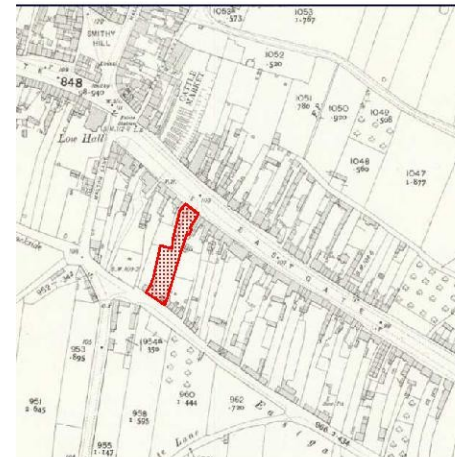


Figure S.5.03.3 OS Survey 1910

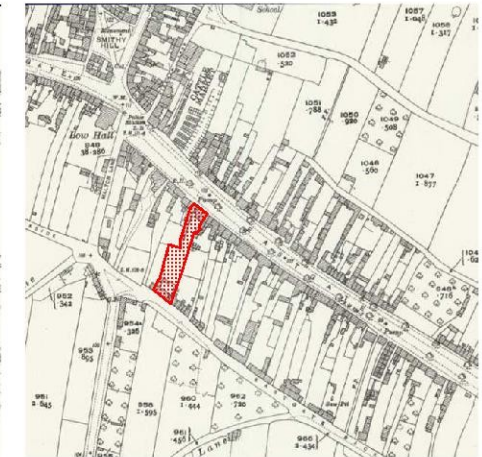


Figure S.5.03.4 OS Survey 1926



Figure S.5.03.5 OS Survey 1938



Figure S.5.03.6 OS Survey 1950

# Statement of Significance

## 5.03 Historical Development of the Site.. (Cont'd)

It appears from written evidence, that the property acquired its first-floor bow windows with tiled aprons during the renovation work in 1961. In fact, the fashion around that time would have been to create an open living area at first floor with larger landscape windows, these being of the small pane mock Georgian 'Ejma' type we see today. Although the original intervention windows were of timber whereas we now see the property has White UPVC frames of the same style.

Undoubtedly the asymmetrical ground floor windows and doors appeared in 1961 also. They were loosely based on existing openings, with most new windows at the time lining through with at one earlier reveal. This was a major departure, from what would have been smaller sized windows and doors in a symmetrical 4 bay arrangement. While still forming an intrinsic part of the street scene, this was without doubt a major departure from the vernacular on the same scale as that of the bus garage adjacent. It is to say however, that we could also view both interventions as being of their time and both of which pursue in the eyes of the owners a positive progression in the evolution of the Eastgate street scape.

It was during these 1961 renovations, that most of the internal walls were removed/replaced, as was the roof, two chimney stacks and partial demolition of the rear range of buildings where they abutted the original rear wall of 126.

There were further additions to the rear of 126 in 1991 and a garage was altered in 1994. Although the rear had seen substantial change, many of the adjacent properties had also seen development to the back land areas as well. From photographic evidence, we see from 1971 onwards we can see that the front elevation remained unchanged following the 1961 renovation works. **(See Figure S.5.07.8).**

### 5.03.5 Phase IV – 2000-2019

During this phase the building operated as a café and shop at ground floor, residential apartment over at first floor. Residential letting over the Garage and a Residential bungalow annexe to the rear. There are a range of buildings between the bungalow annexe and the main building of 126 Eastgate.

Plot boundaries have remained the same since the mid C20 plot dissemination. The only form of further development would appear to be the replacement of the original 1961 windows and doors to all elevations with white UPVC units to windows and softwood half glazed doors to the front (North) Elevation.

It can be argued that the property at 126 Eastgate has continued to form an intrinsic and significant part of the Eastgate street scene. All be it, one that is not quite as in keeping with the surrounding buildings in terms of a visual vernacular heritage. That said, its cluttered and asymmetrical fenestration has been around for what is now, nearly 60 years in its current guise.

This should not mean however, that there is a presumption to keep the whole street scene in a state of pseudo vernacular flux. We have observed that across the road while the buildings remained, the street fenestration was remodelled, and not necessarily faithfully. Yet it still seems to be acceptable as part of the ongoing evolution of Eastgate.

The following proposals in the Design Access Statement seek to take into account and address the significant nature of 126 Eastgate within the group of buildings along Eastgate and as prescribed in the conservation area statement, which as stated earlier is not a full conservation appraisal. We have concluded therefore, and this is covered in Section 5.05, that the new proposals for 126 Eastgate should not only respect the street scene but add something to it, something that will add back to the richness and significance of the streetscape as a whole. Marking the extent of the town centre commercial boundary and a clear transition from commercial to residential dominated building forms.

Without remodelling the whole frontage to bring back a more comfortable and symmetrical vernacular style, we accept that the essence of the current facade happened six decades ago. What we can do is emphasise an established commercial use and bring about a more balanced and proportioned elevational treatment without the need to make major structural alterations or interventions. By applying a traditionally expressed shopfront which is over clad, we are able to retain all the existing stonework and openings, thus preserving what is now left of the original front elevation. **(See Section 7. of the Design Access Statement).**

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## 5.04 Existing Building Fabric.

In order to easily understand the building fabric, I have split the synopsis into two sections 'Front' and 'Rear'. As you can see from the existing measured survey ([see section 5.06](#)) there is an 'East West' split of the building fabric at ground and first floor, save the roof finish for the front part of the property.

### Front (Eastgate)

Coursed limestone walls with stone lintels, except over garage door where a timber beam has been used. White UPVC windows to ground and first floor. Softwood doors and frames x 2 at ground floor main building. Pair of large timber door to garage with sidelight window. First floor main block has 2 x White UPVC bow windows made up of 5 sashes with tile hung aprons below and lead finish tops. CI rainwater goods. All under clay pantile roof with two stone coping parapets with limestone corbels and kneelers. Brick chimney stack. Limestone walls return at gables of original building. Garage block being an infill development C18 along with no. 125 Eastgate.

### Rear (South)

There is no surviving evidence of the earlier limestone walls, and it is therefore assumed they have been replaced by block and render and or the visible artificial pitch faced stone now seen. There are also areas of reclaimed brickwork. Again, White UPVC windows throughout under clay pantiles to the rear of the main building. The later 1991 extensions are under brown concrete double roman tiles. Mixture of CI and PVC rainwater Goods. Plain Tile hanging to dormer over garage.

Other buildings outside the curtilage are of Limestone, brick (predominant), profiled metal sheet and some render generally under clay pantiles.



Figure S.5.04.1 Front elevation of 126 Eastgate



Figure S.5.04.2 Rear elevation of 126 Eastgate

# Statement of Significance

## 5.05 Assessment (of significance)

### 5.05.1 General

126 Eastgate surely has its origins going back more than 250 years, although over time it has seen some unprecedented change. In the 1960's this was known as simply updating and making use of a property that would surely have been condemned to the demolition stock. Thus preserving its place in the streetscene.

Although we witness some long history as far back as the medieval period and perhaps longer still in terms of the burgage plot arrangement present in Pickering and along this part of Eastgate in particular. Consideration should be given as to how long the building at 126 Eastgate has formed part of the overall street scene that pertains to its significance, it's the matter of fact point that it forms part of a longer terrace, no matter where within the built timeline it belongs. The significance of this part of the conservation area is more about massing, vista's and a sense of the vernacular. Rather than a true and verifiable historic fabric true to its year of build. The world continues to evolve as does the Eastgate environment, sometimes with less thought, but evolve it does in any event. What we seek now is to keep the context in order to preserve the significance.

Within this vein, we can see that despite some poor interventions in the past and indeed nearer the present. When we look at photographic images from the early 20<sup>th</sup> century we can ascertain that the essence of significance remains, with the tight rows of cottages, interspersed with larger more nobler houses, a range of commercial properties nearer the Hungate end, wide grass verges and what are now mature trees forming an avenue out of the town heading East. This is the true significance of Eastgate within the designated Conservation Area.

### 5.05.2 Items of Significance

Specifically, items of significance in relation to 126 Eastgate are:

- Surviving evidence of continual use and development of the plot and Eastgate as a whole.
- Coursed Limestone Walls
- Double frontage presence to Eastgate
- Clay Pantile Roof
- Evidence of the continual development and use of the rear range and previously its link with the South Range on Eastgate Backside, as burgages.
- Carriage/workshop access of Eastgate, along with the set back build line of the property.
- Principal access has always been directly off the footpath, however there is evidence that it would have been a small low stepped access previously.

### 5.05.3 Items detracting from the significance

These items in my view currently detract from the significance of the conservation area, they are:

- UPVC Windows, although these will be construed as sustainable. Windows being of a size and type that do not reflect the history of the building.
- The unbalanced and poorly proportioned nature of the Eastgate elevation, some may see as quirky, but certainly not true to the buildings history.
- Strap pointing and cement render used on much of the original stonework.
- Poor quality range of buildings including the bungalow annexe and flat roof extensions to the rear of 126 Eastgate.
- Concrete Roof Tiles and poor-quality reconstituted stonework to the rear.
- Internal features of any historical value already removed.

### Conclusion

The proposals contained after this section, clearly show an uplift in the quality of the structure as a whole, through a considerable amount of rebuild to the rear and employment of both vernacular and contemporary materials, so convey the further evolution the building to the rear of Eastgate. Bringing the whole building into a new use as a community hub will allow a larger proportion of the public to see and use the whole building beyond the street frontage, thus providing a new lease of life.

The street frontage itself will benefit from a newly applied shopfront, that requires no intervention with the existing fabric save the widening of the existing café entrance to form an accessible principal entrance. The removal of the strap pointing and replacement with a lime based mortar. Provision of the shopfront has a positive impact as much as it allows us the tying together of the unbalanced form we are presented with today. Reduces the impact of further intervention of the front elevation. Improves the presence of the commercial aspect of this proposed community hub, while defining the boundary of the town centre commercial area. It will of course create a better visual link with the Eastgate Square, as well as Hungate. Having a positive impact on the significance of the Town Centre and the Conservation Area.

Thus consolidating the continued life and use of 126 Eastgate, ensuring its place in the form and significance of the Eastgate conservation area, it may also add something back following the significant change to the street scene roundabout the 'Royal Oak' which had also played its part as a documented focal point for more than 200 years. A case in point that evolution sometimes must take precedent.

# Statement of Significance

## 5.06 Measured Survey.

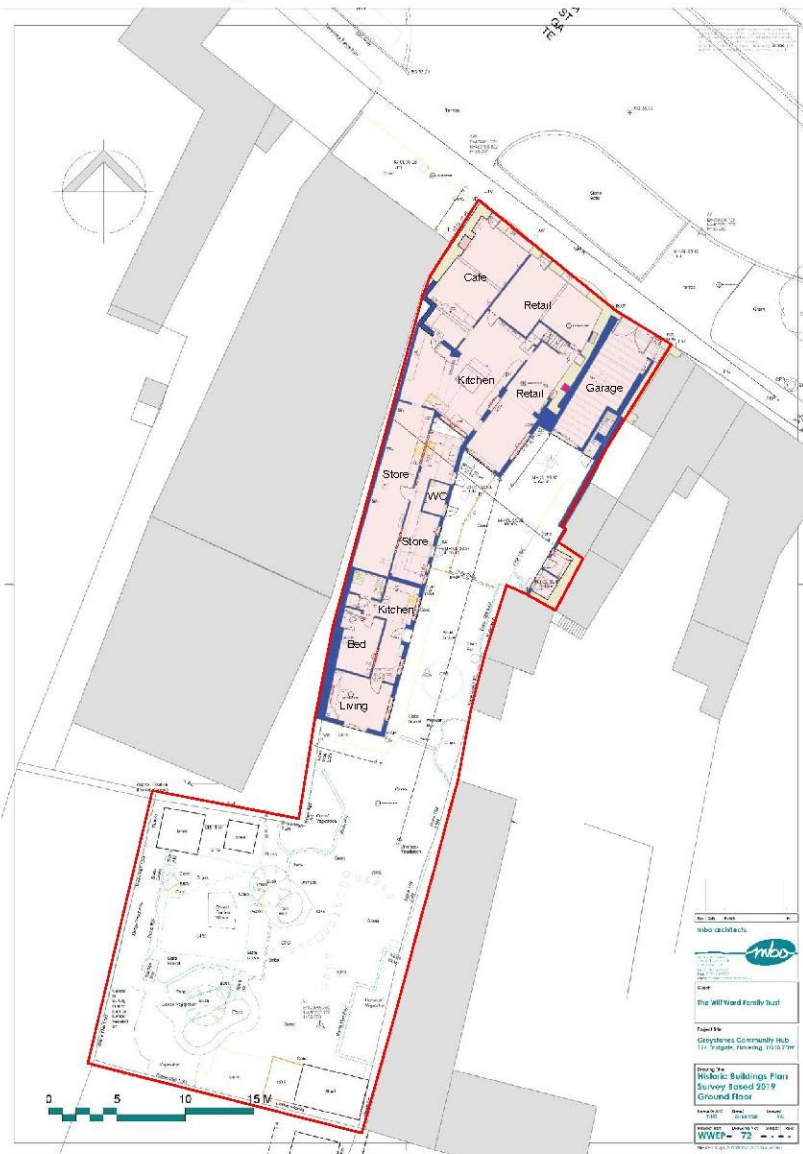


Figure S.5.06.1.12 Survey Based GF 2019



Figure S.5.06.1.13 Survey Based FF 2019

### KEY



Beige wall denotes stone wall and pre C20 build



Blue wall denotes C20 Build of brick, Art-stone and blockwork



# Statement of Significance

## 5.06.1 Probable Development Timeline.

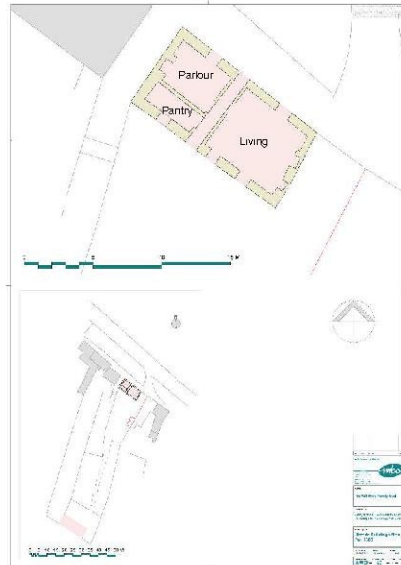


Figure S.5.06.1.1 Possible Origin of 126 pre 1800

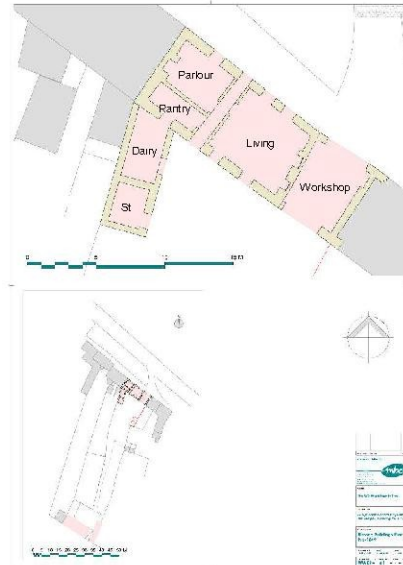


Figure S.5.06.1.2 Possible Origin of 126 pre 1849

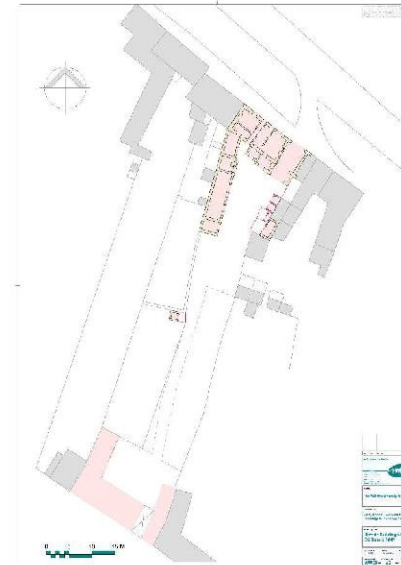


Figure S.5.06.1.3 OS Based Plan 1849

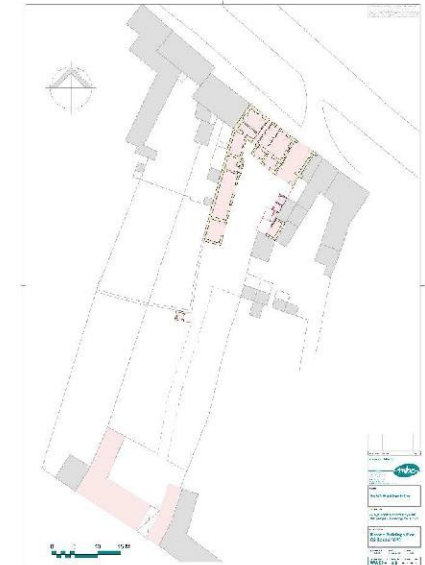


Figure S.5.06.1.4 OS Based Plan 1890

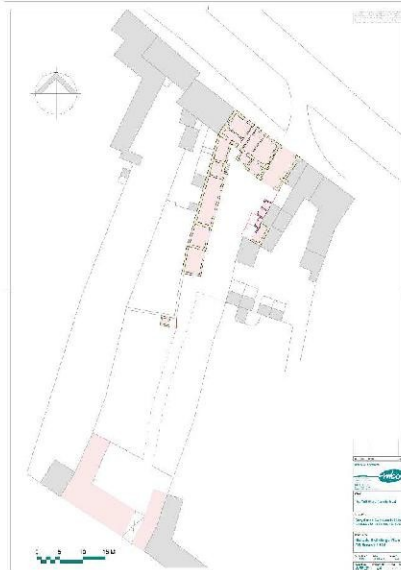


Figure S.5.06.1.5 OS Based Plan 1910

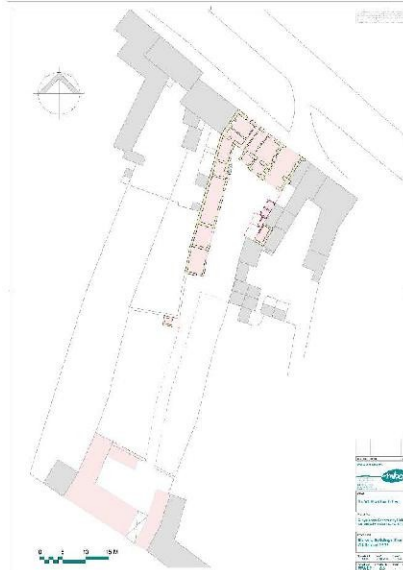


Figure S.5.06.1.6 OS Based Plan 1926



Figure S.5.06.1.7 OS Based Plan 1938

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## 5.06.1 Probable Development Timeline Con'd...

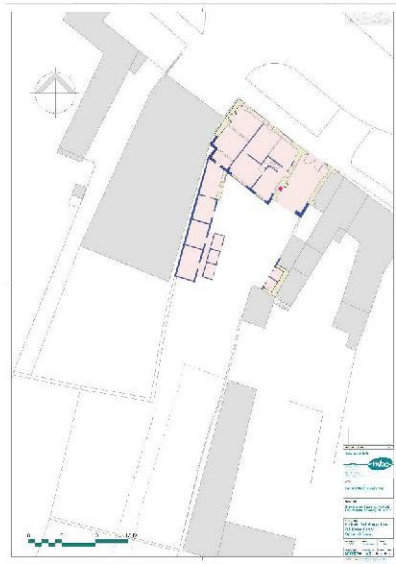


Figure S.5.06.1.8 OS Based Plan 1961



Figure S.5.06.1.9 OS Based Plan 1961

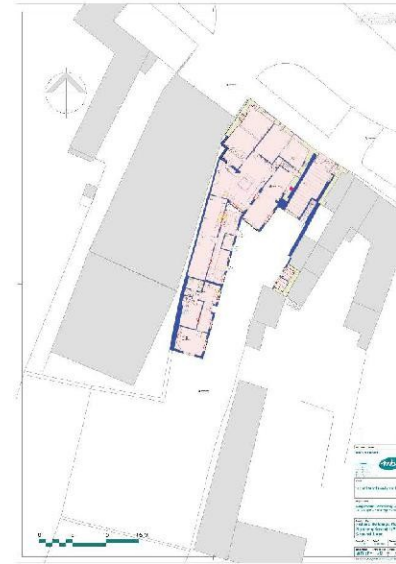


Figure S.5.06.1.10 Planning Based GF 1995

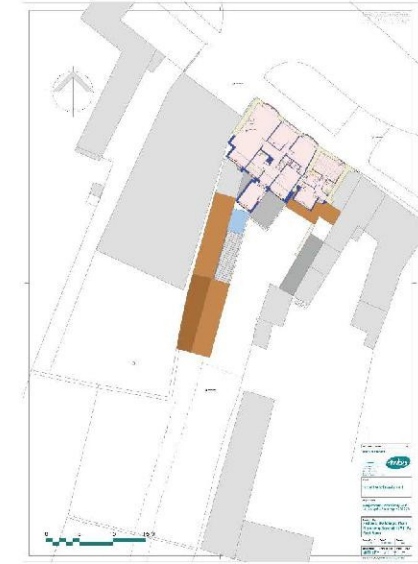


Figure S.5.06.1.11 Planning Based FF 1995

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## 5.07 Supporting Historical Images.

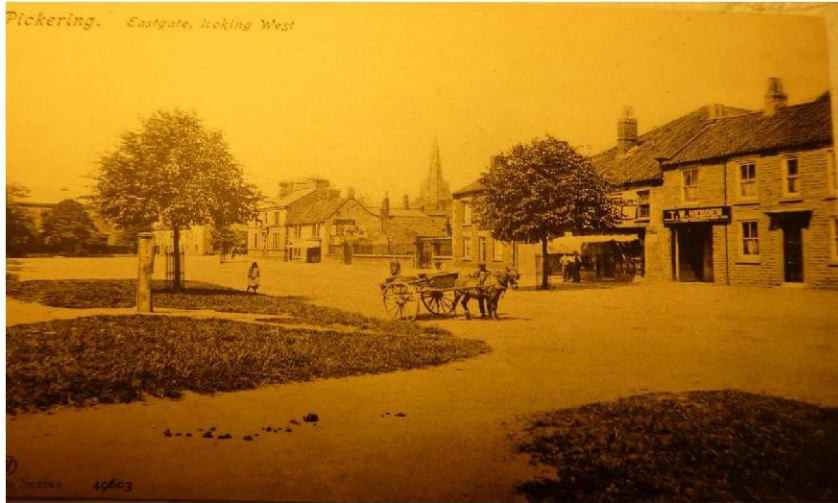


Figure S.5.07.1 Undated possibly 1906 – Looking North across Eastgate from the front of 126 & 125 Eastgate. The water pump in front of 127 clearly visible.



Figure S.5.07.2 Early 1920's depicted by the 'Motor Garage' on the left, 126 Eastgate on the right



Figure S.5.07.3 Possibly around 1910 – 126 Eastgate visible on the right



Figure S.5.07.4 Undated but before 1929, possibly around 1914. 126 just visible on the right

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## 5.07 Supporting Historical Images.



Figure S.5.07.5 1929 Aerial photo – 126 Eastgate is highlighted



Figure S.5.07.6 1953 Aerial photo – 126 Eastgate is highlighted



Figure S.5.07.7 Taken 1953 the Bus depot and rear garden of 126 on the far right.



Figure S.5.07.8 126 Eastgate and the Bus Garage in 1971

# Design & Access Statement

For  
**Community Hub**  
at  
126, Eastgate, Pickering

On behalf of  
**The Wilf Ward Family Trust**

**McNeil Beechey O'Neill Architects LLP, York**



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6. Mechanical & Electrical Services Strategy.
7. Structural Survey of Existing Buildings.
8. Fabric Survey of Existing Buildings.

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This statement is intended to be read in conjunction with the listed Appendices.  
*It is assumed that these document will be at hand (side by side) to be read in conjunction with this statement and that this document will, where relevant, refer the reader to these supporting documents rather than repeat the information contained within them.*

# Introduction / Project Overview



- 1.1 This Design & Access Statement has been prepared on behalf of The Wilf Ward Family Trust in support of a Planning Application for the re-development of 126, Eastgate, Pickering (also known as Greystones) to provide a Community Hub.
- 1.2 The Wilf Ward Family Trust is a well-established social care charity that has its Head Office in Pickering. The Trust supports over 230 individuals who have learning and physical disabilities from approximately 75 services across North Yorkshire, Leeds, City of York and East Riding. As part of their strategic plans they are exploring ways in which they can encourage further integration within the communities that they are situated.
- 1.3 The overall intention for this site is to develop wider community and charity focused activities in a part of Pickering that has limited public facilities available for community use.
- 1.4 A Pre-Application advice enquiry was submitted & registered 15/7/19 and advice was received 13/9/19. Project reference - 19-00810-PREAPP.  
  
Copies of the full application are contained within Appendix 1. The advice received is contained within Appendix 2. Section 4 summarises the advice which was broadly that, in principal, a development for this use was considered to have 'considerable scope...for recommendation for approval.' subject to the detailed proposals.
- 1.5 This Statement provides supplementary information in support of developed scheme designs including details of how & why the project brief has evolved and an explanation of how this has been interpreted & implemented to bridge between the Pre-Application Advice proposals and the scheme as submitted.
- 1.6 This statement is intended to be read in conjunction with the listed Appendices and the 'Other Considerations' documents and It is assumed that these document will be at hand (side by side) to be read in conjunction with this statement and that this statement will, where relevant, refer the reader to these supporting documents rather than repeat the information contained within them.

## Current Use

2.1 The site is within the Pickering Town Centre Conservation area, Town Centre Commercial limit and as such within the Development Limits of Pickering.

2.2 The existing uses of the site are in accordance with Policies SP7 (Town centres and Retailing) and SP8 (tourism) and are as listed below.

Ground floor areas fronting onto Eastgate

A1 Retail unit;

A3 Café with commercial kitchen (& associated storage facilities to the rear.)

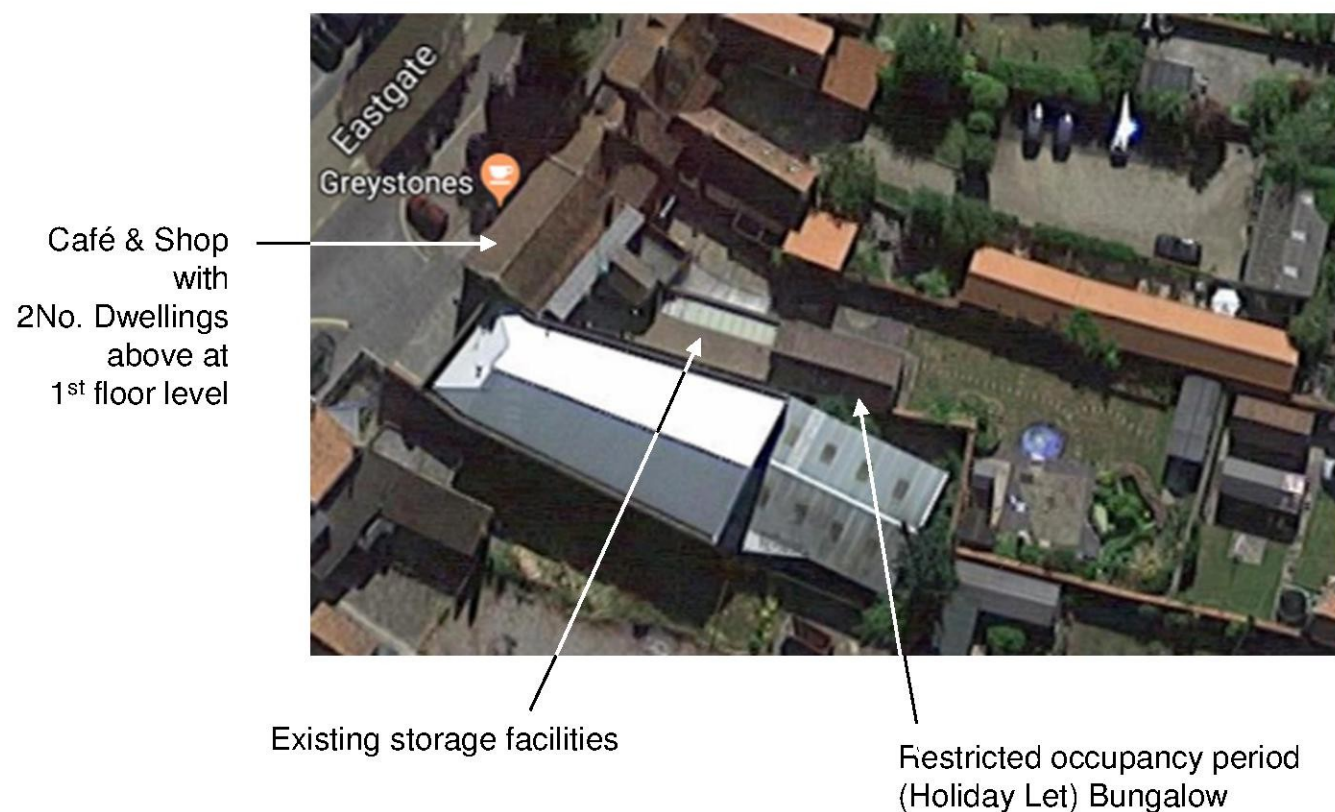
C3 Dwellings – 3No. total comprising

1No. Dwelling with restricted occupancy periods (Bungalow) in the rear area of the site. (28 days maximum continuous period.)

2No Dwellings at 1<sup>st</sup> floor level.

2.3 The property was last occupied prior to April 2017.

2.4 The property as a whole has a covenant requiring single ownership.



Existing Eastgate Street elevation view.



## Proposed Use

2.5 A mixed use scheme is proposed comprising A3/venue space (DI) (these being more aligned to public town centre uses) with a sensory garden, Sensory & Rebound space, and a Hydrotherapy Pool complex.

A3 Café/Community Library & Multi-Use Asset

C3(b) 2No. 2 Bed fully accessible 'Step-down' residential units

C3 1No. 1 Bed Studio Flat for Ambulant access use which can be inter-connected to adjoining unit for either short stay visiting family members or potentially for support during assisted living or simply to provide enhanced flexibility.

D1 Venue Space (in context of town Centre)

Flexible Multi-Use Rooms (Hireable/Bookable Meeting Rooms/Sensory/Café & Activities Spaces.)  
Sensory garden & Outdoor commercial/social space

D2 / 'Other' Leisure, Therapy & Rehabilitation

(Hydrotherapy Pool/Physio/Rebound-Sensory suite.)

2.6 Although a slightly different mix and arrangement from that submitted for the Pre-Application enquiry and subsequent response, these proposed uses are considered not to conflict with the adopted Development Plan with the proposed combination of uses, at Pickering, in policy terms. Pickering is a key settlement in the Settlement Hierarchy, and is a gateway town for tourism and access to the North York Moors. Providing individuals and their families' facilities and accommodation which meets their needs which we understand would be welcomed, and in accordance with Policy SP8, as well as SP20 concerning accessibility.



## The Wilf Ward Family Trust

- 3.1 The Wilf Ward Family Trust (The Trust) is a Yorkshire based social care charity. Its first services were established in Pickering in 1986 to support adults with complex needs and learning disabilities. Their work has expanded since being founded, and now provide support to over 230 individuals and their families across North Yorkshire, Leeds, City of York and East Riding.
- 3.2 The Trust is a substantial regional employer and is well regarded by commissioners and regulators. The charity's head office is located on Westgate in Pickering and the charity also operates an established café and offices at Vivis Lane in the town. The café provides training in customer service skills for individuals who have a learning disability.
- 3.3 The Trust received a significant donation to identify and develop a site that delivered hydrotherapy services. This donation acted as the catalyst for the Trust searching for a suitable site within the Ryedale area (which was a condition attached to the donation).
- 3.4 The Trust purchased the former café and accommodation at Eastgate in 2019 with a view to developing the site as a rehabilitation service. Further consideration has taken place since the pre-planning application has been submitted and it is felt that the rehabilitation service would not be viable for several reasons. Principally this includes an inability to offer a sufficient variety of rehabilitation services and limited interest from insurance companies who would be the primary purchasers of such services.
- 3.5 However, it remains clear that the Trust can develop the site to provide a benefit to individuals who are currently supported by the Trust and to the wider community. The Trust will be committing a significant amount of its reserves to develop this site but believes that this is in the spirit of public benefit and follows a review of how and where the Trust should focus its energies in light of the global Covid-19 pandemic and it's Mission.
- 3.6 **Mission** Challenging ourselves and others to provide choice and opportunity for adults with learning disabilities
- Vision** Enabling extraordinary lives through outstanding support Values
- Values** **We will:**  
Keep the person at the centre of everything we do  
Value, respect and develop people  
Maintain inclusive and respectful relationships  
Listen, learn, reflect and grow  
Act with honesty, fairness and integrity

## Community Hub

- 3.7 During internal discussions it became clear that a vibrant Community Hub would best address the Trust's Mission. With a new larger café at it's core, the trust are looking to provide a range of facilities to attract a diverse range of people, building on the range and number of people that Mr Wilf's currently attracts. This not only requires larger but most importantly more flexible spaces. A diverse client base can be utilised by people with 'hidden disabilities' as well, so the Trust may need to show that whilst our rooms meet the needs of the individuals we support, they can also be accessed by wider community with different needs too.
- 3.8 Being part of the communities and being a venue able to host drop in services defined by local need is fundamental. Our staff have an excellent knowledge of social prescribing and this will be a key community resource. The Trust held the first planning & consultation evening for the Community Hub in December 2019 which received interest from the Rotary Club. We are confident with our team we can build capacity in this area over time. The Trust is fortunate to be in a position be forward looking to open this type of facility at this time of uncertainty when similar facilities and many businesses will be closing.
- 3.9 Our aim is to be linking up with a series of Community Hubs planned for development across the UK and would expect that this will generate positive publicity for the local area. We would see the Hub attempting to meet some of the needs identified in the Loneliness Strategy for NYCC.
- 3.10 The proposed application offers much potential during current pandemic:
- Building community capacity in this uncertain time both socially and physically.
  - Offering jobs and training to the local community. <sup>\*1</sup>
  - Providing sufficient space so that appropriate Covid-19 social distancing measure can be practiced.
  - Flexible spaces to respond to changing needs.
  - Increases awareness and activity of an established local charity.

<sup>\*1</sup> It is anticipated that up to twelve staff will be required to service and resource the facility in addition to the additional services and employment opportunities that could be delivered from the Multi-Purpose and flexible use facilities. Typically there is likely to be between 4 & 5 'staff' on the premises at any one time depending upon the time of day with management & supporting roles possibly provided from Westgate House in Pickering. The Café would be an enhanced facility with increased numbers from the current "Mr. Wilf's" café located on Vivis Lane all in turn supported by multi-skilled and staff 'floating' between the specific rehabilitation facilities.



# The Need.

- 3.11 The Trust proposes to develop the site by re-establishing the café on the ground floor of the building. The café will explore how it can use various techniques to address social isolation. This will include using colour coded signs to indicate that individual using the café are open to sharing their table with a stranger, or that they are willing to engage in conversation. The café will also be available for hire (at a nominal sum), in the evenings for all local community support groups.
- 3.12 If we are successful with our planning application, we intend to establish a steering committee of local charities and community groups to look at how we can develop the café as a community hub. This will include looking at whether we can create luncheon clubs for older people, whether we can have regular support groups in place for young carers and we would like to explore the development of a death and dying café which will focus on supporting individuals living with life limiting conditions.
- 3.13 Our anticipated opening hours to the general public will be 07.30 to 18.30 Monday to Friday, with clubs meetings 19.00 to 21.00. Weekend opening will be 09.00 to 16.00, with clubs meeting 17.00 to 20.00, subject to interest and demand.
- 3.14 Multi-use spaces are proposed to be provided that can be linked to the Café area but also accessible separately and work in conjunction with the other facilities to the rear of the site, for a range of uses such as for bookable meeting rooms for local clubs, societies and groups; general functions or as small single or multiple room sized Sensory Rooms.
- 3.15 The Trust wishes to further develop the site by providing several other facilities including sensory rooms, rebound therapy and hydrotherapy on the site.
- 3.16 The sensory rooms will be made available to the public on a booking system. We would expect that some of the individuals we support will make use of them, but we also anticipate that local schools and other social care organisations may make use of them as well. Sensory rooms are well established across the learning disability and dementia sector and make use of lighting, audio-visual and computer-generated images to create a relaxing and / or stimulating environment for individuals. We are hopeful that we can develop relationships with local health care professionals and local GP surgeries to offer this service to individuals who would benefit from it.
- 3.17 Alongside this we would like to deliver rebound therapy at the site. Rebound therapy involves the use of a trampoline which is embedded at floor level. The individual using the rebound therapy lies on the trampoline and is gently stimulated by their own movement or by that of another person tapping the trampoline. They can also make use of equipment to build and develop core strength and improve their balance and coordination. This is something that we anticipate would be a welcome resource not only for the individuals we support but also for people living in the local community with muscular-skeletal disorders and cerebral palsy. We anticipate that this would be a resource that would be welcomed by local health care practitioners and local GP surgeries
- 3.18 The benefits of hydrotherapy are widely known and many of the individuals we support make use of hydrotherapy resources, some travelling to places such as Redcar to access this valuable community resource. The Trust would be looking to make this resource available not only to the individuals it supports but also to the wider community. We anticipate that this would be a resource that would be welcomed by health professionals and GP surgeries and we also expect that some of the local special schools would also avail of this resource.
- 3.19 The Trust is aware of the wider benefits of sensory stimulation for the individuals it supports and for people living with complex needs. The Trust intends to landscape the garden at the site to create a sensory garden that can be accessed by users of the café and by individuals supported by the Trust.
- 3.20 It is recognised that the models of social care and support need to change over the coming years. A key model of support that is recognised as important is that of step-down provision. Step-down provision is provided to individuals who may have complex needs but who have demonstrated a desire or ability to live independently in the future. This is supported by providing accommodation that has a time limited tenancy and where the individuals follow a programme of support and employment that assists them to develop independent living skills.
- 3.21 The Trust wishes to develop two flats on the first floor which will offer such accommodation. We expect that this will provide a useful resource for adult social services and health to make placements of suitable individuals.
- 3.22 The Trust will offer employment and training with the proposed activities available on site as they do at Mr Wilf's Café as well as for the trained & qualified staff needed to provide the range of therapeutic services that can be delivered from the array of flexible facilities to be developed.

## 4.1 Pre Application Enquiry & Advice.

4.101 Refer to Appendix 1 for the content of the Pre-Application submission and Appendix 2 for the Pre-Application response received.

Summary/Overview of Pre-Application Advice

4.102 Uses proposed were not in conflict with and as such compatible with Planning Policy.

4.103 There is a history of development at depth for the site for a significant period of time.

4.104 In summary we understood that on the basis of the Pre-Application submission that in principal a development for this use was considered to have 'considerable scope...for recommendation for approval.' subject to the detailed proposals having developed aspects indicated as potentially requiring further below –

### Supporting facilities & Provision

4.105 Dedicated parking for the facility required further consideration.

4.106 Residential amenity for surrounding properties as well as any within the site itself is an aspect likely to require further consideration, in particular with respect to siting of any plant/plantrooms.

### Form & Amount

4.107 A fragmented approach, in particular roof forms, and arrangements of buildings would be preferable.

4.108 Suitable internal spatial provision (for the targeted purpose group) would be an inextricably associated requirement.

4.108 Roof forms to be considered with a preference for non curved forms.

4.109 Provision of garden area would be an important factor to provide a sense of space and 'softening.'

## 4.2 Highways & Car Parking

4.201 Refer to Appendix 3 for copies of the full e-mailed enquiry of 22<sup>nd</sup> January 2020 directed to North Yorks.' Customer Services team, and response of 5<sup>th</sup> March 2020.

### Highways

A request was submitted to North Yorkshire Highways for two aspects relating to car parking provision as noted below;

4.202 Ascertain whether the currently 'cobbled' area to the front of 126, Eastgate could be re-surfaced with a 'smoother' surface more suitable for use by people with impaired mobility/wheelchairs etc.

4.203 Would it be possible to allocate some or all of the spaces in front of 126, Eastgate for the sole purpose or use of the development.

4.204 The response was, in principle, favourable to re-surfacing at the applicants costs subject to the acceptable submission process forming part of a Planning Application.

**4.205 As such this aspect, to re-surface the area currently 'cobbled' is included as part of this Planning Application as contained within the submission documents.**

### Vehicle Parking.

4.206 NYH's advised they would not be able to designate the highway land for the sole use of the facility relating to this application and that a 'Stopping-Up' order would be required in the event that it is deemed a requirement to specifically allocate spaces for sole use of the development.

4.207 An appraisal of what is consider to be an appropriate vehicular parking provision is outlined within Section (b) of 'Other Considerations.' This suggests that there is sufficient parking space available currently on the (ideally re-surfaced) 'cobbled' forecourt area in conjunction with existing proximal publicly accessible carparks.

4.208 In the event that a 'Stopping-Up' order may be considered an appropriate route to follow it is requested that this be a conditioned as part of any Planning Approval Notice in order to define a clear basis for any notice which may be issued.

## 4.3 Building Control

- 4.301 Informal consultations have already been undertaken by MBO Architects with North Yorkshire Building Control Partnership (NYBCP) to ensure that the scheme, as submitted, is capable of securing Building Control Approval.
- 4.302 In principal the ground & 1<sup>st</sup> floor layouts of the scheme are compliant with escape & travel distances in respect of fire regulations and that the 'deep' development of the site is capable of satisfying regulations in principle subject to agreement of appropriate elements of the detailed design.
- 4.303 The depth of development within the site is acceptable but in order to be so a 'dry' main will need to be installed running from a point at the Eastgate boundary to the rear area of the site to ensure any hose length not exceeding 45 metres can reach the furthest point of the site. The proposal is that a dry main will be provided, this would be discretely enclosed or housed behind an accessible but locked fire tender connection point set within the wall of the current garage running to dry 'hydrant' or 'standpipe' outlet located in the Sensory garden area between the Rebound/Sensory facility and the Hydrotherapy Pool complex. Final details will be developed and agreed during the detailed design development of the scheme with NYBCP.
- 4.304 Several more minor aspects and recommendations have also already been incorporated into the design that has been submitted for this application.

## 4.4 Neighbour & Community Consultations

Please also refer to section 3 on Need.

- 4.100 Initial discussions commenced in December 2019 with local groups such as the Rotary Club, and to which the adjoining carpet store, local GP surgery, Parish Council and the RVS were also invited. Feedback from this event ultimately led to the developed scheme design arrived at in early March 2020 and the scheme that is being submitted.
- 4.101 Unfortunately, late March coincided with the peak of the Covid-19 pandemic and period of 'lockdown' which has since severely restricted the opportunity for 'Roadshow' type community consultations as well as requiring WWFT to focus it's attentions to the protection and care of its service users.
- 4.102 Four attempts have been made to consult with the adjoining Pocklington Carpets commercial outlet to discuss potential implications for and during any actual construction works with no success by the time of the application.

- 4.102 It is reasonable to assume that, at the very least, some degree of access onto or across the area of unused space between the two buildings may be required during demolitions works and possibly for construction, though materials/methods selected currently are anticipated to largely enable construction from within the applicants site.
- 4.103 Further attempts will continue to be made to discuss these aspects prior to any formal Party Wall Notices being served as or should they be required.

## 4.5 Utilities

### 4.501 Electricity

Northern Power Grid have been contacted and (as included in Appendix 6) advised that provision of a new 160kVA supply is possible suggesting that there is available capacity locally without the need for a new sub station within the site.

### 4.601 Yorkshire Water

Attempts at discussion with Yorkshire Water via the usual enquiry route have not been able to obtain any response due to on-going national restrictions at the time of writing.

In principle, mains drains are known to exist from the site, though records are incomplete for the section linking from within the site to services within adopted footpaths and highways on Eastgate itself (See Appendix 5.1 & part relevant details as shown on drawings WWEP/52).

Please also refer to notes within Section (c) of 'Other Considerations' document relating to assumptions made regarding the existing mains sewers regarding draft proposals for Foul & Surface Water drainage.

Capacity for any increased discharge would however need to be agreed with Yorkshire Water.

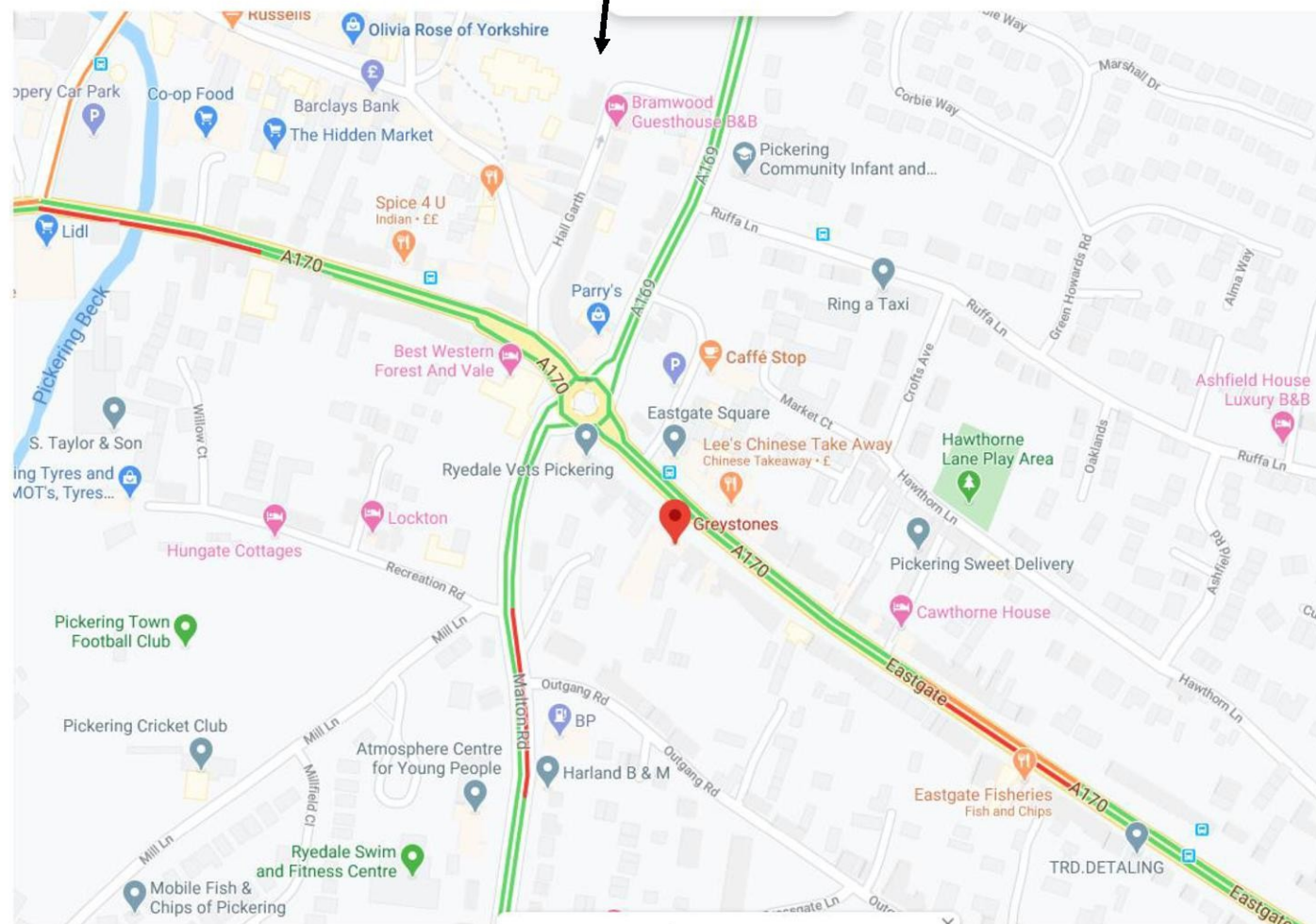
Consent for regular pool backwash discharge to mains drains is, we understand, typically acceptable once consent has been obtained though notice in advance is required to be given.

# The Site



## Overview of the Site

- 6.101 The site (Greystones) is located within the Pickering Town Centre Pickering Conservation Area as well as within the Town Centre Commercial limit.
- 6.102 The property fronts directly onto the public footpath of Eastgate (A170) to the North approximately 50 metres east of the roundabout linking to Malton & Whitby Road (A169).
- 6.103 Directly opposite the site is the Eastgate Square and parade of retail units with the Eastgate public carpark to the rear and side of this.
- 6.104 There are two bus stops immediately outside the site at which the Coastliner 840 Service stops as well as local services.



# Site Context

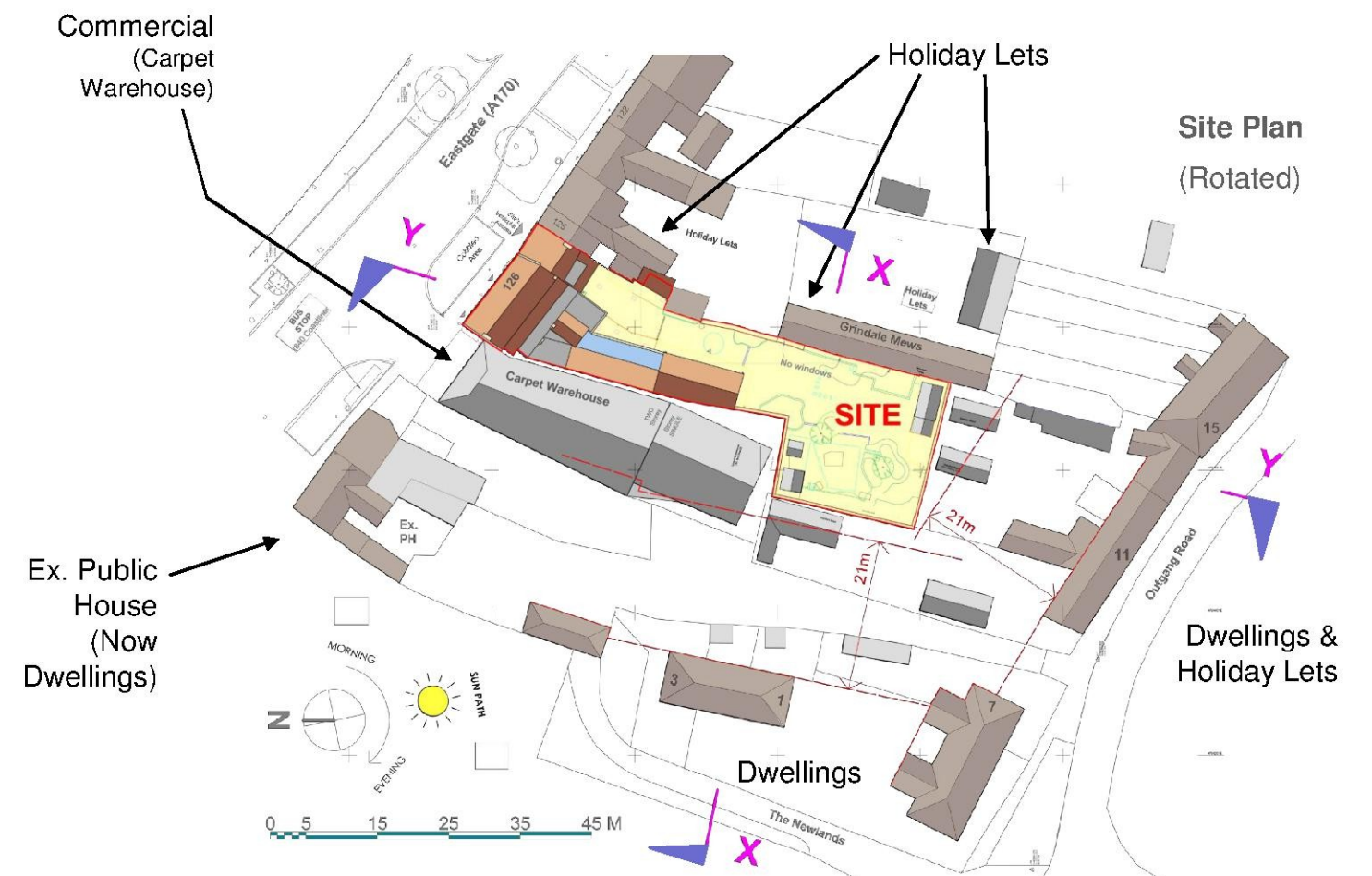
## Immediate context

6.105 The property fronts directly onto the public footpath of Eastgate (A170) to the North and has a single vehicle width garage door fronting onto this that provides the only vehicular access into the site.

6.106 The site is approx. 1060m<sup>2</sup> (0.106Ha.) A more extensive history of the site and surroundings are provided within Section 5.0. Most recently the property provided a mixture of commercial units, dwellings & holiday lets which are currently vacated and have been so for in excess of 2 years.

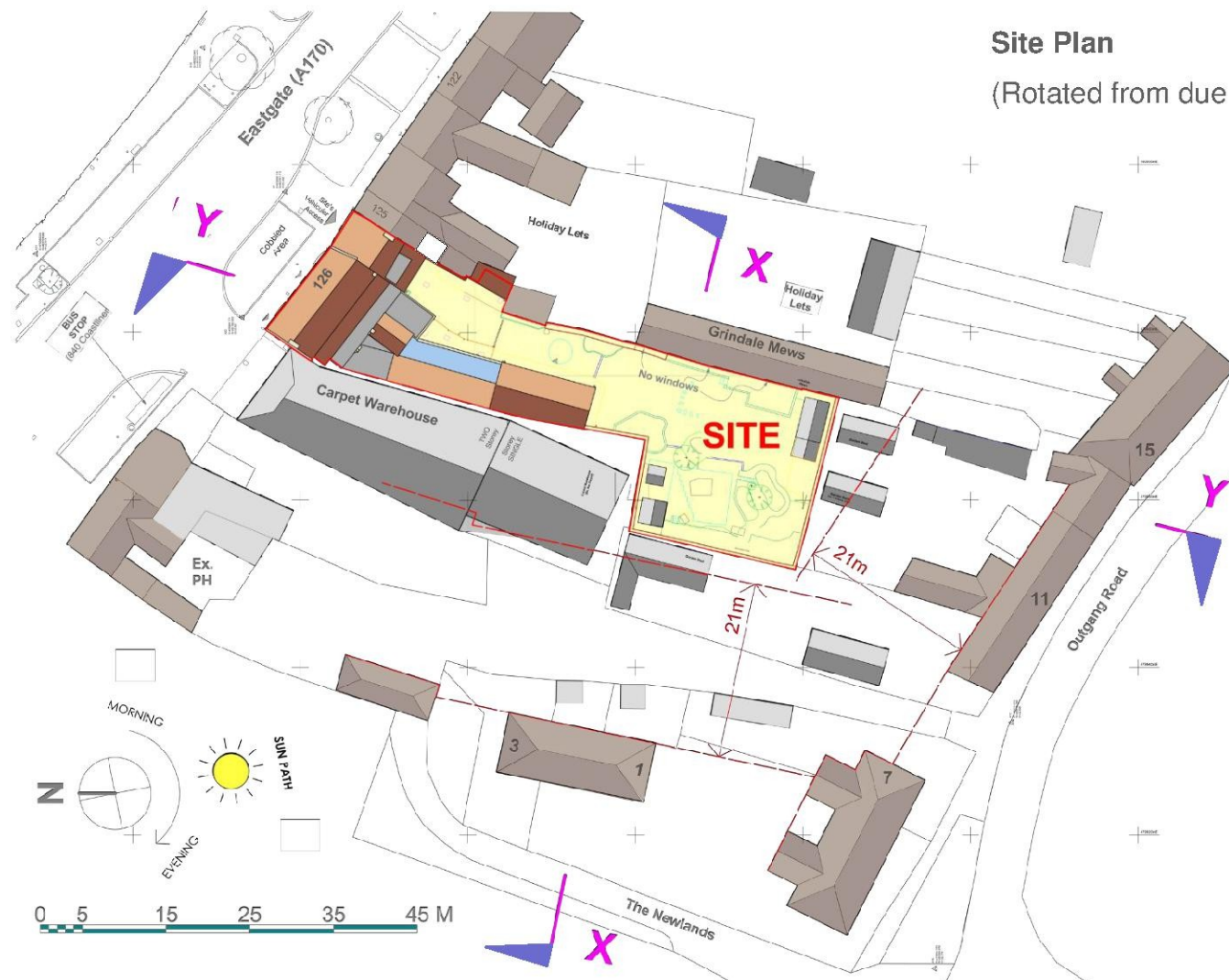
6.107 The adjacent areas surrounding the site are of mixed and varying uses, retail, holiday lets, private gardens, vegetable gardens/allotments, tarmacadam and gravel yards & access ways.

Aerial View of Site (Rotated from due North)



# The Site

**Site Plan**  
(Rotated from due North)



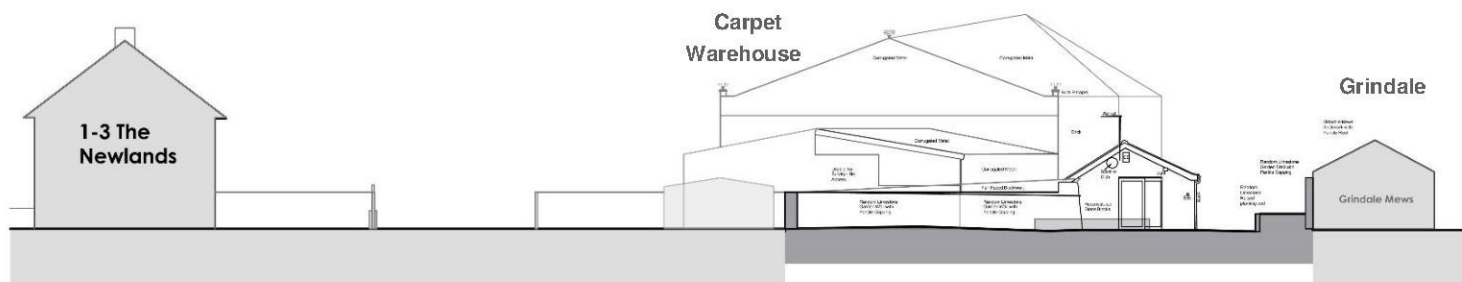
6.108 To the east are a mixture of one and two storey traditional construction dwellings and holiday lets; Immediately adjacent to the site on the Eastern boundary all would appear to be holiday lets with little or no views into or out of the site due to the heights of boundary walls & buildings themselves. Boundary walls are between 1.6m & 2.1m tall. There is one small section of garden area adjoining the boundary north of the gable wall of Grindale Mews and also a small external yard/lightwell to the rear of 125, Eastgate.

6.109 Extending down to the rear area of the site tight to the boundary is Grindale Mews, a long single storey brick development with a pantile roof Holiday Let. This has no windows looking into the site nor on its gable walls.

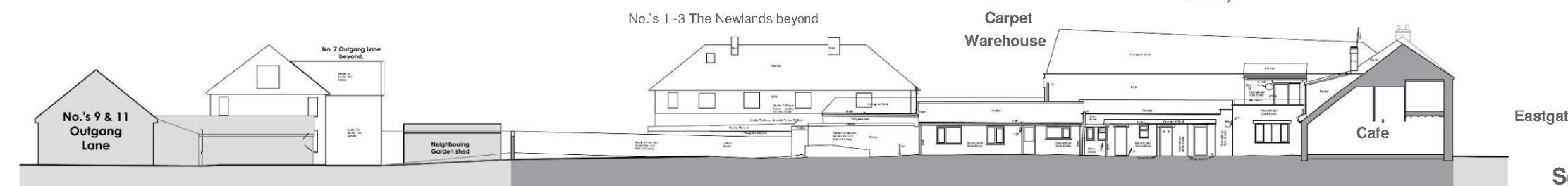
6.110 To the west, leading from Eastgate, at the north east is the ex. Bus depot, now used as a carpet warehouse/outlet. It has a full two storey brick and glazed commercial shop frontage with a tiled roof onto Eastgate which was the original bus depot. To the rear of this is a large span full two storey metal sheet clad wall and roof building with no windows. The boundary wall onto the western boundary is a full two storeys tall brick wall with no windows. To the rear of this in turn is a more recently constructed lower single storey portion to the rear. This is of a standard exposed blockwork wall construction with profiled metal sheet clad above with profiled metal sheet shallow pitch roof.

6.111 To the rear area of the site the western boundary has an approximately 1.5m tall stone wall with a raised stone planter, on the opposite side of which are a mixture of Gardens/allotment type areas, an access way to the ex. Public house (now newly built dwellings) and beyond these in excess of 25 metres away are dwellings of one and two storey traditional construction, holiday lets with no views into or out of the site. Extending down to the rear area of the site is Grindale Mews, a long single storey development with no windows looking into the site.

6.112 To the immediate south is a 1.2 to 1.5, tall stone boundary wall and beyond this are a mixture of garden areas and yards with some reasonably large timber sheds adjacent the boundaries. Beyond these again in excess of 21 metres are a mixture of terraced single storey cottages (11-13 Outgang Road) and two storey dwellings (1-7 Outgang Road).



**Section X-X**



**Section Y-Y**

# The Site



6.113 The accommodation fronting onto Eastgate is two storeys tall. At ground floor level this previously operated as a café with a large commercial kitchen to the rear as well as a retail outlet accessed off Eastgate also. To the rear of this there are a series of out-buildings that were used for mixed purposes such as storage, WC's etc.

6.114 Behind these is the self-contained one bedroom 'bungalow' dwelling.

6.115 The immediate yard area behind the garage is not overlooked, there is one dormer window to the adjoining property of 125, Eastgate but this is to a bathroom with obscured glass & a frosted glass window within the boundary wall at ground floor level which is to a Utility room. (See Image 1 below)

6.116 The long plot then widens to a relatively secluded more square garden area, with limited or restricted views out and is not overlooked due to the respective distances from the surrounding residential properties.

6.117 This rear site area is near flat and is primarily laid to lawn with some landscape features such as ornamental ponds, raised stone planters as well as a mixture of outhouses and some quite large timber sheds.

6.120 At 1st floor level there is a large three bedroom dwelling and also a modest one bedroom 'Studio' flat located above the garage area with its own staircase access down to ground level via the rear yard area.

6.121 Because of the sites orientation the arrangement, massing and heights of any buildings on the site (as they are located on the western boundary) have little or no impact nor shading of the adjacent 124 & 125 Eastgate properties greater than that of the adjacent taller carpet warehouse.



Bathroom window  
To 125, Eastgate.

Image 1  
View from rear yard area  
looking back towards  
Greystones & adjoining  
125, Eastgate holiday let.

Utility Room  
window  
To 125, Eastgate.



# The Site



Image 8  
View looking north east  
from rear garden area  
back towards  
Greystones/Easgate.



Image 1  
View looking south east  
From within rear  
garden area.



Image 7  
View looking north from rear  
garden area towards Eastgate

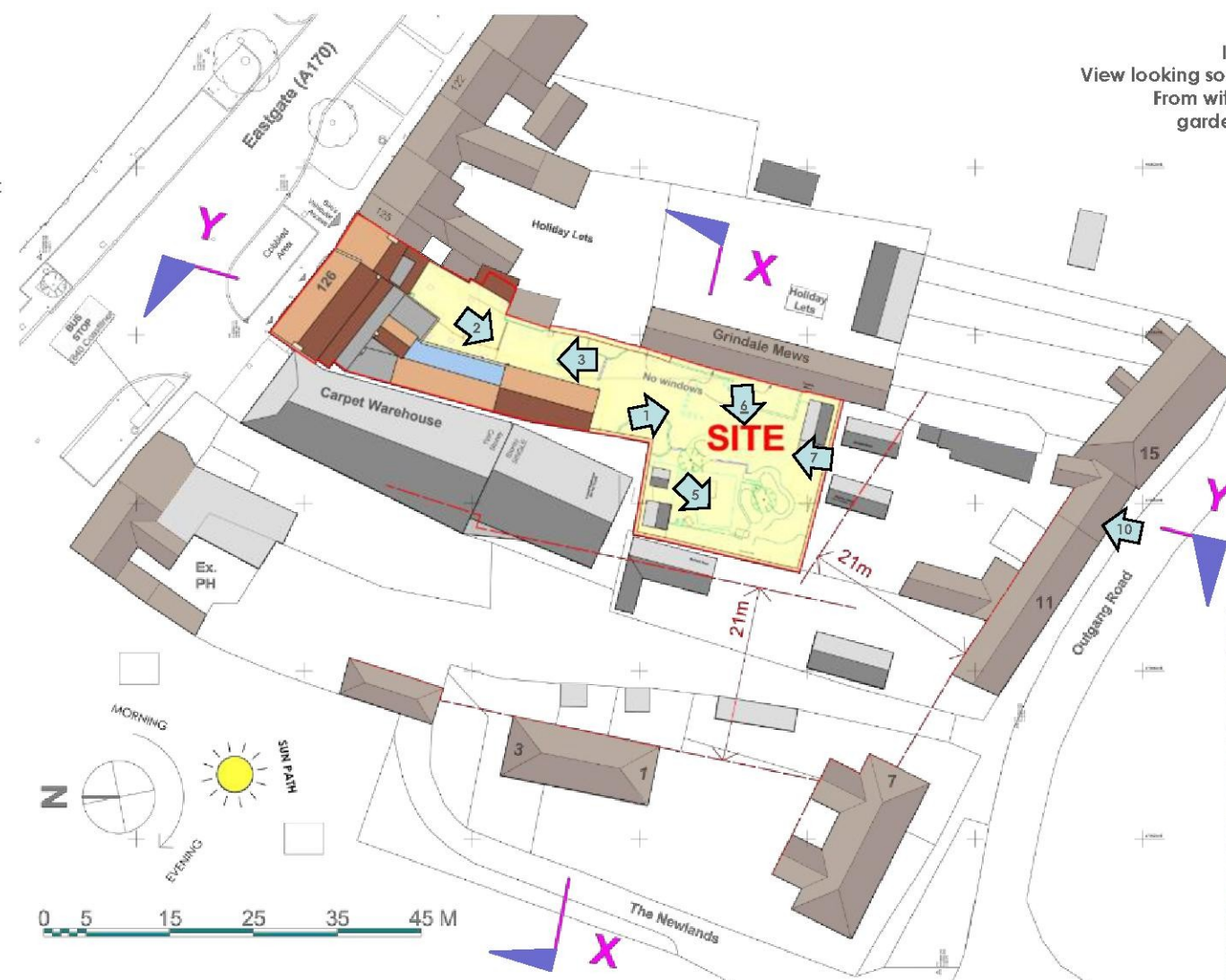


Image 2  
View looking south towards  
rear garden area



Image 6  
View looking west towards  
No.'s 1-3 The Newlands & No.7  
Outgang Rd.



Image 5  
View looking  
south west



Image 4  
View looking southeast from  
Greystones/Easgate back towards  
rear garden & Outgang Road



Image 3  
View from 'yard area' looking  
towards Eastgate  
showing rear of Greystones

# The Site

## Views from Outside of the Site

- 6.122 No view are possible at all of the rear areas of the site from Eastgate itself.
- 6.123 Views of and into the rear areas of the site are very limited from 'outside' of the site itself with only occasional and very brief glimpses when travelling past and down public footpaths and roadways to the south of the site.
- 6.124 Existing views from street and eye level of, the lower portions of the site are obscured by existing features such as boundary walls, fences and buildings.
- 6.125 Typically, from outside of the site, roof slopes and their tones are the predominant element visible with the Carpet Warehouse largely obscuring views beyond from the south west. The predominant colour or tone is that of pantiles though the light grey of the taller roof form of the Carpet warehouse does have a significant presence from the rear.
- 6.126 From the south east. the ridge of Grindale Mews obscures any views into the site of buildings beyond, even from distance, though the roof of the Carpet Warehouse is visible the closer the approach to the site from within adjacent areas.

## Conclusions

- 6.127 Any development within the site would be well beyond the greatest typically accepted 'Primary to Primary' 21 metre distance regarding overlooking.
- 6.128 Building forms of a low height would have little impact upon nor apparent visibility from any surrounding properties and by extension not have any detrimental impact upon the wider setting.
- 6.129 Property numbers 9 – 13 Outgang Road on the southern boundary are single storey so do not have additional considerations regarding overlooking issues for and from first floor bedrooms etc. to take into account.
- 6.130 Prominent roof forms may best be restricted if possible to dual pitched roof forms of a similar colour and tone to the larger form of the carpet warehouse or adjacent traditional housing to better harmonise with the surrounding setting and the wider setting of the Conservation area.
- 6.131 Well considered development on the western boundary abutting the carpet Warehouse could well have minimal to no impact upon adjoining properties in respect of its apparent presence, overlooking and detrimental shading.



Image 9  
View looking North East  
From Outgang Road

Fences and boundary walls of surrounding properties obscure any lower level views into the site

Image 10  
View looking north east  
through 'cut' from  
Outgang Road



Bungalow within Greystones site  
Grindale Mews



Image 11  
View looking north West  
from access way to Grindale Mews



Image 12  
View looking north West  
from access way to  
Grindale Mews

## Existing Materials

- 5.132 The buildings directly fronting onto Eastgate, are all constructed in varying quality stone brought to course, the rear elevations of later alterations and additions are of varying & lesser quality stone blocks. The boundary walls to the site are all constructed from random rubble stone, with pantile copings to the majority, requiring varying degrees of repair.
- 5.133 Buildings to the rear of this are now a mixture of materials of progressively lesser quality. Grindale Mews, which appears to have been relatively recently constructed, is lower in height and width, built in brick with a pantile roof, so could be read as an original small out-house / granary or stable block etc.
- 5.134 The smaller sheds etc, are typically timber, though some are brick, with felt finished relatively shallow pitch roofs.
- 5.135 The adjacent 1950's constructed carpet warehouse introduces further materials, primarily coated metal sheet cladding to higher level walls and roofs; though there are exposed brickwork and blockwork to lower levels.

## Access into the Site & Construction

- 5.136 The site is effectively 'land locked' as on all four sides there are either residential properties with quite wide garden areas on three sides with two storey buildings onto Eastgate on the fourth.
- 5.137 As such, site access is always going to be a factor to consider with respect to how to 'construct' any project and exporting site spoil/debris etc. potentially limiting or having a bearing on how and what sized materials could be used as all materials will either need to be delivered through the existing access way of the current garage or, in extreme circumstances, craned over the top of the buildings onto Eastgate.
- 5.138 The pool will potentially be the largest single 'object' and space that may need to be provided (as there are numerous ongoing & long term benefits from having a seamless vessel) but the remainder could potentially be constructed from small scale components.
- 5.139 Our conclusions are :
- Proposed materials palette drawn from the surrounding buildings could harmonise with and be sympathetic for use within the Conservation Area.
  - Stone towards Eastgate is already on site so could well be re-used.
  - Similarly, brickwork is a small scale material. Smaller kit type components such as steel etc. may be suitable, being quick to erect benefiting all by reducing any period of disruption.



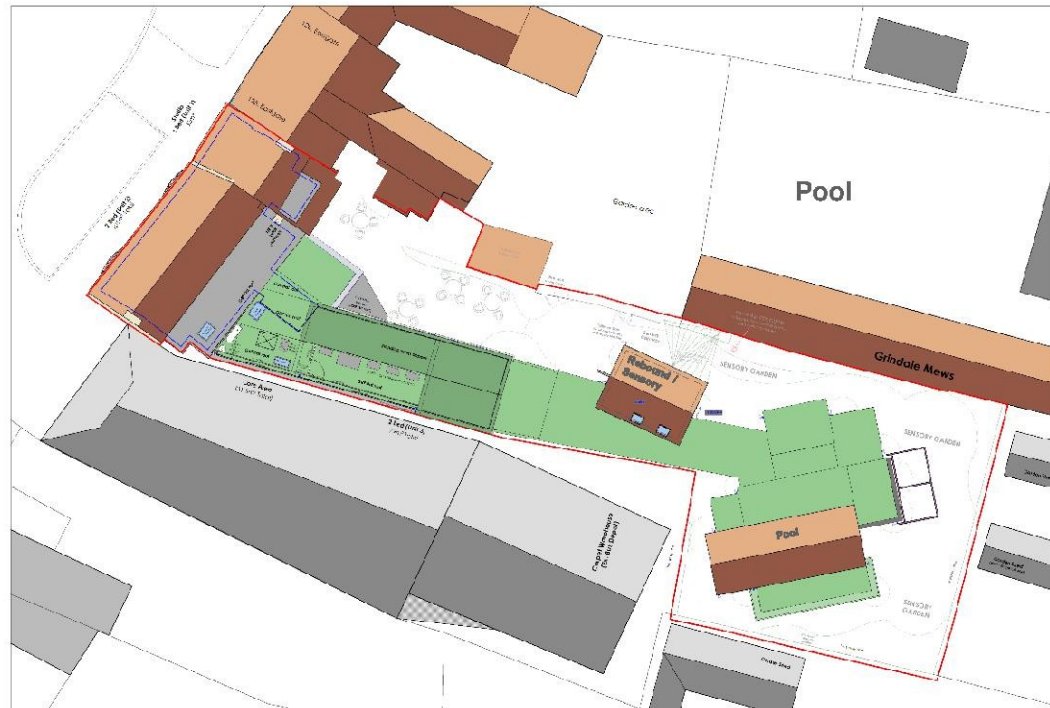
All materials and spoil etc. will need to be either be transported through these garage doors

Or  
Craned over the top of the buildings.

View from rear yard area showing garage access looking back towards Eastgate



# Proposed Design



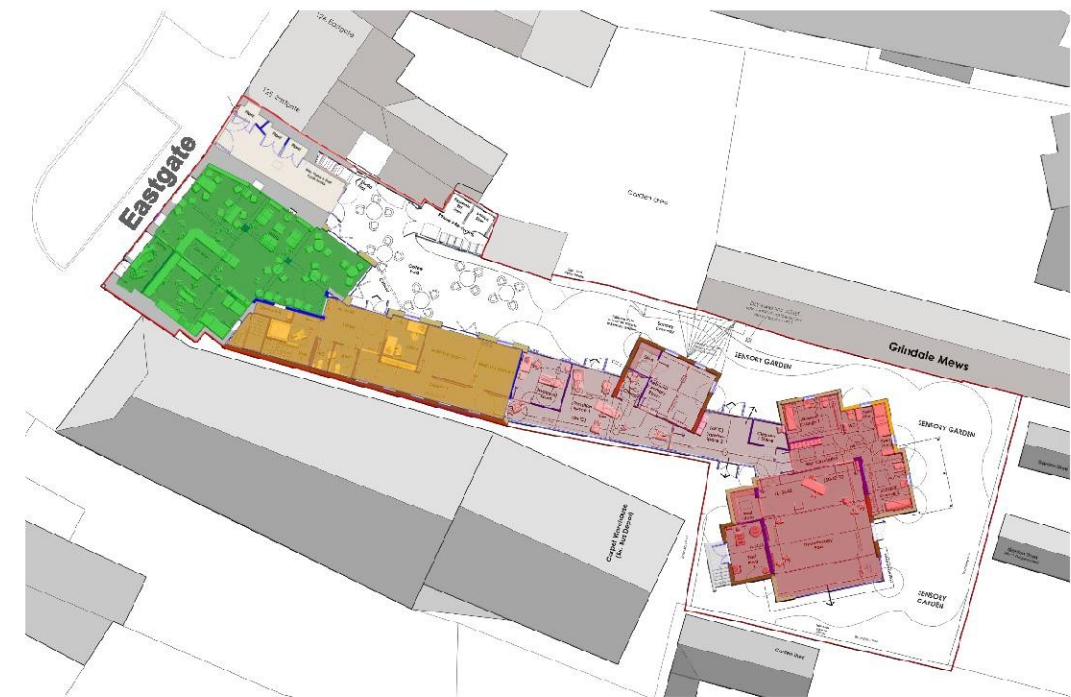
Roof Plan with  
Infill elements

7.207 These three elements have then subsequently been 'infilled' intentionally with more contemporary forms and materials in two ways :

- A transparent glazed link flows and wraps around the Rebound-Sensory facility to create a the impression of an ephemeral, lightweight infill, blurring inside-outside to retain the sense of these buildings still being within the a large garden.
- Around the pool building a series of articulated low and smaller volumes, clad in contemporary materials, abut against the primary central brick element of the Pool.

The building is 'zoned' around these elements with progressively more controlled public access starting from the street frontage Café accessed directly off Eastgate leading to the controlled communal areas of the Multi-Use rooms & stair access to the 1<sup>st</sup> floor residential units. The 'dry' Rehabilitation facilities behind this then in turn lead to the 'wet' Hydrotherapy Suite located deepest within the site.

Birds Eye view  
from South East



'Zoning' Diagram

# Design Development

## Eastgate / Front Area of Site cont.

6.209 Sketch Layout 4 looked at addressing many of these aspects

- Increasing the area available for use by the Café and maximising the Eastgate frontage & presence.

- Providing a larger commercial kitchen area to ease difficulties with the current 'Mr. Wilf's' Café kitchen size, providing more layout & preparation space to be accommodated to in turn broaden the range of services it can dispense such as the potential for community 'Meals on Wheels.'

- This area also utilised deep plan or dark areas of the property with little to no external windows available for functional spaces for which it is not essential to have natural light.

- It also enabled any kitchen ventilation, exhaust in particular to be accommodated in a discrete and concealed area rising as far away as possible from the adjacent habitable properties of 124 & 125 Eastgate.

- Provides a centrally located office to control & serve the entire facility.

- Provides a controlled & covered link with the rear facilities & external area.

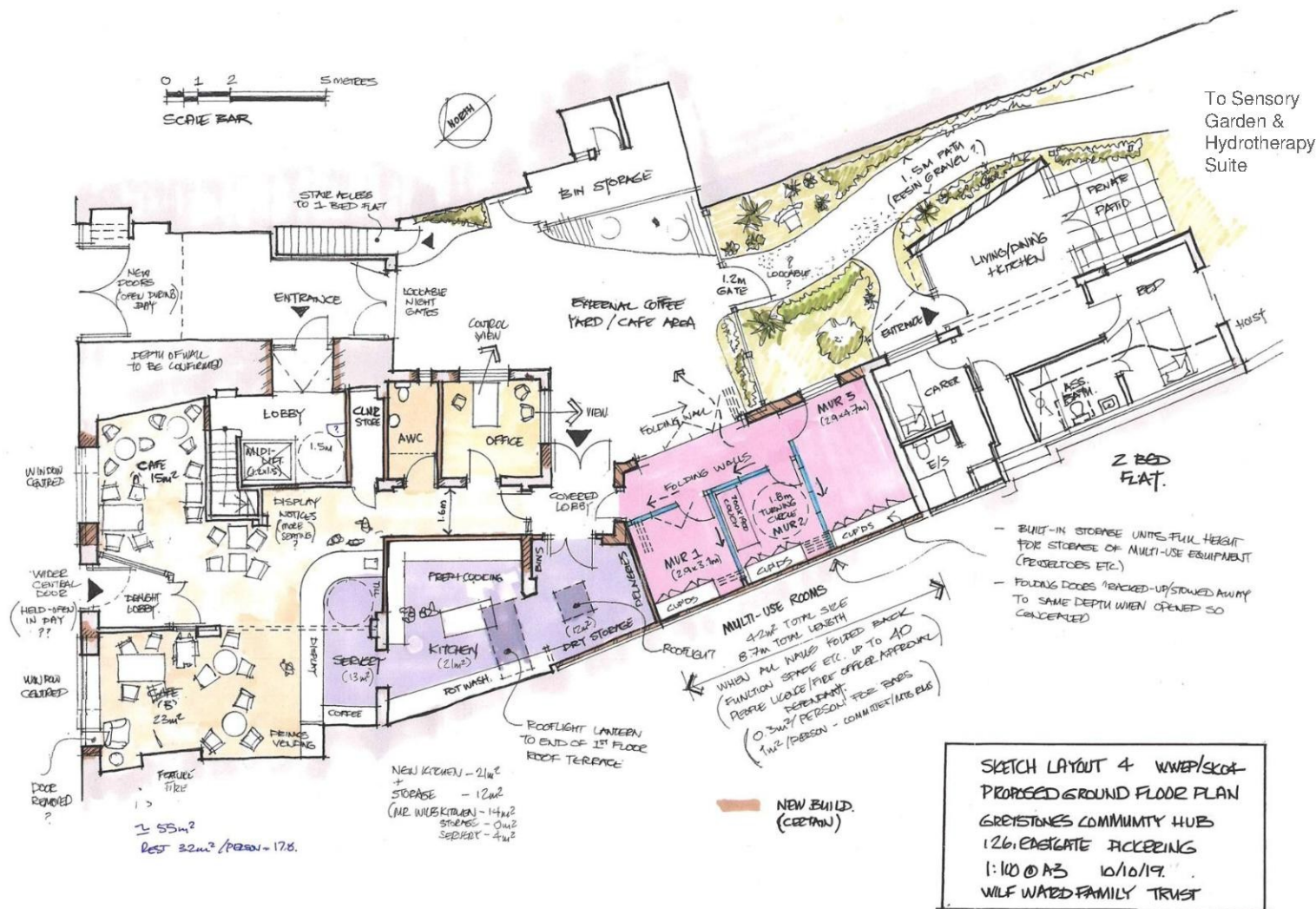
- Re-positions flexible sized & use spaces such as meeting rooms to benefit from access to rear outside areas but could still be accessed separately if required. The intention with these was to provide a range of spaces that could be used as independent Meeting rooms etc. as well as single use Sensory Rooms with mobile equipment but with folding walls could also be used or hired as one or more larger spaces for functions & meetings etc.

6.210 Shortfalls & Deficiencies

- The centrally located existing staircase to the 1<sup>st</sup> floor dwelling restricts options for the size, layout and arrangement of the café/kitchen particularly if retaining a separate access for the kitchen, in turn limiting options available for siting of any office. All limit the degree of connection possible between the Café and rear areas.

- The number & available sizes possible for any Multiple Use spaces etc. was limited and impeded by the gable wall of the existing bungalow.

- The ground floor unit has limitations on it's privacy with respect to it's habitable and garden space from persons passing to accessing the rear Sensory Garden & Hydrotherapy facility.



# Design Development

## Pool Complex / Rear Area of Site

6.211 Plant as remote as possible from any existing surrounding residential properties as well as any 'private' outdoor spaces for facilities within the site has a significant impact on the options for siting of accommodation and subsequent flow of activities within and between the range of facilities. Plant should be as close as possible to the Pool space to be efficient which in turn dictates where the pool could be. This relationship in turn dictates the position or 'opposite' relationships to the changing rooms and the need to provide a 'wet' corridor area to minimise the tracking of water on feet between the two spaces, and as a consequence, to the wider building.

In summary, the Plant seems best suited as close as possible to the boundary with the carpet warehouse, this in turn required with the Pool to one side of it. Access needs to link to the pool via a contained 'wet' corridor or space.

6.212 In the interim WWFT's research identified that a Physiotherapy & Treatment space was an essential supporting facility for multiple uses.

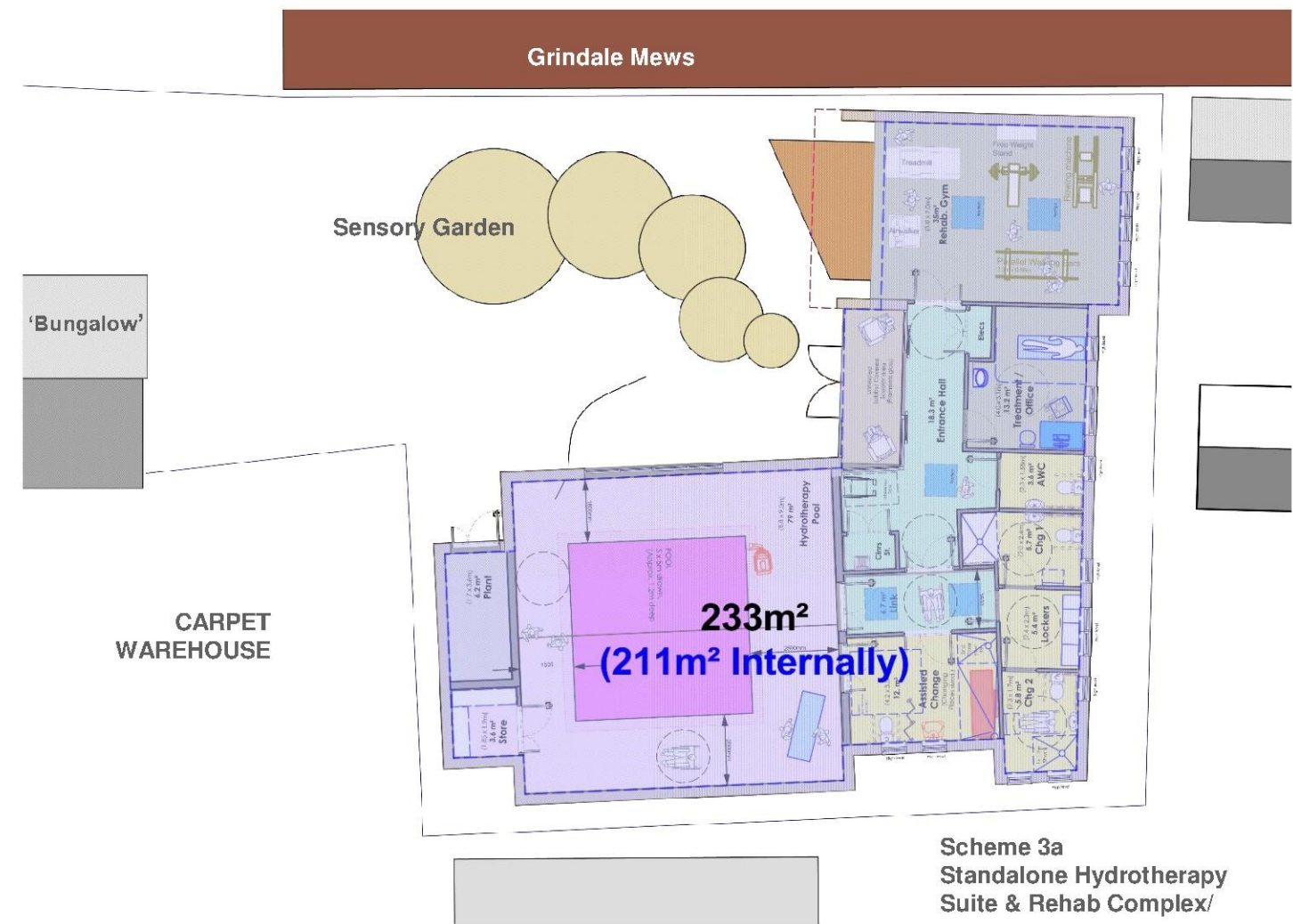
6.213 Scheme 3a – was the first developed layout to be planned properly adopting these criteria. However at 230m sq. this was much larger than that proposed at the Pre-App stage (circa 189m sq.) and as the notes below identify this did not actually provide sufficient accommodation in a useable arrangement.

6.214 As a minimum, two large fully accessible 'Changing Places' sized rooms would be required to provide a seamless service to the pool, in addition full 'cycles' also required changing facilities for carers and more ambulant users of the facility.

6.215 It also clearly identified the conflict between wet & dry areas and as a consequence the need to provide separate or additional 'dry' supporting facilities to enable two functions to operate side by side.

6.216 From the perspective of insurance referral revenue streams that was identified as a shared user sector for the larger facility, a Gym space was greatly desirable, operating in tandem with a Physio/Rehab. service. However, a wide variety and range of equipment would be required to be provided to facilitate the broad range of rehabilitation treatments demanded. This would require a much larger facility to accommodate it.

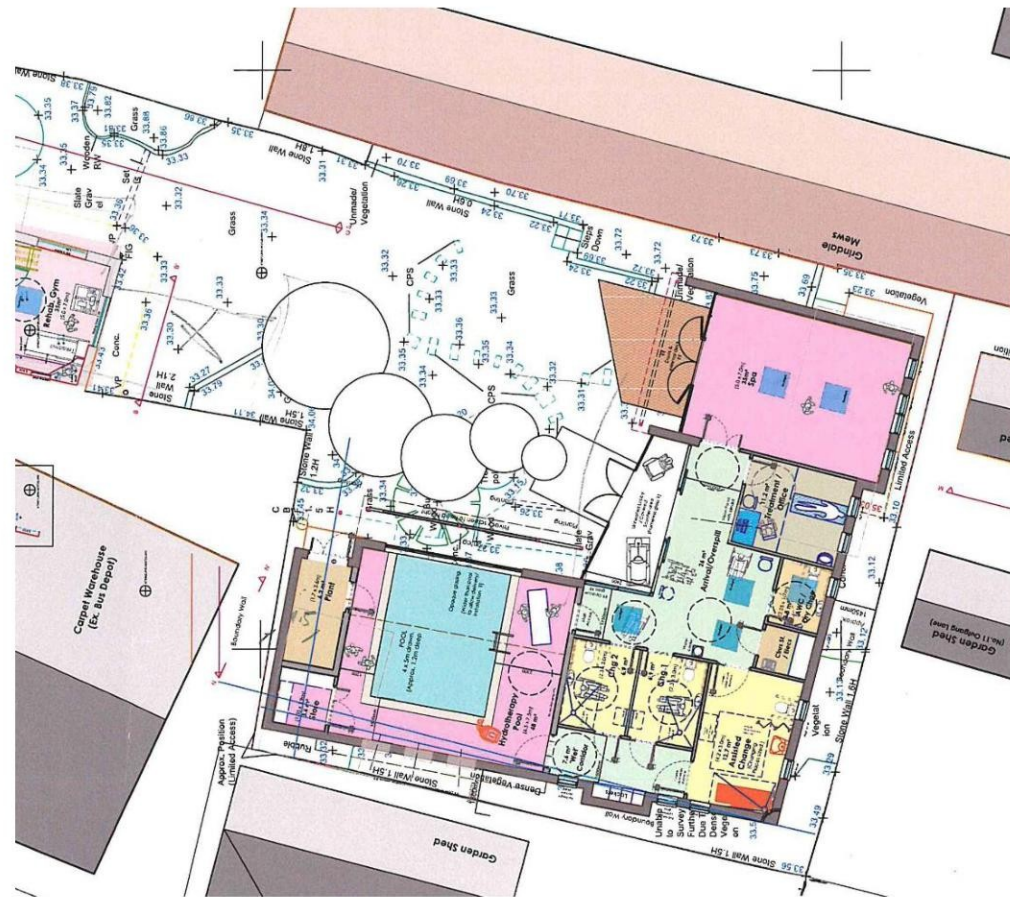
6.217 A shared Gym and Sensory room space however proved not to be compatible due to gymnasiums requiring heavy equipment which would need to be moved and the very large storage space required to accommodate them to facilitate a shared use of the space.



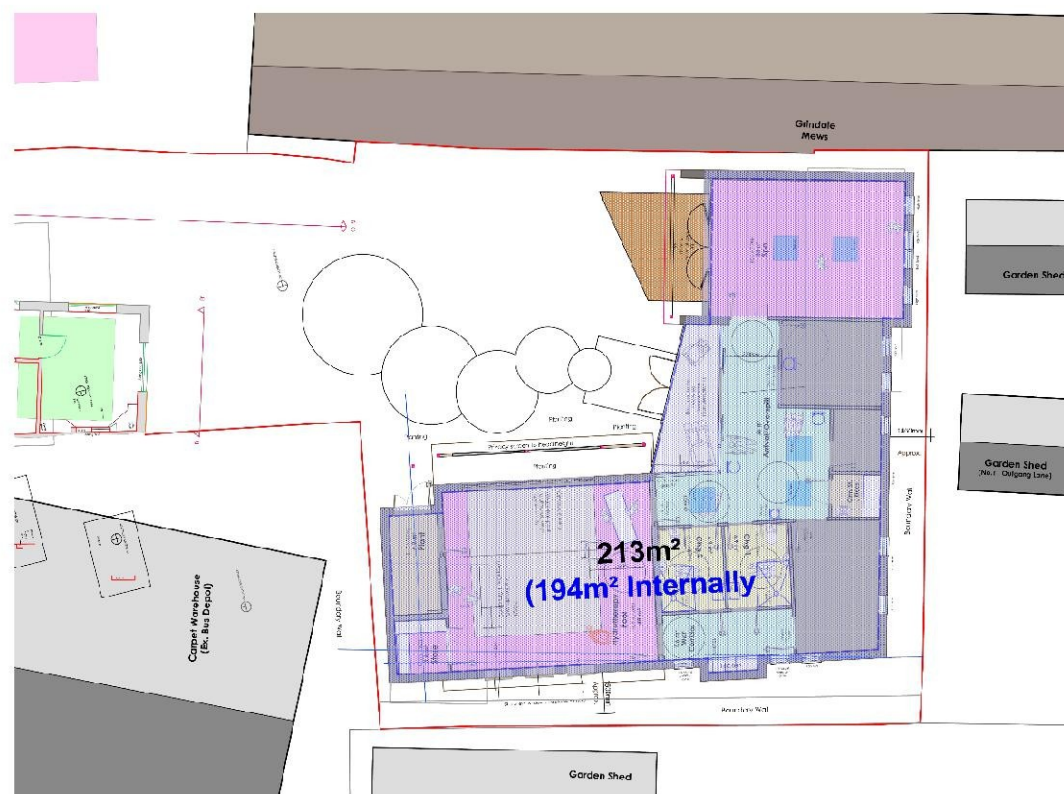
6.218 A large Sensory Room space was however a primary facility for use by the Trusts targeted user groups. It is possible - and in many ways – can be more desirable (as it can provide greater flexibility) to provide Sensory facilities from smaller spaces with mobile equipment. These would be compatible with rooms similar in size to small Meeting rooms or offices, however one large Sensory room would still be a highly valued and flexible resource if at all possible.

6.219 These and the already increased size of the building indicated that in order to achieve the desired remoteness of the plantrooms, one of the primary drivers and functions of the project, that of the Pool, was going to have be reviewed & possibly compromised by limiting access around two sides and none on the fourth side of the pool in the next layout developed.

# Design Development



Scheme 3b  
Standalone Hydrotherapy  
Suite & Rehab Complex/



## Pool Complex / Rear Area of Site cont.

- 6.220 Scheme 3b looked to address many of the issues identified with Scheme 3a with a particular view to reducing & keeping the size to a minimum.

This layout creates a clear distinction between Wet & Dry sides and Increased the range & quantity of changing facilities with but it was not possible to provide a 2<sup>nd</sup> 'Changing Places' sized changing facility.

The pool facility has had it's access space around greatly reduced and omitted completely to one side to accommodate. This ultimately would be a safety & operational issue, as well as the detrimental impact upon the larger experience of the facility.

A 2<sup>nd</sup> Spa Pool facility was also being explored here, with Sensory Rooms now possibly located to the front area of the site, and no Gym facility being required.

The spaces between, whilst efficiently planned cannot accommodate any further changing accommodation, with only one large changing facility.

Attempting to retain the initial concept of a grouping of small, individually expressed pavilions with a lower height infill linking section was going to severely limit the and restrict storage of outdoor mobility scooters but also provides very little space for arrival and 'milling' space.

It became apparent that :

- 6.221 In part due to the available sites size and shape it was not possible to acceptably balance and accommodate all of the above prioritised requirements. In order to do so, some of the facilities would need to be reorganised and probably 'flow' further down the site towards Eastgate.
- 6.222 By extension to achieve this that a link between the two would be necessary rather than a 'stand-alone' facility which additionally offers numerous other benefits such as covered access to all facilities.
- 6.223 In addition, the role of a central Office or space to greet visitors and control access was desirable. If all were linked it could then also act as the single point to monitor and provide secure access to the various facilities. Therefore the more centrally located the better.
- 6.224 All of which in turn increased pressure from the rear portion of the site on the area where the bungalow, currently allocated as a dwelling, was forming a point or 'blockage' past which facilities could not extend.



# Design Development

## Bungalow Conversion

6.225 The use of the current 'bungalow' as a private dwelling or short term let was never entirely satisfactory in this location. Whilst at ground floor level, always a preference for disabled & wheelchair accessible use - as well as being conveniently close to the proposed Hydrotherapy & Rehabilitation facilities - it did however mean that everyone intending to visit these facilities would need to pass immediately beside the accommodation and that anyone using the Sensory Garden would also do so, very probably lingering in areas immediately adjacent to the units private garden area.

Consideration also needed to be given to proximity of the private outdoors space with respect to any plant associated with the Hydrotherapy Pool.

Overall, privacy and amenity for the unit was going to be poor.

Screening from the Sensory garden into the Pool was also being increasingly recognised as a concern.

6.226 Structural & Fabric condition surveys of the property as a whole had also been commissioned in the interim. (See Appendices 8 & 9)

6.227 Whilst it was recognised from the outset that there were deficiencies with the existing bungalows construction and fabric quality, more detailed assessments of the roof structure indicated that this too was of poor construction largely supported off internal walls. The floor was extensively rotten, largely suspected to be due to poor construction and concerns relating to damp proof installations - if consistently installed or provided throughout at all.

6.228 The existing stone boundary/side wall (to the carpet warehouse side) had been partly incorporated into the fabric with multiple concerns relating to foundations and waterproofing of the entire length of this wall.

6.229 The 2<sup>nd</sup> gable wall, onto the outhouses was of poor quality blockwork with no damp proofing evident.

6.230 Sketch layouts for the possible conversions indicated that the remaining length of the lesser quality reconstituted stone block wall onto the garden area was largely going to be altered & demolished and nearly all of the internal walls were to be demolished or altered to suit the re-configured layout to provide a fully accessible facility.

6.132 In conclusion, it was extremely questionable that it was viable to 'rectify' these aspects.

6.231 In conjunction with the exploration of both the front and rear areas of the site, both of which were indicating the need for additional ground floor accommodation, ultimately the decision was made that omission of the residential unit in this area was going to provide numerous other benefits as well as enabling the primary or core accommodation to actually be accommodated.

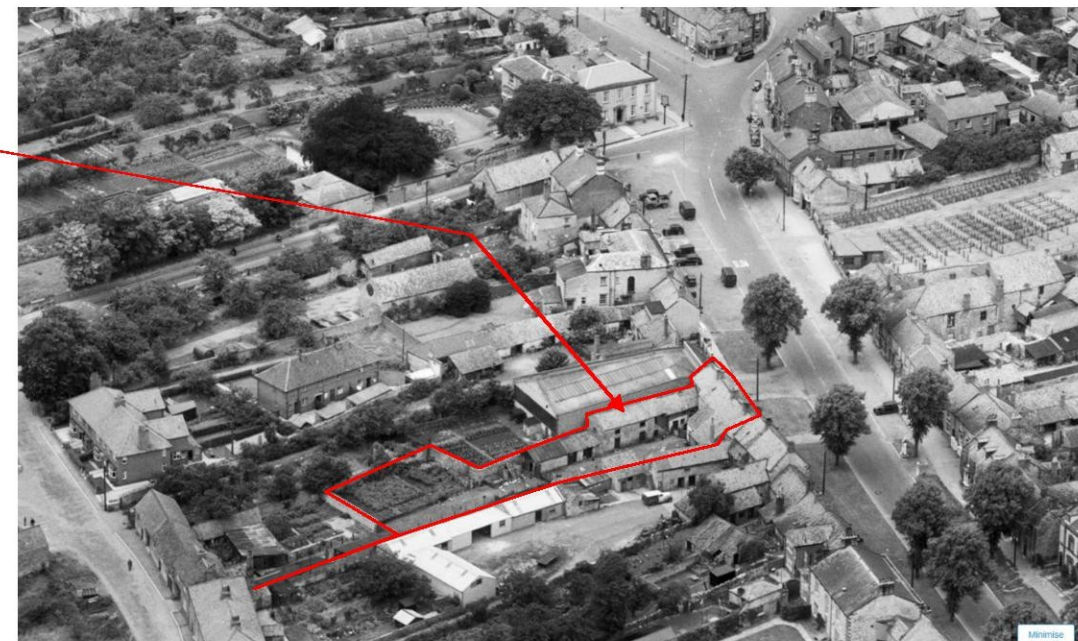
6.232 A third residential unit was however still a requirement for operational viability reasons.

6.233 The most flexible facility to provide is a 2 bed unit, which offers the possibility of an option for a carer and supported users use as well as family breaks.

6.234 Whilst the option not to re-provide any residential unit at ground level may perhaps initially be considered counter intuitive, the most appropriate location was to be to move the 2<sup>nd</sup> 2 Bed flat up to 1<sup>st</sup> floor level.

2 Storey  
Outbuildings

126 Eastgate  
1953 Aerial  
photo



6.235 Whilst freeing-up space at ground floor level for core communal/accessible use spaces, it also provided a far greater degree of privacy for the residents, would be nestled against the bulk of the blank two storey warehouse wall, there was little to no 'added' shading implications (see 7.220 also) nor overlooking issues for the adjoining properties of 124 & 125 Eastgate. In addition to this, historical research of the site had uncovered a 1.5 to 2 storey building previously existed on this same area of the site.



# Design Development



Scheme 7c  
1st Floor  
Plan

## Eastgate / Front Area of Site

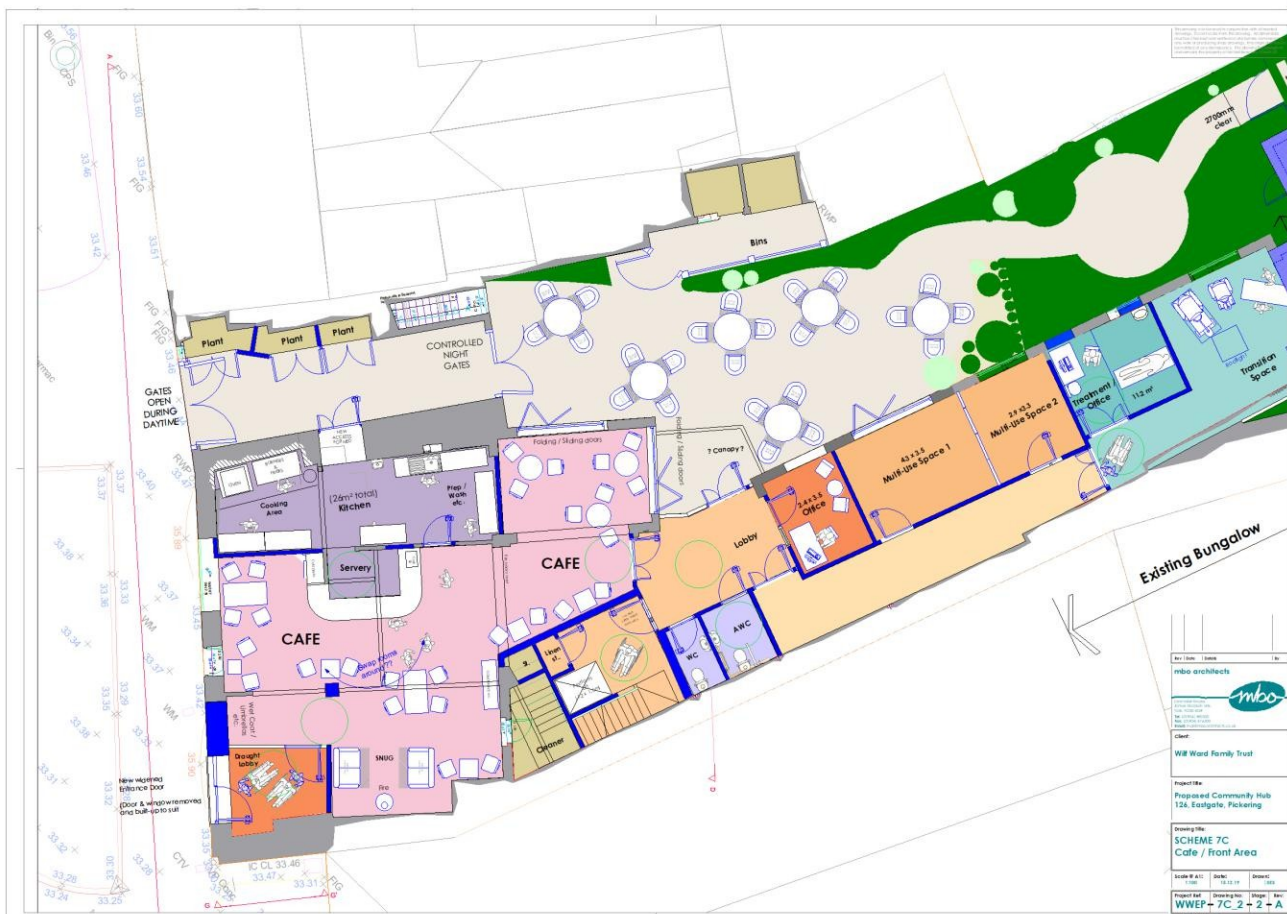
- 6.245 The intermediary development as the scheme 7 layouts (shown left) focuses on amendments to the front areas of the site, again partially retaining the external walls of the existing bungalow. The rear area of the site development is shown on the following page.
- 6.246 The 2 storey staircase element is repositioned as far as possible from the adjoining properties of 125 Eastgate etc. - beyond or behind the existing external terrace to the 1<sup>st</sup> floor flat BUT immediately adjacent to the two storey height and mass of the adjacent warehouse.
- 6.247 Re-positions the kitchen providing direct access from the garage area.
- 6.248 Provides improved direct access from the Café area to the rear garden area and also provides an internal link to the adjoining facilities and shares WC facilities between the two.
- 6.249 The space 'gained' at ground floor level by doing so is then given over to provide increased café space and flexibility for circulation & tables etc.
- 6.250 For the 1st floor flat it enables all rooms to have external windows and provides an external terrace.

## Residual Weaknesses

- 6.251 Discussions with Building Control suggested this layout could be an issue for persons with restricted mobility with respect to travel distances within and from the large 1<sup>st</sup> floor flat. Also a 1 bed flat was still only being provided.
- 6.252 Repositioning of the kitchen did however mean that ventilation noise and in particular the odours from the kitchen exhaust were aspects compounded.
- 6.253 Research by the design group indicated that transition spaces were a necessity, not simply a beneficial facility to offer :

- The scheme was providing inadequate transition space sufficient to accommodate the temporary storage of 'outdoor' mobility scooters etc. & sufficient to cover two or more 'cycles' of usage for the Pool facility in particular but also for any Gym/Sensory or other facility.

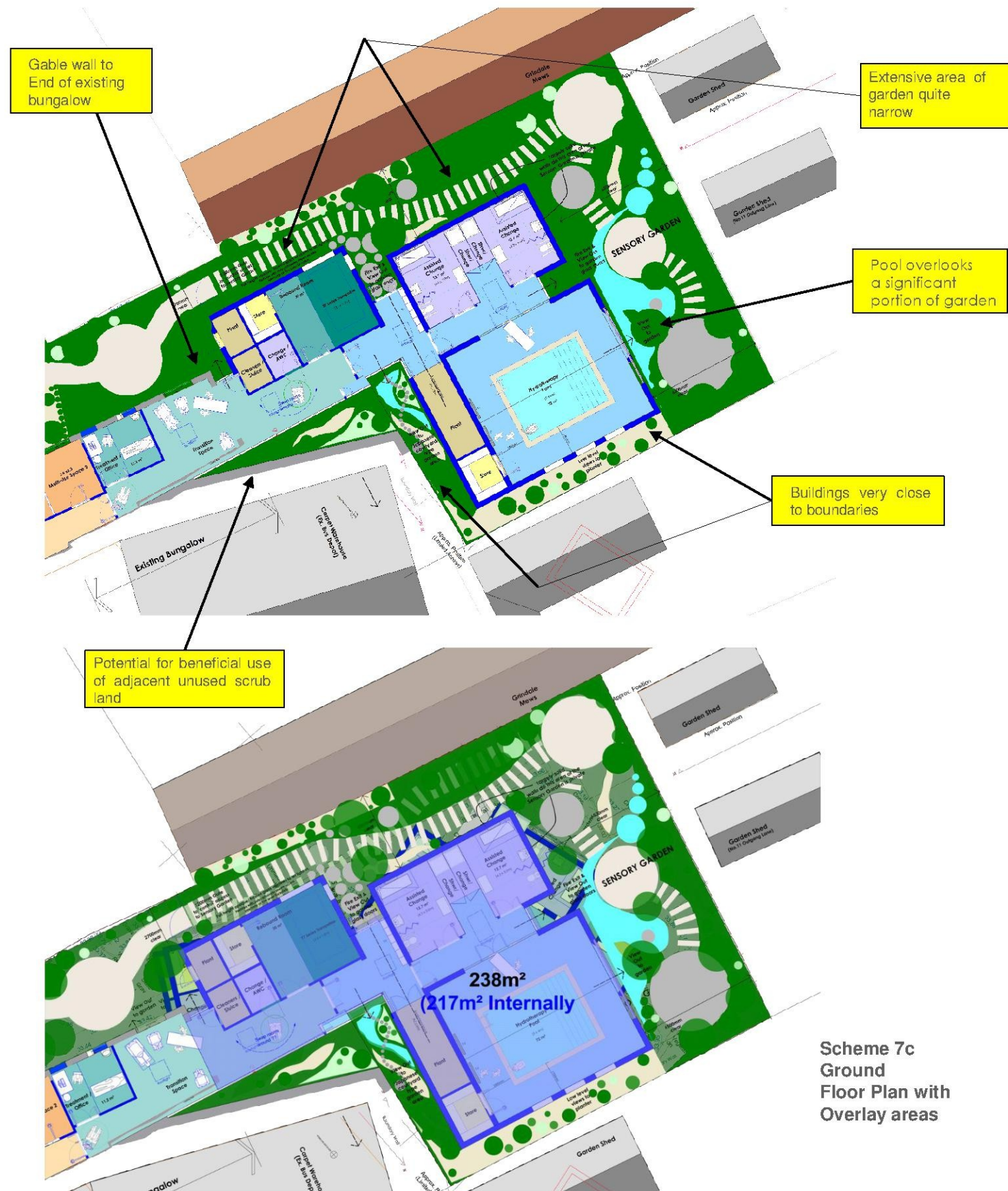
- From a sustainable energy conservation aspect, but more critically from a medical need, regulation of body temperature can be a significant issue for many of the targeted service users because of the medications they require, as such a stepped or graduation of temperature zones has major benefits, particularly for a Pool environment.



Scheme 7c  
Ground  
Floor  
Plan



# Design Development



## Pool Complex / Rear Area of Site

6.254 The scheme left looked to address the deficiencies that Scheme 3b was not able to accommodate within the rear facilities.

- It provides the required minimum 'wet' area changing facilities.
- The Hydrotherapy Pool has adequate space all around with the plantroom retained in the preferred area adjacent to the warehouse.
- Provides a large transition zone linking the front and rear facilities in turn creating three climatically controlled zones of increasing temperature and humidity as you move through the building from the more generic ambient temperature 'arrival' use spaces to the warmer and more humid Changing rooms and Pool itself.
- The Gym facility has been replaced with a Rebound Room with it's own changing room and AWC next to it. This space is intended to have a dual function when required as a large Sensory Room with 'lift-out' floor inserts.
- Begins to explore beneficial views out onto the unused scrubland area of the adjoining warehouse site.

6.255 Purely in respect of it's actual footprint at 217m sq of new build which is only a modest increase from that of Scheme 3a at 211m internally - whilst this design retained the concept of expressing the various functions as distinct pavilions - there were concerns that, despite how it may be translated into or perceived three dimensionally and that the actual development is further away from the boundaries and surrounding properties than the previous designs, because of its arrangement the scheme reads as one large or 'square' building which 'filled' the site unsatisfactorily.

6.256 The essential space provided within the transition areas only partly accounts for some of this perception as the plan is actually efficient, but we believe the way the forms had been treated - wrapping around parallel to and following the boundaries - in conjunction with the size of the Rebound facility so close to the gable wall of the bungalow, effectively 'closed-up' any gaps and 'spaces' between the various forms compounding this overall perception.

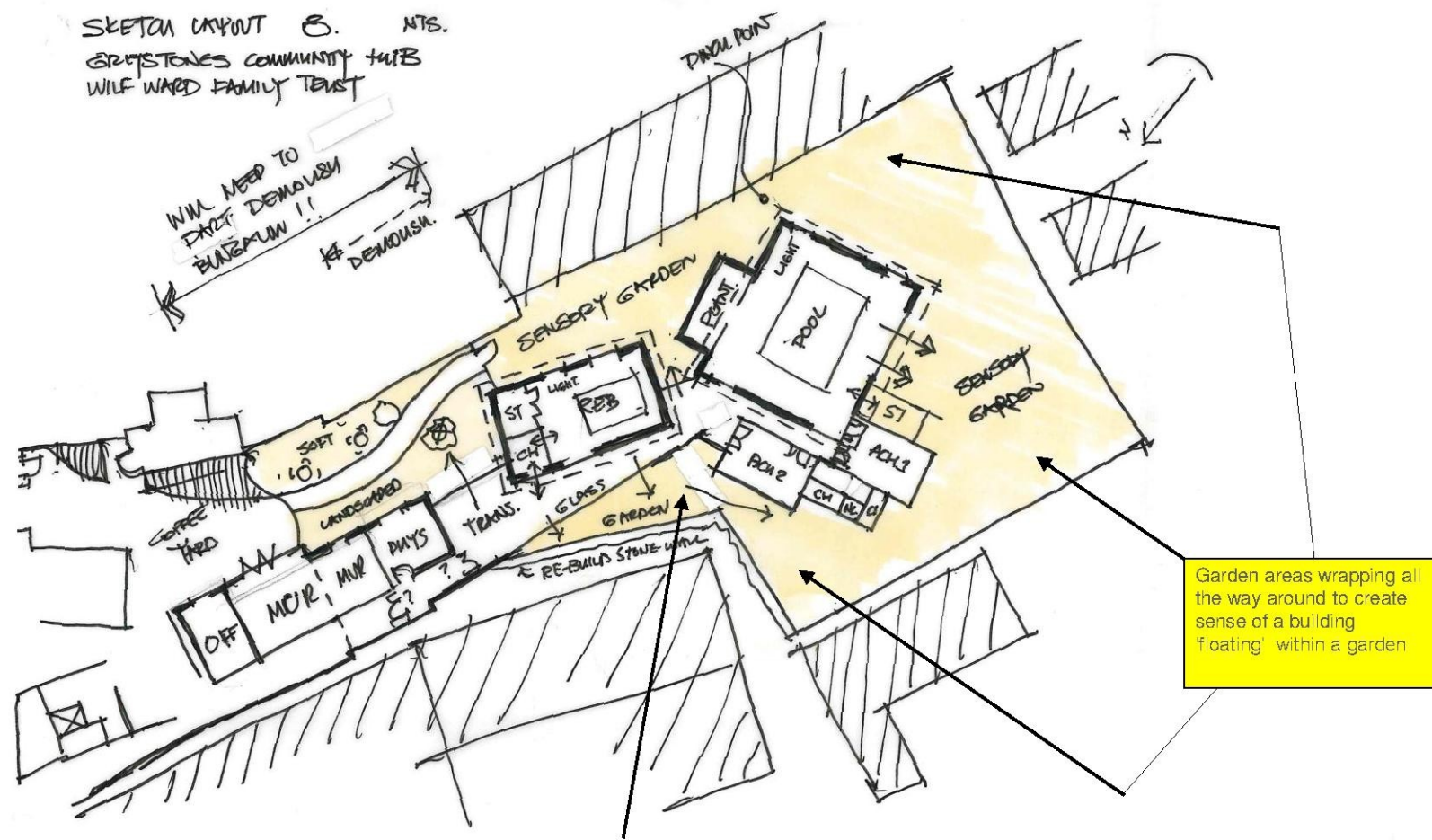
6.257 Many of the reasons for this arrangement were to try & retain a meaningful, attractive and useable Sensory Garden, pulling any buildings as far away as possible from the surrounding, & in particular, southern residential boundary.

6.258 Narrow or transitional spaces can be very successful but this kind of space was predominant and with the Pool overlooking a reasonable portion of the final garden area it did not seem to be providing any sense of arrival, nor much opportunity for the individual areas to be enjoyed privately.

# Design Development

6.259 The sketches & layouts on this page embody the key devices and approaches adopted & employed in the final design as submitted for this application and described within Section 7 which we believe address any residual design deficiencies and shortfalls.

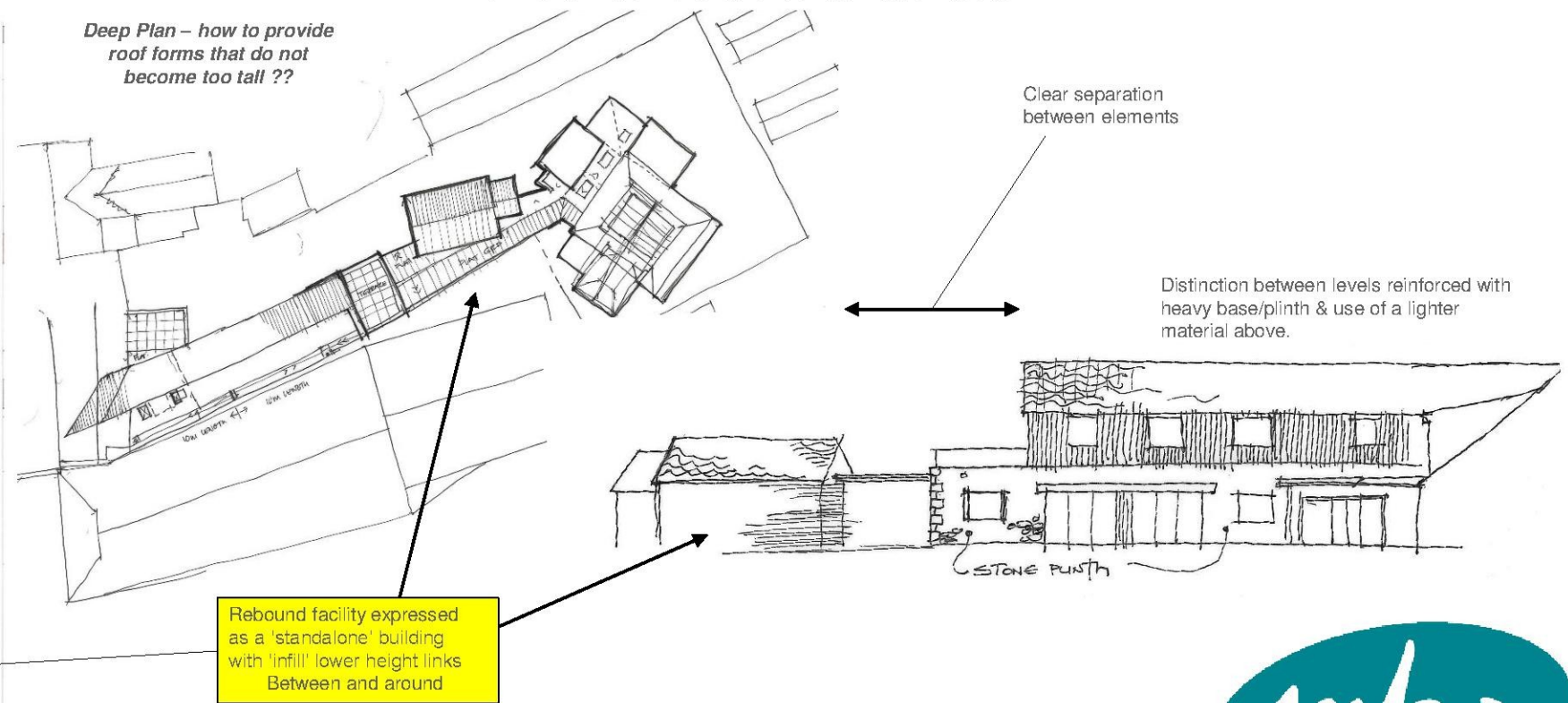
- Expressing the primary facilities as more distinct entities, 'pulling' them apart from each other with transparent 'links' between to express them as a series of buildings transitioning from traditional forms and materials adjacent to Eastgate, to more contemporary lightweight 'pavilions' the deeper you progress into the site.
- Rotating & fragmenting the volumes of the Hydrotherapy pavilion effectively pulls any buildings further away from the boundaries and the surrounding properties, disassociates it from the orthogonal boundaries allowing the building to 'float' within the site creating a series of several but linked Sensory garden areas to flow and wrap around the whole building.
- As the forms are now not square-to nor 'flat-on' to adjoining boundaries it would have the effect of reducing its apparent size creating angles and shadows between each as the cluster of forms recede with perspective.
- The primary residual concern from this approach was how to translate the deep plan of the conjoined elements comprising the Hydrotherapy Pool complex into acceptably articulated volumes & roof forms appropriate to & within the wider site and conservation area.



Potential for beneficial use of adjacent unused scrub land



Deep Plan - how to provide roof forms that do not become too tall ??



Rebound facility expressed as a standalone building with infill lower height links between and around



# Amount & Design Proposals



- 7.101 The site area is 1060 metres squared \*1 (0.106 Hectares).
  - 7.102 The sizes of respective individual facilities and room are as noted on the scheme layout drawings WWEP/102 & WWEP/103 as within Appendix 4 and a selected summary of areas are as noted in section 7.105.
  - 7.103 For clarity, the layouts shown left for both Ground and First floors overlay 'side-by-side' in two different colour washes the existing buildings as well as proposed area footprints to indicate how both have been calculated.
- The proposed New Build areas (X & Y) are those in addition to the existing areas at both levels.
- 7.104 The table below summarises the overall areas. The total proposed internal ground floor footprint area at 516m<sup>2</sup> is 1m<sup>2</sup> greater than the initial proposals submitted to obtain the Pre-Application advice – though for transparency this Pre-App did **not** indicate any new build at 1<sup>st</sup> floor level.

	Gross Internal Ground Floor Area (includes Internal partition walls)	Gross Internal First Floor Area (includes Internal partition walls)	EXISTING Totals	Gross Ground Floor Footprint Area (including External walls)	Gross 1 <sup>st</sup> Floor Footprint Area (including External walls)	PROPOSED Totals
Existing	314 (A)	148 (B)	462	360 (A)	179 (B)	539
New Build accommodation	202 (X)	103 (Y)	305	220 (X)	116 (Y)	336
<b>PROPOSED Totals</b>	<b>516</b>	<b>251</b>		<b>580</b>	<b>297</b>	<b>837</b>
Percentage of Site Area occupied (Site 1060m sq.)	48.7%			54.7%		

\*1 All areas for all proposals have been calculated from and using a digital site survey undertaken by Premier Surveys Ltd. (RICS)

# Amount & Design Proposals

7.105 Below is a summary of the primary room functions & their areas.

*(Does not include some common or supporting facilities such as WC's / Cleaner St's/Plantrooms etc.)*

## Area Use/Facility (m<sup>2</sup>)

### Ground Floor

93.0	A3 Café/Community Library & Multi-Use Asset <i>(Includes Servery)</i>
25.0	Commercial Kitchen
21.5	Supporting facilities (Store & Cleaners)
D1 Venue Space (in context of town Centre)	
14.0	Multi-use Space 1
10.0	Multi-use Space 2
1.5	Sensory Store
21.8	Corridor 1
D2 / 'Other' Leisure, Therapy & Rehabilitation	
135.0	Hydrotherapy Pool & Changing rooms <i>(includes Plantroom &amp; 15m sq. 'Wet' Circulation)</i> <i>Pool Room itself is 68m sq.- Actual pool is 20m sq.</i>
12.5	Physiotherapy/Treatment Room.
27.5	Rebound-Sensory Suite. <i>Actual Rebound Room itself is 19.5m sq.</i>
59.5	Transition spaces 1 & 2
9.5	General Office

### First Floor

C3(b) 'Step-down' residential units	
101.0	Unit 2 - 2 Bed fully accessible
79.0	Unit 3 - 2 Bed fully accessible (New Build)
C3 Family / Carer ? Support residential unit	
33.0	Unit 1 - 1 Bed Studio Flat (Ambulant access/use)

7.106 Space is generous throughout the building as it has been designed well in excess of the recommended minimum space requirements for wheelchair accessibility as WWFT is designing the building to accommodate more complex needs, anticipating large mobility scooters/wheelchairs with calliper extensions and the potential for mobile couch access throughout the Rehabilitation & Therapy facilities.

*(More detailed notes of the intended use and space allowances are included within Section 8.0)*

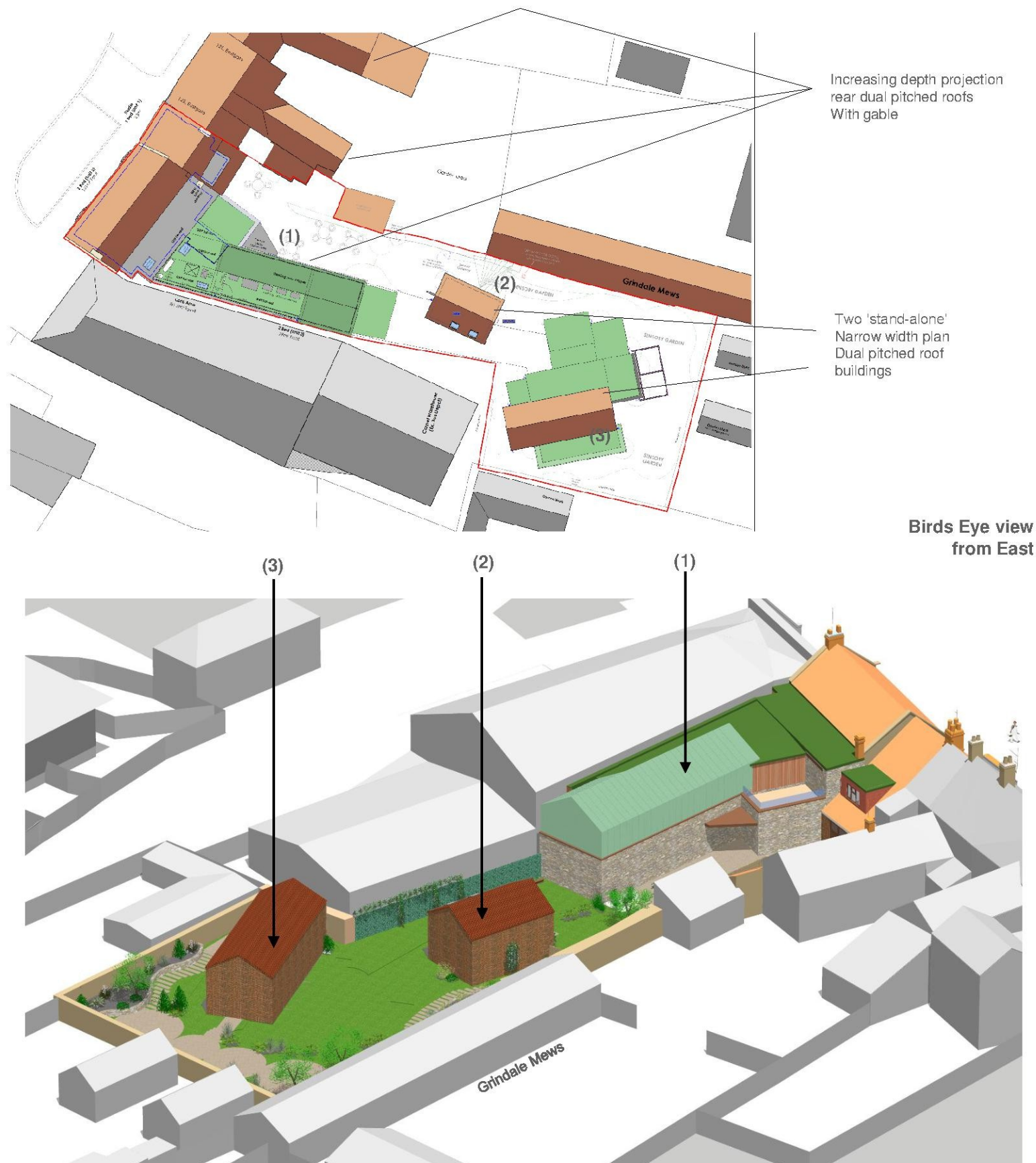
7.107 For efficient dedicated circulation we would typically target for this to account for between 12 to 15% of internal floor space (most probably towards the higher end for wheelchair accessible use etc.) For an internal area of 516m sq. (as submitted proposal) this should equate to between 62 to 77m sq. typical allowance.

7.108 On the ground floor alone there is 122m sq (dedicated) circulation space which equates to between 157 & 195% of this 'typical' targeted allowance.

7.109 This is partly a consequence of the site shape & the need to provide safeguarding as well as climatically zoned Transition Spaces but is also due to the increased space allowances generally such as in corridors which are typically between 1700mm and 2200mm wide.

Approved Document Part M typically requires 1200mm width corridor spaces with turning points to enable wheelchair and other mobility impaired access to turn into and through doorways etc.

# Proposed Design



## Scale, Extent, Character, Form & Materials

- 7.201 As explained in more detail within the Design Development section of this statement, from the outset consideration of the scale and character of the building as well as any impact they may have on the wider setting have been key factors in order to avoid the scheme reading as one continuous or dominant homogenous building 'filling' and overpowering the garden and the wider site with imposing tall roofs, especially so to the rear areas of the site.
- 7.202 The initial concept proposed with the Pre Application advice enquiry for new build elements was that of pavilions or a series of individually expressed and fragmented volumes "...to project a character .....sympathetic to and in keeping with its setting {of} .... less 'solid' buildings and more of a group of small, refined and well-designed pavilions set within a landscaped garden."
- 7.203 The principles of the Pre-Application concept have been retained, developed and expressed as a series of buildings with gaps or spaces between that progressively translate from those with more traditional forms and materials to the Eastgate end of the site, which then become lower, smaller and more fragmented contemporary forms & events the further one progresses deeper within the site.
- 7.204 The first intervention is a projecting element from the rear of the existing buildings that form the terraced streetscape of Eastgate (1) – referencing the rear projections of the adjacent properties.
- 7.205 Then two further distinct entities are set behind this :
- The Rebound/Sensory facility (2)
  - The Hydrotherapy Pool complex. (3)
- 7.206 All three would be expressed in sympathetically traditional forms having narrow plan widths with dual pitched roofs, essentially built from traditional wall and roof materials, the two to the rear could perhaps have been existing 'outhouse' buildings.





# Proposed Design



View from coffee yard.

- 7.210 There had previously been a 1.5 to 2 storey tall stone granary or hayloft type building on the site joined to the rear of the buildings fronting onto Eastgate, with a dual pitched tiled roof (See Section 5 of this Statement.)
- 7.211 The design proposal would adopt & use high quality materials to, not only elevate the quality of the actual development itself, but to enhance and extend the quality of the wider conservation area setting.
- 7.212 Using, where possible, reclaimed random rubble stone from the site to harmonise with the existing stonework of the boundary walls and adjoining properties it will reference the 'original' buildings, expressed in the form of a heavy base or plinth of the same height as we believe that these original outhouses were.
- 7.213 The proposal would be to 'stratify' this portion to expressly state a clear distinction between 'old' and the 'new' additional accommodation with a sympathetic traditional dual pitched form, but to set back the upper level from the lower, more heavy & deeper solid plinth of stone.
- 7.214 This would take a traditional gable form as per the adjacent properties of 124 & 125 Eastgate but be expressed in a contemporary way manifested as a thin profile on the gable wall, infilled with glazing, so as to appear as a lightweight element that is extruded back and seem to 'sit on top' of or float on the solid & heavy stone base.
- 7.215 It's proposed that this would be of a patinised copper effect cladding to commence the 'beginning' or introduction of the lightweight & contemporary language, to both contrast with the mass and solidity of the lower stone base but also chosen as copper being a traditional material is sympathetic to use within a conservation area but also that the colour and tone of the material references the lighter coloured cladding backdrop of the carpet warehouse when viewed from a distance (see Section 6.121 - Site Analysis.) It will also not be over-bearing within the coffee yard area.



Part Elevation of stone plinth with copper element above

# Proposed Design



Birdseye view of roof Interfaces & shielded plant

Recessed area created for Air Source Heat Pumps (ASHP's) to be set-down into.



Birdseye view of roof



Section through Unit 2/MUR's showing mono pitch roof



7.216 The copper would be expressed traditionally with sheet joints up the wall face which continue up the roof pitches as well to tie together as a single entity, creating shadow lines at regular intervals layering the perception of this entity, referencing the adjacent cladding of the existing warehouse and provide a sense of scale appropriate for its setting.

7.217 The roof over this area would be seen as a dual pitch from all surrounding areas, and is lower than the adjacent carpet warehouse roof. However the rear section, abutting the carpet warehouse, would actually be a mono-pitched roof with a shallow flat roof behind, set down at the lower ceiling level, which inherently creates an enclosed area to locate and safely access to service externally sited sustainable energy plant, shielding the surrounding residential properties & directing any resultant nuisance (or noise) they may create upwards & over the higher roof of the carpet warehouse.

7.218 To create the appearance of a break or gap between this and the existing roof of the buildings onto Eastgate, this interface with the existing roofs would be expressed as a low flat roof, very similar in height to the pre-existing mineral felt flat roof and it's too shallow pitched tiles which currently leak. This area would be raised in height nominally by approximately 200mm to accommodate additional insulated roof construction on order to comply with current building regulation standards whilst maintaining domestic scale ceiling heights within.

7.219 In terms purely of its plan form or extent, the footprint has ultimately been determined by the space required to provide a two bedroom fully wheelchair accessible flat, however the gable wall would not extend beyond that of the existing two storey wall of the adjacent carpet warehouse and continues the progressively longer staggered pattern of rear dual pitch projecting gables & roof lines of the neighbouring properties (See image below & roof plans).

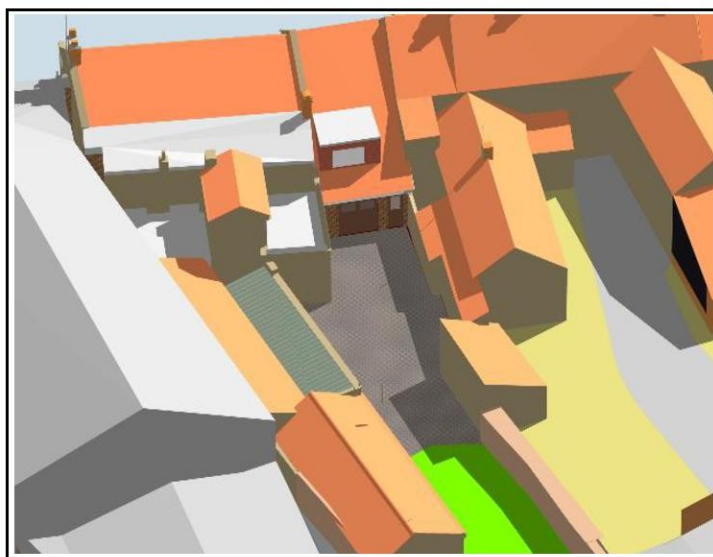


Birds-eye view from South

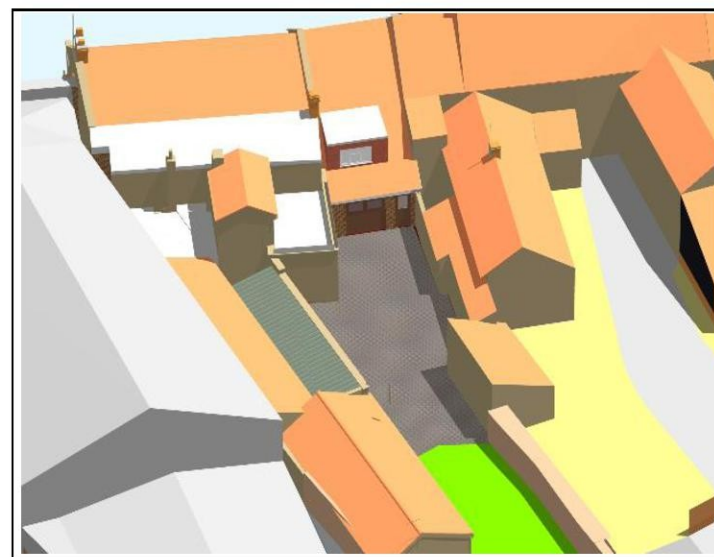
# Proposed Design

## Sun Path / Shadow Analysis Images

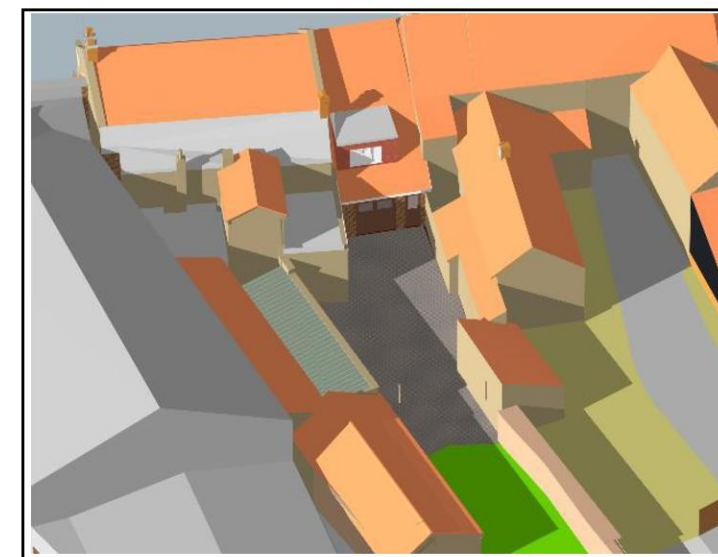
Mid-Summer (21<sup>st</sup> June)



10.00 am



13.00 pm



16.30 pm



EXISTING

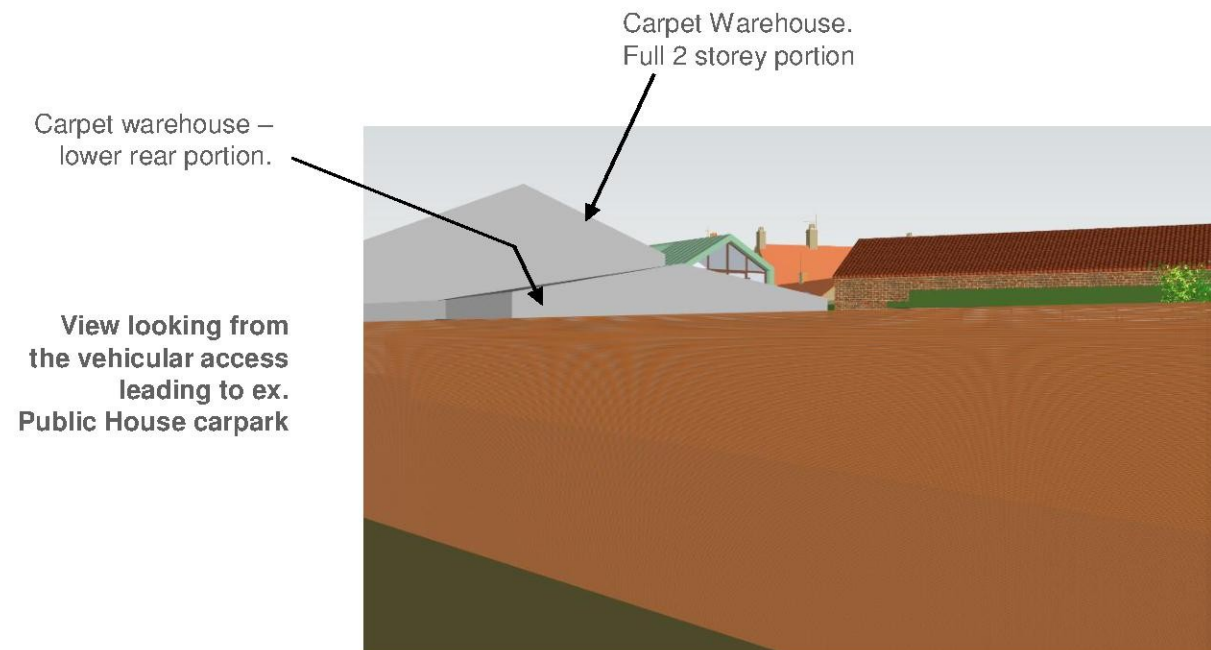


Proposed Roof Plan  
(Orientated North)

PROPOSED

7.220 Due to orientation, as the shadow images indicate, a two storey form in this location and of this arrangement has little to no impact on the adjoining properties significantly greater than shadows already cast by the existing bulk of the carpet warehouse. It isn't until late afternoon that any shadows are cast by either above the height of the existing boundary walls. After this time the sun continues to dip lower and the carpet warehouse cast nearly all areas into shadow.

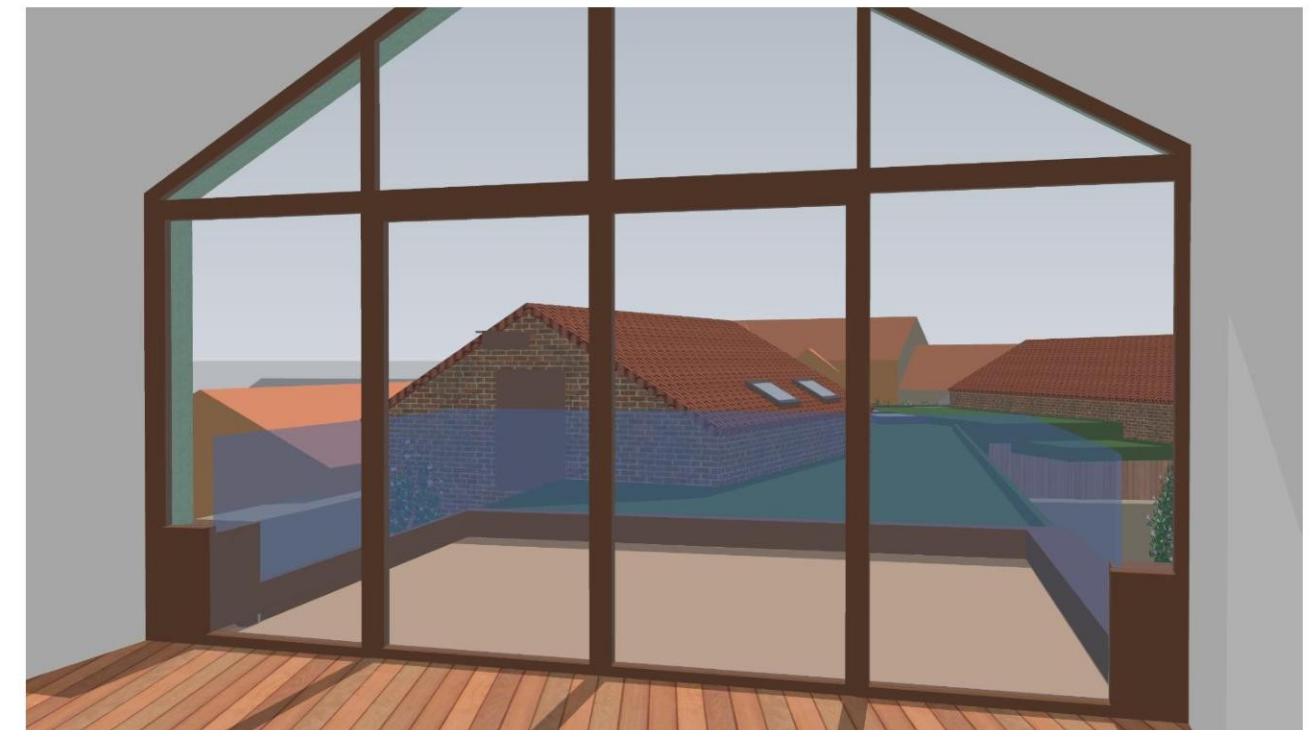
# Proposed Design



- 7.220 From further away, the form of the carpet warehouse means very little is even visible.
- 7.221 A new Approved Document Part M compliant staircase and platform lift adjacent to the carpet warehouse provides a secure controlled access up to 1<sup>st</sup> level.
- 7.222 At 1<sup>st</sup> floor level there would be provided 3 residential 'Step-Down' units. Unit 1 (above garage/ access) would be an ambulant access only 1 Bed unit. This would have an acoustic 'hotel style' double - or pair of - connecting doors which could potentially be used in conjunction with the larger adjacent 2 bed Unit 2.
- 7.223 Units 2 & 3 would both be 2 Bed fully wheelchair accessible flats with hoist access between the primary bedrooms and en-suite bathrooms.
- 7.224 Secondary use rooms, such bedrooms, would look onto the blank walls of the outbuildings and adjacent holiday let accommodation.
- 7.225 Primary views from the living room & kitchen area of the new build Unit 3 would be focused out through the south facing glazed gable over the green coloured lower roofs of the Transition spaces to the garden areas beyond, secondary side windows could be obscured glass.



Part 1<sup>st</sup> Floor Plan



View looking out of 1<sup>st</sup> floor Lounge Area

# Proposed Design

- 7.226 The re-planned Café area flows through to link with the rear areas with an internal & external link. Externally, the proposal retains a hard landscaped area as an external usable space. Primarily envisaged for use by the Café, it would also serve as a space to provide access to the Sensory garden beyond as well as have access from the Multi-Use Room(s) and also provides a direct external access to the 1<sup>st</sup> floor Apartments as well as the Rehabilitation & Therapy facilities via rear the newly constructed rear Entrance Lobby.
- 7.227 To the rear of the Café area the central General Office controls access to all facilities to the rear of the site as well as the first floor residential units. It is also visible immediately from entry to the Café entrance.
- 7.228 Two different sized Multi-Use rooms for meetings & events have been providing with a central 'folding' wall so both rooms could be used as one space.
- 7.229 The external area will enjoy full sun all morning not losing direct sun fully until around 4pm.

- 7.230 125, Eastgate has a very small external 'lightwell' type external yard space (approx. 2 x 2.5m long in size). This is a relatively small space virtually fully enclosed with tall masonry walls on all sides, the boundary wall between the two properties is approx. 2.1m tall of which nearly half of it's length is set behind the rear of the gable wall & roof forming the staircase access leading up to the (Unit 1) 'studio' flat.
- 7.231 There is one small area of garden space of 124, Eastgate on the opposite side of the 1.8m tall stone eastern boundary wall deeper into the site, with primary external garden spaces on the opposite side of Grindale Mews itself.
- 7.232 The seated or occupied area that would be the Coffee Yard area has intentionally been stopped short of this adjoining garden with the design of proposed landscaping to 'signal' or demarcate the area beyond as a semi-private area so as not to encourage people to sit or dwell within this area.
- 7.233 The only reason for persons to enter or pass through this second area would be to access the Sensory garden area beyond naturally 'stepping-down' activity outside of the Treatment Room and Transition Area.



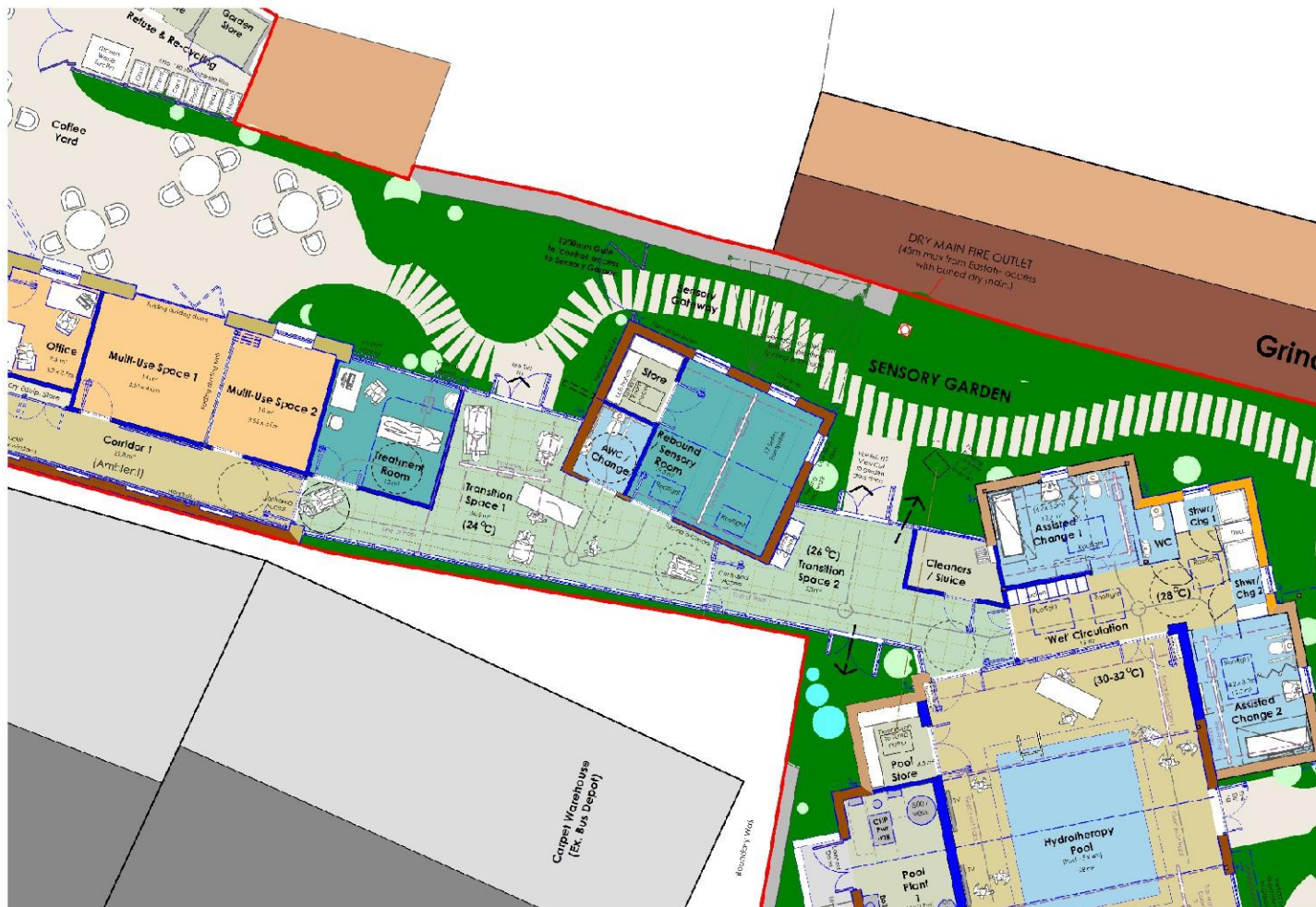
View from Coffee Yard looking south towards Sensory Garden

# Proposed Design



Exterior view of Rebound gable looking south towards Sensory Garden from Coffee Yard

Ground Floor Plan



## Rebound / Sensory Facility

- 7.234 The aim with this element is to create the impression of an original free-standing building, it would be built in reclaimed bricks with a pantile roof, that has had contemporary accommodation wrapped and flowing around it.
- 7.235 A traditional width of approx. 5 metres, virtually the same as the adjacent Grindale Mews, has been adopted to ensure the pitched roof height and gable wall proportions are in keeping with the buildings around it with 'punched hole' apertures with some higher level openings such as those for haylofts/granaries for louvres and doorways with a functional gallows lifting beam providing access and ventilation to the roof void level plantroom above.
- 7.236 The building has been rotated to disassociate it, primarily from the adjacent Grindale Mews, but also the new Multi-Use Rooms (MUR's) and Treatment room element fragmenting the sequence of buildings. This resultant narrowing of the external space onto the eastern boundary with Grindale Mews naturally creates a visual 'stop' to the more public outdoor space opening-off the Café & MUR's and alleviate any 'corridor or tunnel effect that may have resulted had the buildings been parallel. It's narrowest point being adjacent to the lower stone boundary wall creates a sense of departure from the more public external spaces and an arrival or 'gateway' which widens as you pass through into the Sensory garden and pass beyond the end of the building the gardens widens further into a larger space which in turn looks through the fully glazed link into garden areas on it's opposite side.



View from within Sensory garden looking back towards Rebound/Sensory Facility.

# Proposed Design



Interior view of Transition Space looking towards Rebound/Sensory facility standing beside Treatment Office



Interior view of Transition Space looking towards carpet warehouse garden area

## Rebound / Sensory Facility cont.

- 7.237 This rotation also aligns it with the adjacent carpet warehouse, so as not to completely 'float' at this point - not only in the semi-abstract plan view, but also in reality - to signal & shift the commencement point from which anyone moving through the building starts to experience the buildings fragmentation as it begins to flow more freely around, into and creating connections with the rear garden areas. The aim is that this will be accentuated having just passed through from the relatively 'enclosed' rectangular and internal corridor space of the MUR's into the bright naturally lit lightweight Transition Spaces which would be glazed full height on both sides and both looking out onto garden areas, blurring the junction between inside and outside, to retain and create more a sense of being within and passing through a garden.
- 7.238 The reclaimed brick would be carried around all four walls of the Rebound/Sensory building carrying through from the outside and into the Transition Spaces to also retain or preserve the sense of an 'original' and free-standing building as you pass it.
- 7.239 The roof of the Transition Spaces will be kept as low as possible - whilst still enabling hoist access to be accommodated throughout the entirety of the therapy & rehabilitation facilities from this point onwards - so that it will be lower than and subservient to the two more solid & taller brick Rebound/Sensory building & the stonework of the Multi-Use Rooms to either side, in order to create a gap or break set between, appearing transparent and lightweight with its full height glass walls and roof profile expressed as 'thinly' as possible.



Part elevation

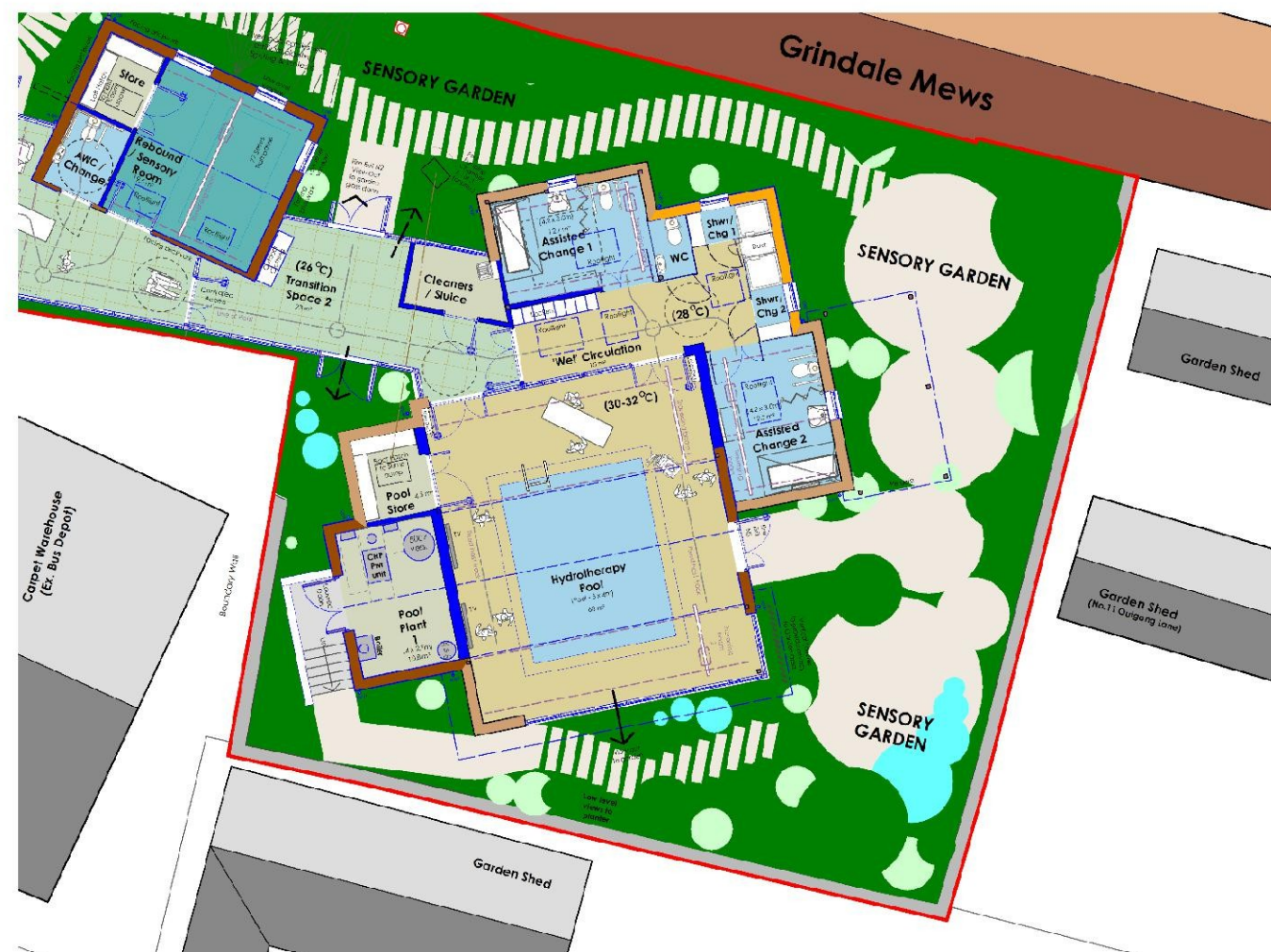


# Proposed Design

## Hydrotherapy Suite

- 7.240 The transparent link that creates the two required climatic 'step-up' zones progressively increase the temperature and humidity extend to the Pool complex.
- 7.241 Whilst essentially a direct route which continues into the Wet Circulation area and changing rooms, at this point the full group of buildings are rotated to disassociate them from the surrounding boundaries as well as the largely linear progression of forms from the Eastgate end of the site to 'float' and read as a free standing pavilion encircled by garden areas.
- 7.242 This approach enables the form to be pulled further away from all of the boundaries and as a result further from the surrounding properties than initial design concepts. As the forms are now not square-to nor 'flat-on' to adjoining boundaries it will have the effect of reducing the apparent size, creating angles and shadows between each as the cluster of forms recede with perspective view

Ground Floor Plan



- 7.243 It also naturally creates a series of smaller but linked Sensory Garden spaces which would flow from one to the next wrapping around the whole building. This approach would actually provide a greater available area of garden than one single large or rectangular space and due to perspective, diagonal or angled lines lead the eye away in multiple directions which will 'trick' the eye by elongating tapering spaces with the resultant effect of seemingly being within larger spaces than is the reality.
- 7.244 The initial concept proposal was to roof-over the wide & deep plan pool area with a 'saw tooth' roof, splitting the wide span into a series of parallel roof planes side-by-side with narrower volumes abutting at a lower height. However during the development of the Structural design and the M&E Services strategy this 'saw tooth' roof form raised conflicts between and was very limiting especially with respect to providing an efficient services strategy, in particular for air handling.
- 7.245 Numerous approaches were considered as an attempt to fragment and reduce the apparent bulk or volume of the deep plan pool from surrounding properties, including simple pitched roofs on all four perimeter sides. These included attempts to utilise hipped roof forms and masses with steeply pitched hipped roofs, would have introduced forms ultimately not present within the surrounding conservation area so, non of these approaches were considered satisfactory nor appropriate.
- 7.246 The design proposes to express this facility as a primary central volume of a traditional width plan with walls of a reclaimed brick and a traditional steep dual pitched pantile roof, consistent with and sympathetic to the surrounding existing buildings, such as Grindale Mews and properties of 124 & 125 Eastgate etc.



Birds eye view of Hydrotherapy Suite from South West

# Proposed Design

7.247 There are then a series of smaller, lower height 'lean-to' volumes abutting this which provide the supporting accommodation such as the changing rooms, stores etc. These 'newer' additions are intended to be read as such, so would be expressed as more contemporary forms with shallow flat roofs which will minimise their scale and height and be the culmination of the translation from traditional to contemporary in both form & materials, terminating the transparent element of the glazed Transition Spaces. These would be clad in a mixture of contemporary and crisply detailed materials such as timber effect boarding, referencing garden shed-like buildings and pavilions, to read as more lightweight & ephemeral when read beside the more solid & permanent forms of the brick & tiled central pool volume & Rebound facility.

7.248 With this arrangement the elements further cascade down in height within this rear most area of the site so to read as a collection of low, small singlestorey volumes masking the taller elements that have been set deeper into the site. All are in keeping with the heights of existing buildings surrounding the respective elements, most lower. With perspective these will read as lower with only small portions of roof etc. visible above existing structures and fences etc.

7.249 The changing facilities arranged around onto the southern boundary are the lowest and do not require views out. Sufficient levels of natural light can be provided by small obscure glazed windows set at a higher level, retaining privacy within as well as for the surrounding properties and the Sensory Garden itself. To further soften the oblique views of these, an open framed pergola will provide shadowing modelling the articulated stepped forms.



# Proposed Design

View of Hydrotherapy Pools glazing from sensory garden



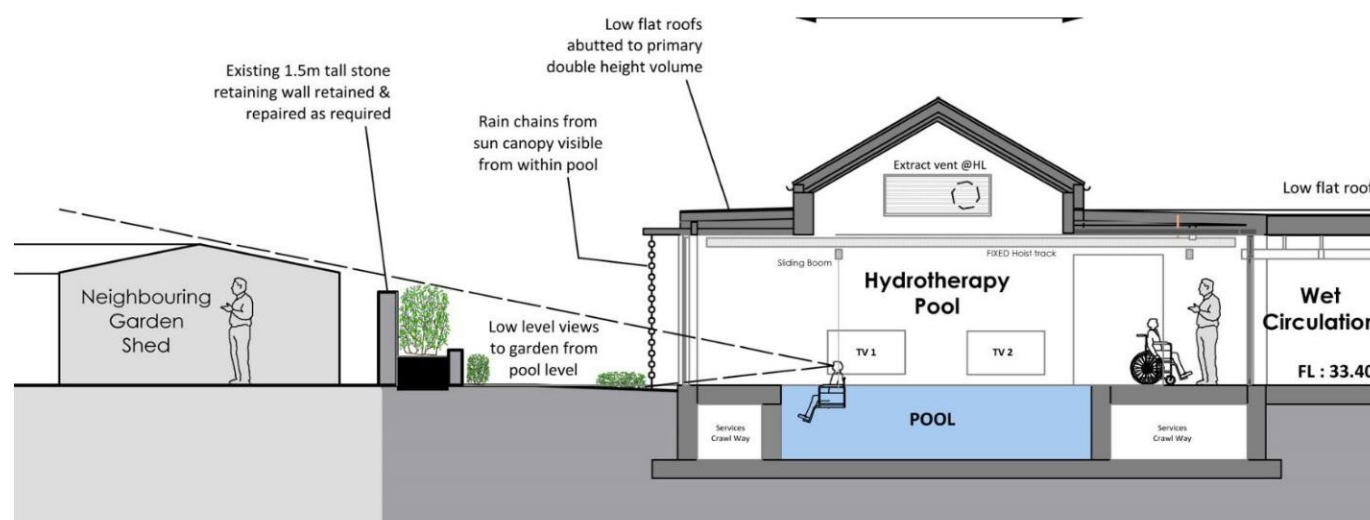
7.250 The south western garden area of the main pool takes the reduction in size and lightweight treatment a step further; being near fully glazed on two sides, with a thin depth roof construction with a very slender sun shade canopy projection out so as to nearly dissolve onto the garden itself. This glazed wall enable views out from low level for persons within the pool itself, enable us to focus attentions and views out onto a mixture of sensory and primarily visual stimuli such as rain chains and the semi-screened areas of the sensory garden

7.251 This is the portion of the proposal that is most close to any of the boundaries but adjoins gardens/ vegetable patch type areas. There is a large garden shed with solid walls quite tight to much of this length and, as the building sections (extract of 124.4 on Dwg WWEP/124 below) show, any views out from the pool are very limited due in part to proximity to but also because the boundary wall here is over 1.5 metres tall with the apparent height effectively increased further with the deep planters and introduction of tall screen planting that would preclude everyday access close to the boundary itself to the areas that can be used/frequented in the adjoining garden areas.

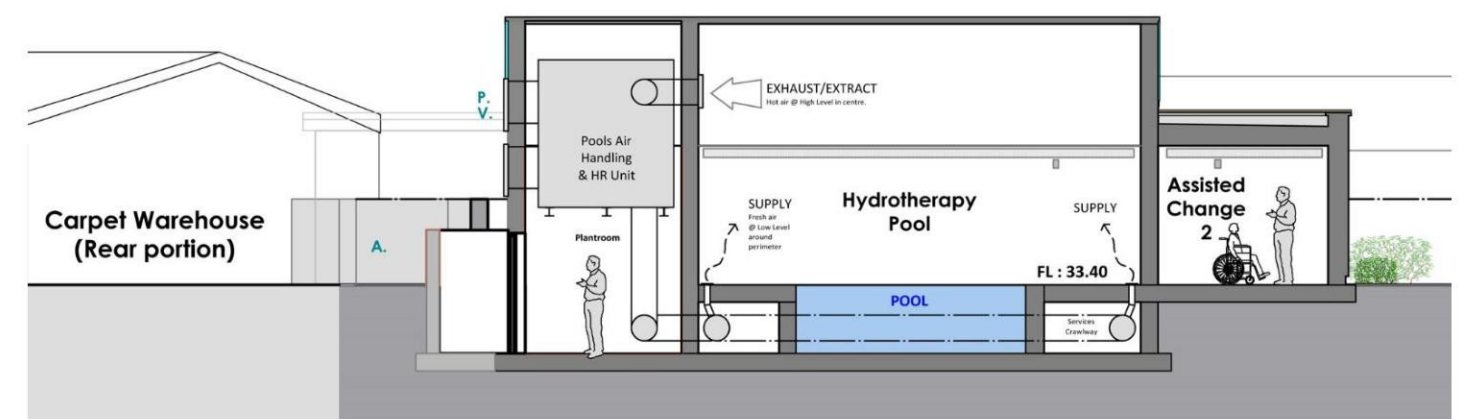
7.252 Any lighting within the Sensory garden, as noted within the M&E Services Strategy (See Appendix 7) will be carefully considered, designed to mitigate any nuisance and detrimental impact upon the amenity of adjoining properties. All lighting will be time controlled with sensors deactivated 'out-of-hours.' Any required to satisfy statutory legislation/ requirements, such as for Emergency wayfinding lighting, will NOT typically be 'on' during hours of darkness and will only switch on when essential, such as when a real fire alarm activation occurs.

7.253 The pool plantroom requires a large area that is challenging to provide all at ground level, for all of the reasons discussed within Section 6. By setting the floor level of this down lower it enables services to be routed around the pool below floor level, and effectively enables a further floor to be created within the Plantroom, within the Pool this higher volume exploits natural stack ventilation enabling extraction of stale warm air at the highest point within the Pool but, can all be contained within a building or volume that outwardly only appears to be a single storey volume.

7.254 The plantroom has been retained or sited onto the boundary with the carpet warehouse with any intended ventilation louvres etc. facing onto the warehouse to minimise any detrimental impact to the amenity of the surrounding residential properties.



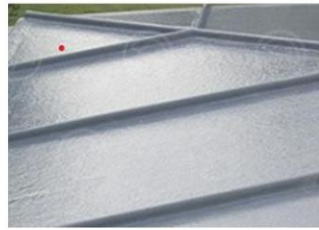
East – West Section through Pool adjoining Western boundary.



North – South Cross Section through Pool adjoining Carpet Warehouse boundary.

# Materials Palette

Rain chains To  
Sensory Garden  
canopy of  
Hydrotherapy  
Pool

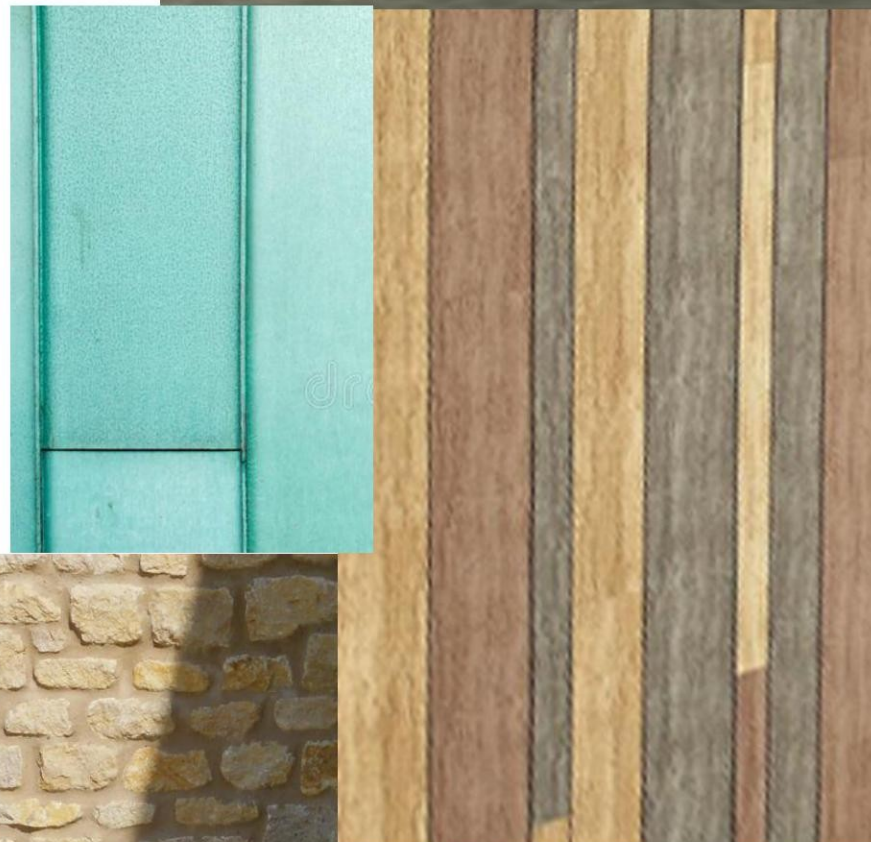


Mouldings to roof of  
Pools sun canopy

Natural green GRP  
to flat roofs of  
Contemporary elements



Copper  
cladding



Random rubble stone to Courtyard level of  
Multi-Use Rooms/Coffee Yard



Reclaimed brick to walls of  
Rebound Room, Central Pool building  
& below DPC level to plinths of contemporary elements.



Natural clay Pantiles with profiled gutters on gutter spikes  
To traditional elements of  
126, Eastgate, Rebound Room & Central Pool building



7.301 Please refer to Scheme Elevation drawings WWEP/121 to 125. for specific locations for the respective proposed materials.

7.302 The images left show Indicative samples for the primary proposed materials to be used for different elements to the exterior of the buildings. It is proposed these would to be approved with physical samples.

- Shopfront – Painted moulded timber. (See drawing WWEP/121)
- Brickwork – Reclaimed red-brown flush pointed English garden wall bond
- Pantile Roofs - Sandtoft Neo Natural clay interlocking tiles with Heritage range aluminium gutters and gutter spikes.
- Stonework - Random rubble stone brought to course with bagged finish lime mortar pointing
- Copper Cladding - MCM (or similar) Seren copper-effect.
- Timber Cladding Rockpanel 'Wood' (or similar) mix of grained boards fixed vertically with matching powder coated surround trims to door and window apertures.
- 'Flat' Roofs - Green GRP with edge trims with timber roll detailing to Hydrotherapy Pool roof onto western boundary
- External Doors, Windows & Louvres
  - New Build Elements - Bronze powder coated aluminium
  - Eastgate street Elevation - Painted timber

# Design Standards

## Design Standards

- 8.1 The environment has largely been designed significantly in excess of the recommended minimum requirements but will also comply with the following space & access standards:

Communal/Shared Facilities - Building Regulations Part M

Residential Units - Habinteg Wheelchair Housing Space Standards

### 8.2 Site Environment

- 8.201 The building is located within Pickering Town centre.
- 8.202 A bus stop is located directly outside the building with local stopping services and the Coastliner (840) service linking Pickering directly to train services in Scarborough as well as inland amongst which to Malton, York & Leeds.
- 8.203 The large Eastgate public carpark is located within 100 metres on the opposite side of Eastgate to the side & rear of Eastgate Square.
- 8.204 A 2m wide adopted footpath extends across the full building frontage.
- 8.205 It is not certain that residents staying long term within the building will drive or have dedicated vehicles, but at least 5No. spaces immediately outside the entrances to the building (within 35 metres of the main entrance.) are currently available for use by residents and visitors to the facility, And, subject to Agreement/Planning Conditions, allocating some of these via a 'Stopping-Up' order is proposed. Max gradient from these spaces is 1:21.
- 8.7 An vehicular 'Drop-off' point will be provided outside the main entrance. As within a conservation area a canopy has not been provided onto the streetscape of Eastgate.

### 8.3 External Environment

- 8.301 General gradients within the site will be 1:21 maximum.
- 8.302 The site is essentially 'flat' from entry into the site onwards and will be 'barrier free.'
- 8.303 Level access thresholds will be provided to all entrance & exit doors with a minimum clear access width well in excess of 1000mm will be provided.
- 8.304 The widened main entrance door off Eastgate to the Café is to have the existing adopted footpaths levels raised locally to provide a 1500 x 1500mm level landing (with a nominal 1:40 cross-fall) to achieve a level threshold.
- 8.305 Numerous Mobility scooter parking and charge points will be provided within the site to enable wider access. 2no. covered bays with securing points accommodated within the area linking Eastgate itself with the coffee yard and a further 3No. charge points visible and accessible within the coffee yard itself. Further parking and charge points are provided internally within Transition Space 1 also.
- 8.306 A canopy is to be provided to the newly constructed access door off the rear external area.
- 8.307 A semi-private Sensory Garden is to be provided to the area beyond or to the rear of the more 'public' external area accessible directly from the Café and Multi Use rooms. The garden will have a variety of sensory stimuli and be laid out so as to provide a number of areas enabling sole or more private enjoyment.
- 8.308 Footpaths around the building and in the sensory garden areas will have a minimum width at 'pinch points' of 1500mm, laid to max. 1:21 gradient with 1:40 crossfall for drainage.
- 8.309 External storage facilities for use by residents are to be provided.

# Design Standards

## 8.4 Internal Environment

- 8.401 Once within the building, all areas beyond those immediately accessible from the Café / rear Lobby area will have controlled access.
- 8.402 All internal doors will have at least a minimum clear opening width of 800mm, all doors accessed by residents are either on swing-free closers or automatic opening devices once inside the building itself (linked into the fire alarm installation). Doors to corridors and circulation spaces will be of a 'door & half' type with assisted devices to provide wider access.
- 8.403 All rooms are fully wheelchair-accessible - except ambulant WC's & smaller functional support facilities such as cleaners Stores etc.
- 8.404 All entrance lobbies accommodate wheelchairs with assistance or an electric mobility buggy with space for passing.
- 8.405 Internal corridors have been designed to far exceed the width requirements of BS8300:2001 and as such a variety of widths are provided incorporating passing points etc., with a minimum clear width, even once two handrails are fitted, of 1300mm over a short distance will be maintained
- 8.406 Corridor floors finished will be of consistent colour, pattern and design to minimise trip hazards or risk of falls, colour contrast to designate key door openings, etc. will be provided by means of other interior design elements.
- 8.407 The new access stair will be fully Part M compliant.
- 8.408 A platform lift will also be provided that will accommodate a wheelchair user and a companion.
- 8.409 Signage and Wayfinding. Yet to be designed/selected.
- ..
- 8.410 Multiple accessible WCs have been provided, located adjacent to all publicly accessible & community facilities. All Accessible WC (AWC) compartments are Part M compliant.
- 8.411 Assisted WC's and two large 'Changing Places' sized Changing Rooms have been provided for use which will be fully equipped.
- 8.412 Hoist access will be provided for all Rehabilitation & Therapy areas covering all areas accessed off & beyond Transition Space 1

## 8.5 General

- 8.501 Opening lights will be fitted with window locks, an opening restrictor to 100mm for safety and security purposes; all handles will typically be of a 'D' type profile to assist arthritic ease of use etc. All will be capable of being adapted to provide complete security but also provide a means of natural ventilation.
- 8.502 A Call System will be provided throughout all accessible residential & Communal use areas as well as to within all Therapy & Rehabilitation facilities.
- 8.503 Switches and Controls. All switches, controls and consumer units etc. will be set at a max. height 1.2m above floor level and socket/data outlets at 600mm. within resident areas

# Summary

- 9.1 In Summary, the design intent is to integrate sympathetically within the Conservation Area, harmonise with surroundings and neighbours and enhance the quality and character of the site itself and by extension the larger area.
- 9.2 It will have minimal visual impact despite being larger than the existing buildings that are currently on the site by virtue of the proposed design, improved quality of materials used, character, form and massing, the replacement building enhances both the close and wider or greater visual amenity of the area as a whole.
- 9.3 Will have minimal environmental impact.
- 9.4 It will be a respectful development appropriate for, continuing & extending the site's pre-existing uses.
- 9.5 Will provide a facility that meets an identified local need.
- 9.6 The quality and environment is as important as the quality and range of the services that can be delivered from it, this scheme will provide a modern facility from which community focused benefits can be provided by WWFT for the Pickering and surrounding areas residents.