

**PROPOSED BAKERY AND DISTRIBUTION UNIT
ENTERPRISE WAY
WHITBY BUSINESS PARK
for
E. Botham & Sons Ltd.**

NYMNPA

03/07/2019

DESIGN & ACCESS STATEMENT.

USE:-

The proposed new development is the second phase of an existing bakery unit, the new unit will produce bakery products, pastry, confectionary and cake decoration, and provide packing and distribution of the products. The new facility will also incorporate the display of the products and visitor attraction and production viewing area. Also including a wind turbine and solar panels for renewable energy.

AMOUNT:-

The new building will occupy a foot print area of 1705m² on a site of 12000m².

LAYOUT:-

The new building is located to the East of A171 Stainsacre Lane and Enterprise Way on the Whitby Business Park, and adjacent to an existing facility. The existing site access will be utilised for distribution vehicles (box vans and occasional articulated vehicles) and public access. An addition separate access will be formed for passenger coach access and parking. An external seating area and children's play area will be provided, with the remaining land area to be landscaped to complement the existing extensive landscaped areas. The dense landscaped area of trees and shrubs, adjacent to public footpath 30.43/655 to the South East will remain as existing.

SCALE:-

The building is built on a grid of 50x18.5m / 31.5x 19.8m and 6.0m to the eaves and approx 8.0m to the ridge.

LANDSCAPING:-

Existing buffer landscaping adjacent to A171, Enterprise Way and public footpath 30.43/655 will remain, made good and replanted as necessary. Addition landscape will be provided to the North / North East to match and complement the existing. The existing hard surfaced service area will remain, and become a courtyard area between the new and existing buildings. Additional car parking will be provided to the North of the new unit, with half of the parking area to be grasscrete (green) to match the existing car parking area. A macadam surfaced area will be provided for coach access, turning and parking, masked with extensive new landscape trees and shrubs to complement the existing.

APPEARANCE:-

The building will be clad with colour coated profiled metal vertical cladding (Goosewing Grey BS.10.A.05). Colour coated profiled metal flat panel cladding (Goosewing Grey BS.10.A.05) at high level, with flashings to match, with a brick faced plinth wall to 2.1m, to match the adjacent unit. The public tea room and attraction area to be extensively glazed and a contrasting natural cedar timber boarding up to the feature mono pitch roof. The roof will be profiled metal roof deck (Dark grey – Merlin BS.18.B.25), with 10% translucent roof lights (solar panels for renewable energy).

ACCESS:-

The vehicular access will be via the existing estate road Enterprise Way and the A171, to a new public parking area and the existing service yard.

After accessing the site, a maximum gradient of 1:20-1:40 will be achieved for parking and service area, giving a level access to the building for both able bodied and less able bodied persons.

Mobility / disabled W.C will to be provided within the entrance area of the building.

July 2019

Craven Design Partnership
Ribble Court, 1 Mead Way
Shuttleworth Mead Business Park
Padiham, Burnley.
Lancashire.
BB12 7NG

Elizabeth Botham & Sons Ltd

Client statement

- Company history
- The company today
- The company for the future

A Short Account of the past 150 Years

Elizabeth Botham (nee Scott) was born in Brandsburton to the west of Hornsea in 1836. Her father was a farm labourer and by age 13 Elizabeth was working in service. In 1864 she met and married John Botham, a farmer in Wykeham to the west of Scarborough. John's first wife had died of tuberculosis and left him with three children.

Just a year later John's farm was devastated by the outbreak of cattle plague (rinderpest) which ravaged British farms for two years. Having lost their income, John took a position as a farm manager in Hutton Mulgrave near Whitby, bringing the family with him. Elizabeth had her third child, Jack, here and the Botham family continued to grow.

John's position did not last however and Elizabeth began to sell her home baking at the markets and wherever she could in order to help support her family. By 1869 Elizabeth's baking had developed a great reputation, the Bothams had moved into Fishburn Park and Elizabeth was selling from a green handcart fitted with shelves.

By 1880 the Bothams had moved to the West Cliff where Elizabeth ran an ale house, called the Hole in The Wall, rented from the Scarborough Brewery, and operated her bakery shop fronting onto Skinner Street. Elizabeth's tenth child (Johns fourteenth!), Arthur, was born here and sadly John passed away within the following year. Elizabeth continued to work hard at her business and her children all worked along with her.



By the turn of the century E Botham, Bakers, had its own premises on Skinner Street with a Café and a branch shop on Baxtergate. Elizabeth had purchased Stakesby Manor, along with its farmland, where she lived most of the year but then rented it out during the summer season! She had a farm manager to run the estate and provide many ingredients for use in the bakery.



After Elizabeth's death in 1904 the business became E Botham & Sons, run by Jack and Arthur, along with many other members of the family. In 1940 the Company passed from Arthur to his children Billy, Sydney and Neville. By 1965 Neville Botham and his wife Audrey were the only family still involved in the bakery but they were joined by their children, during the 1970's and 80's. Several different shops and Cafés came and went during this time (four on Baxtergate alone!) but the bakery remained behind the shop on Skinner Street where it grew, taking in several surrounding properties.

Following a move into selling biscuits and then teabreads and cakes through a national network of wholesalers, Bothams purchased land on the Whitby Business Park with the intention of re-locating production to a purpose built site. In the end this seemed too much of an undertaking so production was split, with the "packaged goods" moving to the new site but the daily baking of bread, savouries and confectionary continuing behind Skinner Street.



E Botham & Sons Ltd in 2019

Bothams is now run by a board comprising:

Audrey Botham (Chair), Nicholas Botham, Sarah Jarman (Company Secretary), Mike Jarman (MD), Elizabeth Roberts, Jonathan Botham, Lois Borrett, Anita Marshall, Kay Dickinson. Anita, Lois and Kay are Mike and Sarah's children and represent the fifth generation of family in the business.

All the family take an active role, not just in running the company but also hand on in production, sales and distribution. The Company currently employs around 130 people, of which 68 are full-time. There are several members of the team who have worked for over 40 years for Bothams and at the other end of the scale we provide many holiday jobs and vital a first experience of work; we currently have one local family with three generations working for us all in different departments.

Bothams operates on five sites, Skinner Street (shop, tearoom and bakery), Enterprise Way (bakery and shop), Baxtergate (shop and tearoom), Sleights (shop) and Pickering (shop and tearoom). The Skinner Street site also acts as the Head Office, and mail order department - an area we are hoping to expand further in the future.



Botham's moving forward

Although our current premises on Skinner Street has served us well for over one hundred years, it is becoming increasingly difficult to maintain and keep abreast of current legislation. Our current location in a semi residential area has also given rise to a number of noise issues and although working closely with our EHO has alleviated some problems only a move to the industrial area will give a solution.

Also, with regard to the town centre, as we are retaining our retail site on Skinner Street, we feel this move will have no detrimental effects on the town centre.

As the Whitby Business Park is located close to the expanding residential area of Whitby's East side, not only will the problem of staff parking in town be reduced but also many will no longer require transport.

This move to Enterprise Way will give us a clean slate for a purpose designed building which will not only protect the jobs of our work force but will allow the opportunity for expansion – at our usual, modest pace. We also foresee the opportunity to enhance the business for the future with the inclusion of renewable energy initiatives in terms of energy generation and water heating.

A certain benefit of this move will be the reduction of commercial traffic into Whitby town centre, however the increase of commercial traffic to our Enterprise Way site should be minimal, as many of the deliveries are presently doubled up between the two sites.

Our present shop at Enterprise Way is already a valuable resource, serving the Whitby Business Park work force. With the planned expansion of the estate and the near certainty of the Dogger Bank wind farm going ahead, our relocated shop and planned café area will be ideally placed to serve these increasing demands.

We are hoping to attract customers not just to buy our products but also to give them the opportunity to learn something of our history and the chance see our products being made. With a view to this we are already receiving advice from Paragon Creative, one of the foremost creators of visitor attractions.

We remain aware of the prominent position of our business at the entrance to the town and hope to further enhance the visual appeal of the site with both the architectural finishes and the use of earthworks and planting.

Geoenvironmental report is 21.35MB and too large for your upload allowance, therefore will be issued under separate cover.

Vic Craven.

Craven Design.

NYMNP

03/07/2019