

NYMNP

25/04/2022



## DESIGN AND ACCESS STATEMENT

Submitted to North Yorkshire Moors National Park  
Authority for

Planning and Building Consent for

Sneaton Lane Garage  
at  
Sneaton Lane, Ruswarp, Whitby, YO22 5HL

On Behalf of

J.G.J Little Ltd



Job No.: 08525 EXW 20 – Sneaton Lane Garage, Ruswarp  
Revision: Original  
Date: 12<sup>th</sup> April 2022

## **CONTENTS**

1.0 Introduction

2.0 Overview and Proposals

3.0 Existing Site

4.0 Existing Buildings

5.0 Rationale for Change

6.0 Proposals and Design

7.0 Access

8.0 Impact Assessment

## **1.0 Introduction**

- 1.1 This Design and Access Statement has been prepared on the instructions of J.G.J Little Limited to accompany an application for Planning Consent to construct a building at Sneaton Lane Garage, Ruswarp, Whitby.
- 1.2 The existing Sneaton Lane Car Garage / office building was well dated. The neighbouring retaining wall at the rear of the site had collapsed, causing structural damage to J.G.J Little's building, causing the building to be structurally unsafe for use. The existing building onsite was demolished in March 2022 following approval from North Yorkshire Moors National Park Authority.
- 1.3 The proposed building to be constructed in the same location with the same orientation of the existing building that has been demolished.

## **2.0 Overview and Proposals**

- 2.1 It is proposed to construct the new building to provide the same size and use as existing.
- 2.2 The building is designed to provide minimal visual impact to the area and infant tie in with the surrounding buildings.
- 2.3 The building line to the front elevation is in line with both existing and with the adjacent garage to the east which allows for good aesthetics and simple safe access around site.

## **3.0 Existing Site**

- 3.1 Sneaton Lane Garage
- 3.2 Sneaton Lane Garage has for many years being a car garage, once with petrol pumps now finds itself as a vehicle repair garage, MOT center & well-known body repair shop. The units to the west of the site are split into two, one of which is a laundry service to the local area.

## **4.0 Existing Buildings**

- 4.1 The former building was built up of a 2-storey office, with reception, storeroom & staff area at the front and an open plan workspace at the back. The former building was built of masonry walls with cream render and asbestos roof sheets.
- 4.2 External windows and doors were generally blue painted timber frames with single glazed panels.
- 4.3 The building was used as a car garage under use class B2.
- 4.4 The building in question is located in the centre of the site between 2 existing buildings.

## **5.0 Rationale for Change**

- 5.1 The existing building was structurally unsafe due to neighbouring retaining wall collapse.
- 5.2 The intention is to build back the proposed building of which the size and use matches existing.
- 5.3 Additionally, the existing building was additionally dated, and the propose building enhances the sites appearances.

## **6.0 Proposals and Design**

- 6.1 The proposed building is an insulated portal frame building of appearance which matches its surrounding buildings.
- 6.2 The proposed building is no higher than existing, and again appears like the unit to the east. The neighbouring building directly to the south is much larger and built up on a made ground.
- 6.3 The design is in keeping with surrounding buildings.
- 6.4 The external walls & roof of the building are proposed in goosewing grey to blend in with the surrounding buildings.
- 6.5 The barge capping, ridge capping, guttering & opening flashings are proposed to be Posco Merlin Grey to create a contrast.

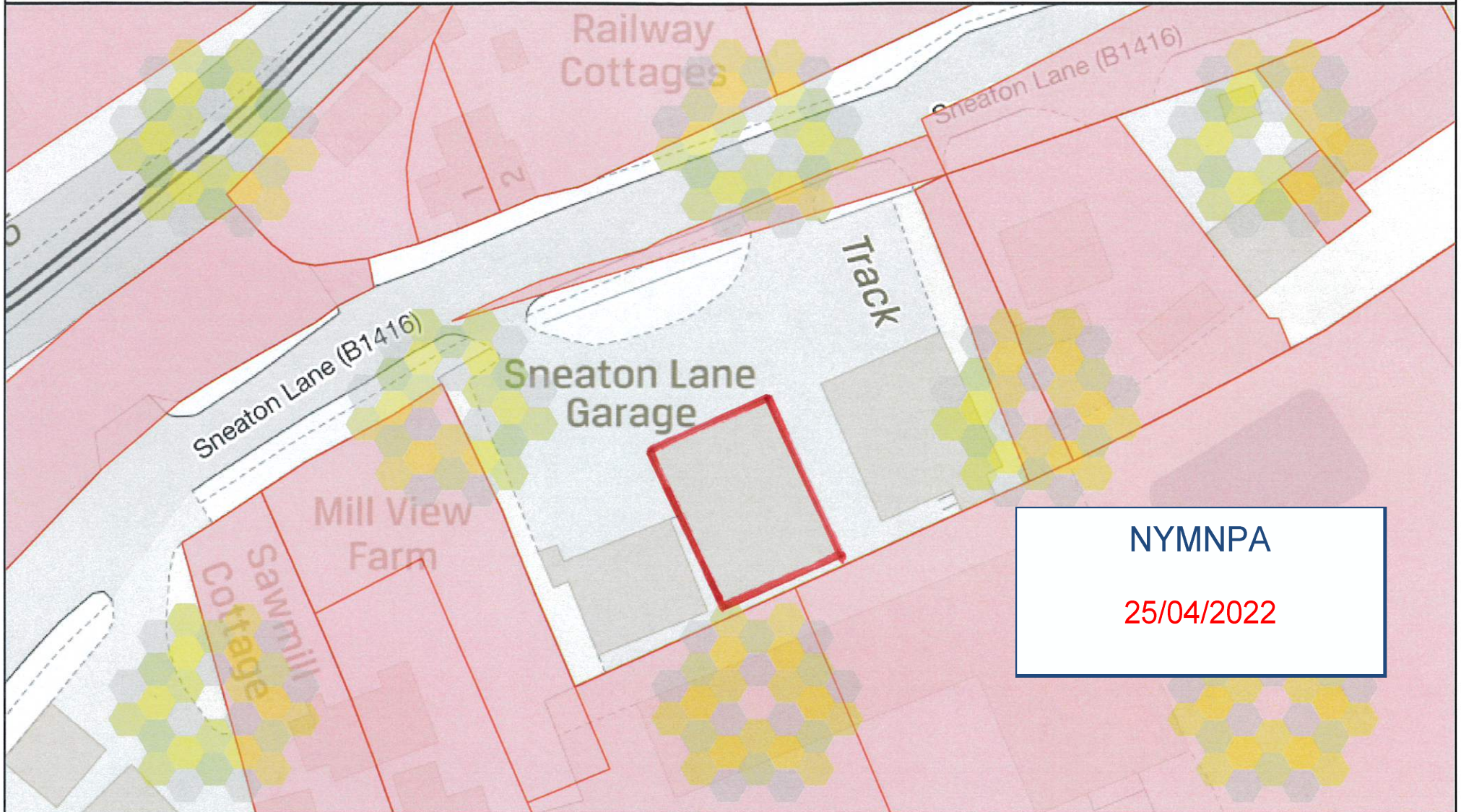
## **7.0 Access**

- 7.1 There will be no alterations to means of access and egress from the site or building.

## **8.0 Impact Assessment**

- 8.1 The proposal will create less than serious harm to the site.
- 8.2 The design and position of the building is sympathetic to the site.
- 8.3 The position of the building is limited by the site constraints.
- 8.4 The proposal will improve the current working environment for Sneaton Lane Body Repair as they are currently in temporary work environment and not preforming to maximum efficiency.





0 2 4 6 8 12 16 20m

Map scale 1:625

© Crown copyright and database rights 2020 Ordnance Survey 100026316

This map is for reference purposes only. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.

Data last updated 10:00pm 30 SEPTEMBER, 2020

# FLOOD RISK ASSESSMENT

FOR

Sneaton Lane Garage  
Sneaton Lane  
Ruswarp  
Whitby  
YO22 5HL

NYMNPA

27/05/2022

ON BEHALF OF

J.G.J Little Limited



Suite 2 The Riverside Building  
Livingston Road  
Hessle  
Hull  
HU13 0DZ

Job No. 08525 EXW 20  
Date: 11<sup>th</sup> May 2022  
Issue Status: Original  
Checked By: WO

## CONTENTS

- 1.0 Introduction
- 2.0 Site Summary
- 3.0 Preamble
- 4.0 Site Specific Information
- 5.0 Conclusion

## APPENDICES

Appendix 1 – Location Plan

Appendix 2 – North Yorkshire County Council Surface Water Flood Risk

Appendix 3 - North Yorkshire County Council Fluvial Flood Risk

Appendix 4 – Topographical Survey

## 1.0 Introduction

- 1.1 This proposal relates to the proposed building of 346m<sup>2</sup> portal frame unit at Sneaton Lane Garage, Sneaton Lane, Ruswarp, Whitby.
- 1.2 The proposed building is to be built on it's existing building footprint that was demolished in March 2022 due to neighbouring retaining wall damage. The building is located between existing commercial units onsite, and the site is located immediately adjacent to residential dwellings. The proposed building is located further from the River Esk than the residential dwellings and both are behind the Flood Defence.
- 1.3 The arrangement is shown on the site location plan 08525 EXW 20 - 201 Location Plan at A4 attached.
- 1.4 North Yorkshire Moors Park Authority have asked for a flood risk assessment to be provided due to the development falling within Zone 2.
- 1.5 The application site is located within the commercial area of the village, approximately 100m to the South of the River Esk. The topography of the area is predominantly flat through the Esk Valley.

## 1.6 Site Summary

Site Name: Sneaton Lane Garage

Location: Sneaton Lane Garage, Sneaton Lane, Ruswarp, Whitby, YO22 5HL

Grid Ref: NZ 88969 08979

Application Size: 346m<sup>2</sup>

Development Type: Commercial

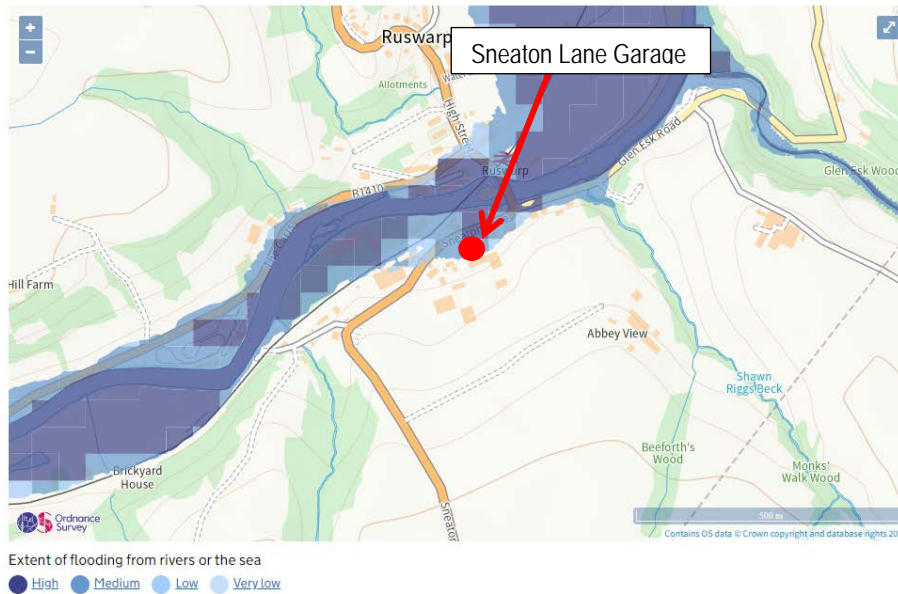
River: Esk

Indicated Flood Zone: Flood Zone 2, areas benefitting from flood defences



## 2.0 Preamble

- 2.1 The Environment Agency flood map suggests that the area is within Flood Zone 2 and would be classed as medium risk. The chance of flooding each year is 1% to 3.3% (1 in 100-year to a 1 in 30-year chance of flooding).



- 2.2 The North Yorkshire County Council SFRA Appendix C Large Map identified the proposed building as being in Flood Zone 2 and shows the flood defence protecting the site from the River ESK.

- 2.4 Gov.uk website shows the long-term flood risk from surface water of the area as very low.



Map taken from <https://flood-map-for-planning.service.gov.uk/>

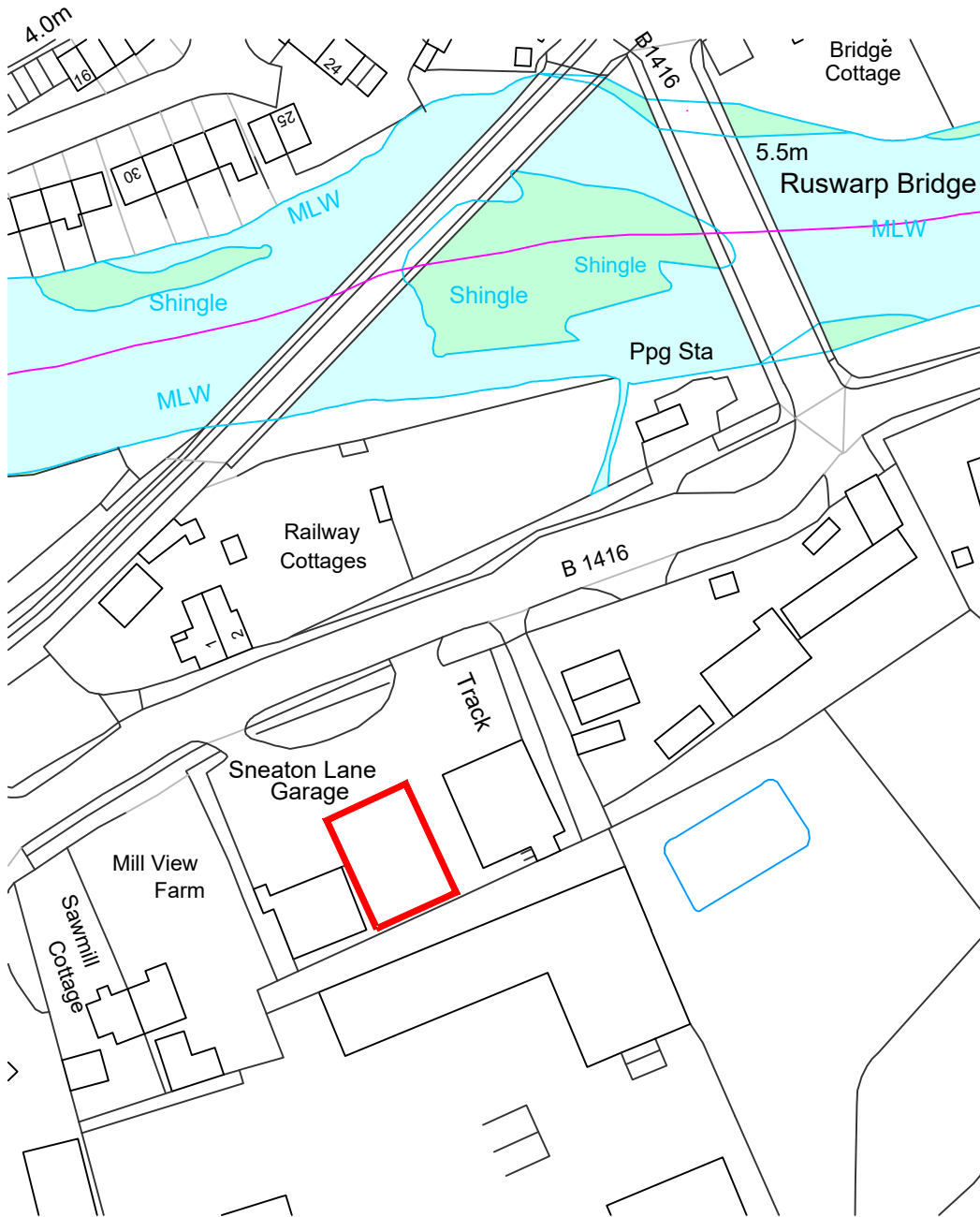
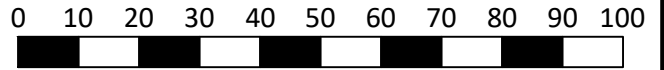
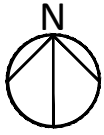
**3.0 Site Specific Information**

- 3.1 SLG is deemed to be at risk as a consequence of proximity to the Rivers Esk.
- 3.2 The existing site is currently laid to existing concrete and hardstanding falling to existing drains.
- 3.3 Surface water fall (hard surface) area has not changed with this application site.
- 3.4 Our client & their tenant who have operated out of SLG all their lives have no memories of the proposed application site ever flooding.
- 3.5 In 2017 the River Esk burst its banks & SLG was not effected by this.
- 3.6 To put the site into context, the existing ground levels at the lowest point is 4.550m.

## APPENDIX

### Drawings

08525 EXW 20 - 201 Site Location Plan at A4  
Figure-A38.1-Fluvial-Flood-Risk-in-Sleights,-Ruswarp-and-Sneaton  
Figure-A38.2-SW-Flood-Risk-in-Sleights,-Ruswarp-and-Sneaton  
Y-EXW-RJH-08525-20-100-Topographical Survey



Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432

Rev	Date	Drawn	Description	Checked
-	-	-	-	-



LHL Group Property and Construction Consultants

The Chocolate Works  
Bishopthorpe Road  
York  
YO23 1DE  
01904 690699  
www.lhlgroup.co.uk

Suite 2  
The Riverside Building  
Livingston Road  
Hessle  
HU13 0DZ  
01482 215999

Offices also in:  
Harrogate  
Newcastle Upon Tyne  
Doncaster

Client JGJ LITTLE LIMITED  
Project 2 SNEATON LANE, RUSWARP, YO22 5HL  
Title LOCATION PLAN

Issued From HULL  
Date 01/2022  
Scale 1:1250 @ A4  
Drawn SY Auth WO

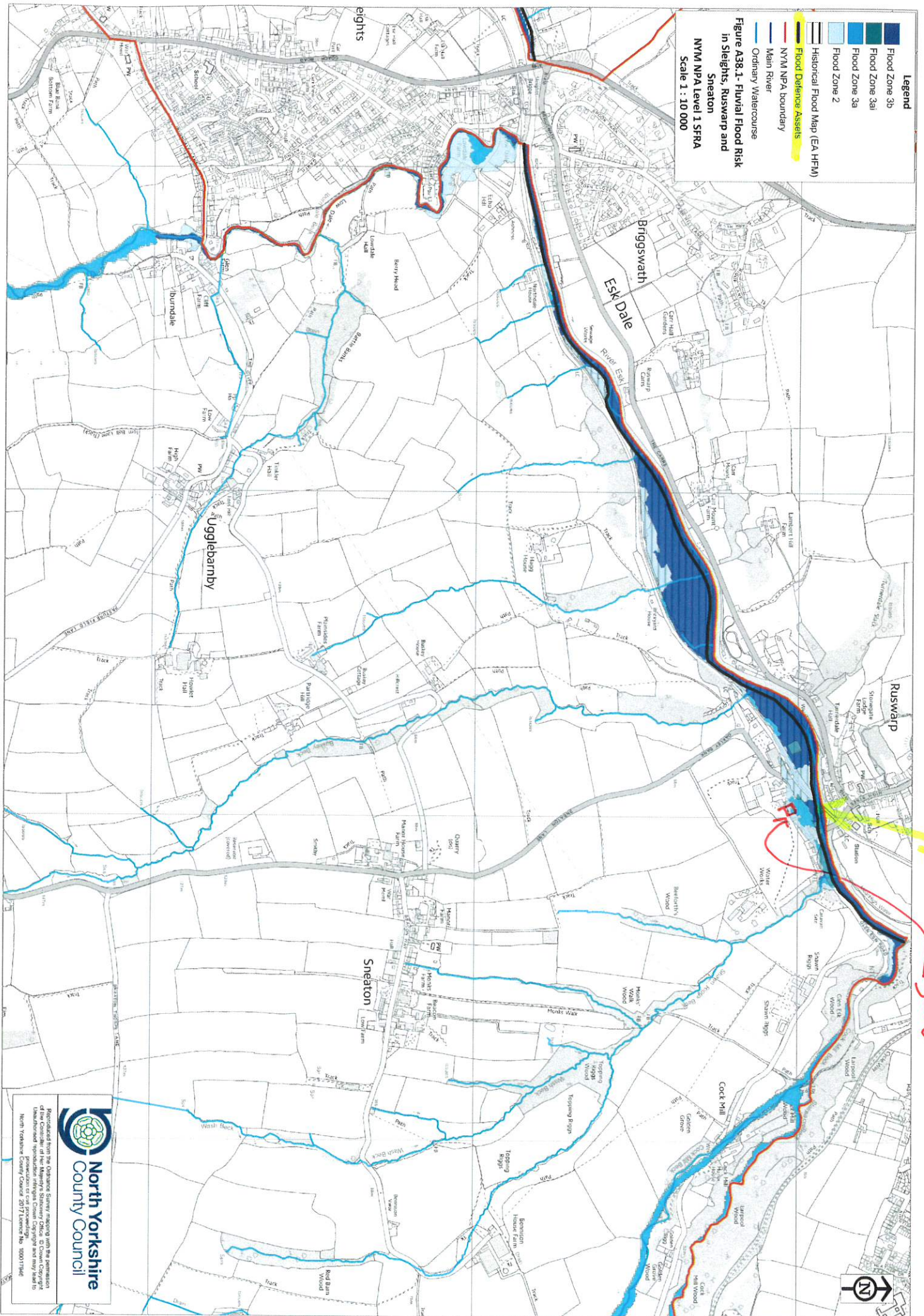
Drawing Number Revision

08525 EXW 20 - 201

Do not scale from this drawing. Work to figured dimensions, and any discrepancy to be reported to the Architect.

© This drawing is copyright and must not be reproduced or used for any other purpose without the permission of LHL Group Ltd.





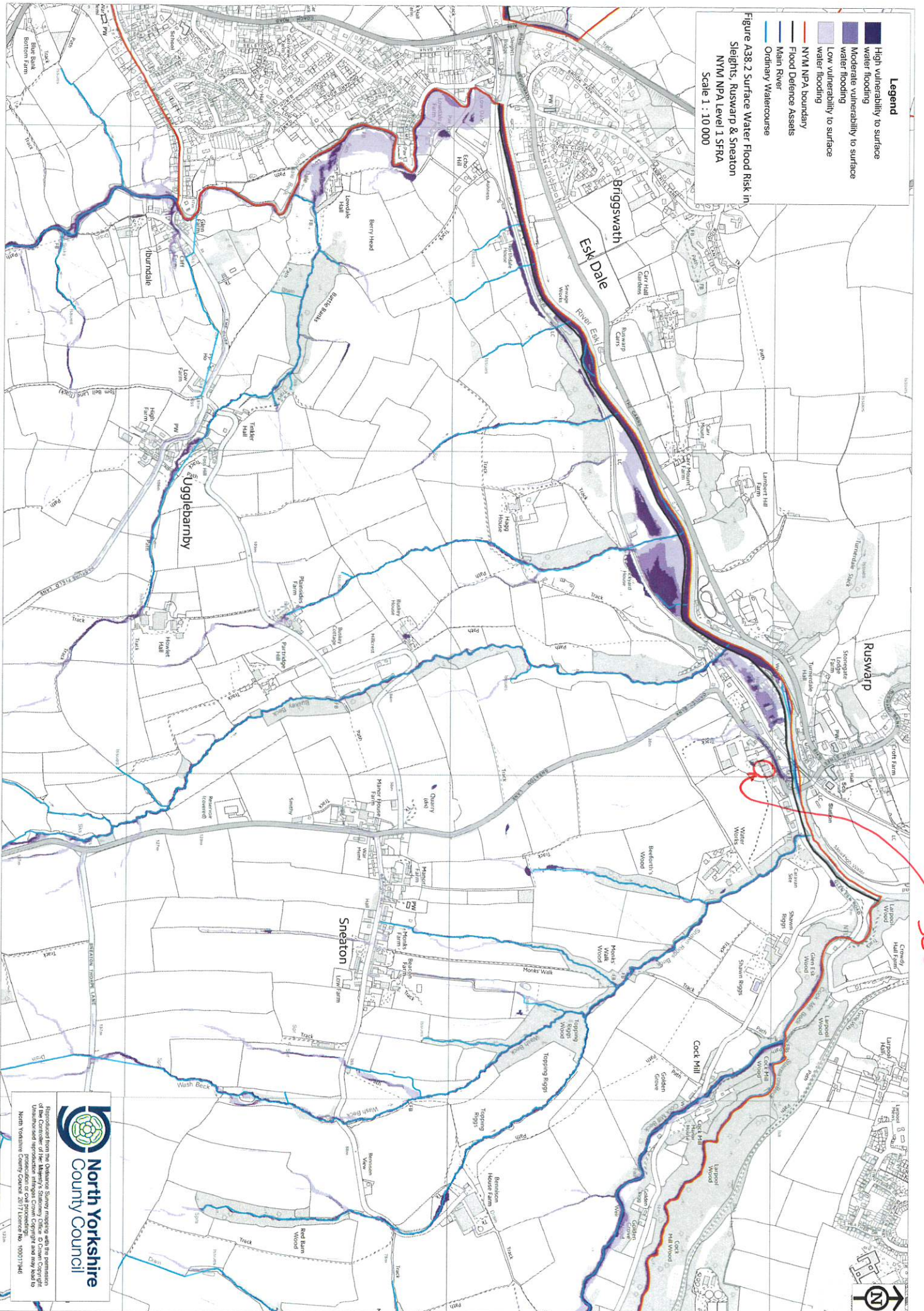
**Legend**

- Flood Zone 3b
- Flood Zone 3a1
- Flood Zone 3a
- Flood Zone 2
- Historical Flood Map (EA/HM)
- Flood Defence Assets
- Nym NPA boundary
- Ordinary Watercourse
- Main River

**Figure A38.1 - Fluvial Flood Risk in Sleights, Ruswarp and Sneaton**  
 Nym NPA Level 1 SFRa  
 Scale 1 : 10 000

SLG





SLG

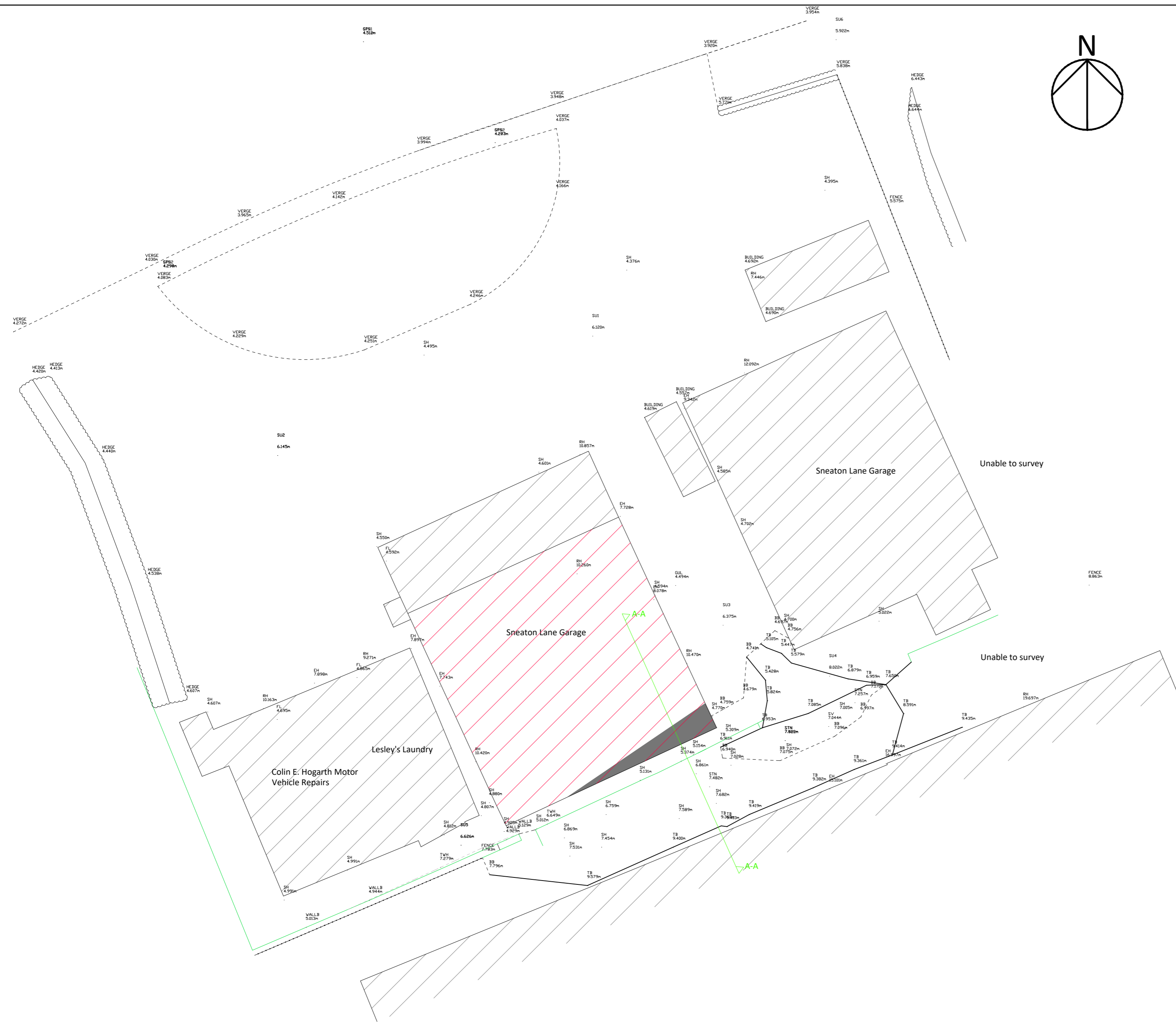
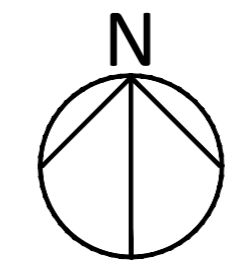


**HAZARD / ACTIVITY LEADING TO UNUSUAL, SIGNIFICANT OR UNACCEPTABLE RISKS DURING CONSTRUCTION ARE IDENTIFIED ON THIS DRAWING AS:**

The list below identifies certain risks but does not cover all possible unusual etc situations which may be encountered during the construction process, it is also therefore the main contractor's responsibility to identify any further risks / hazards and take appropriate action.

Risks / Hazards particular to this drawing are listed below in numerical references, please refer to architectural risk register for further details:

#####



**Key:**

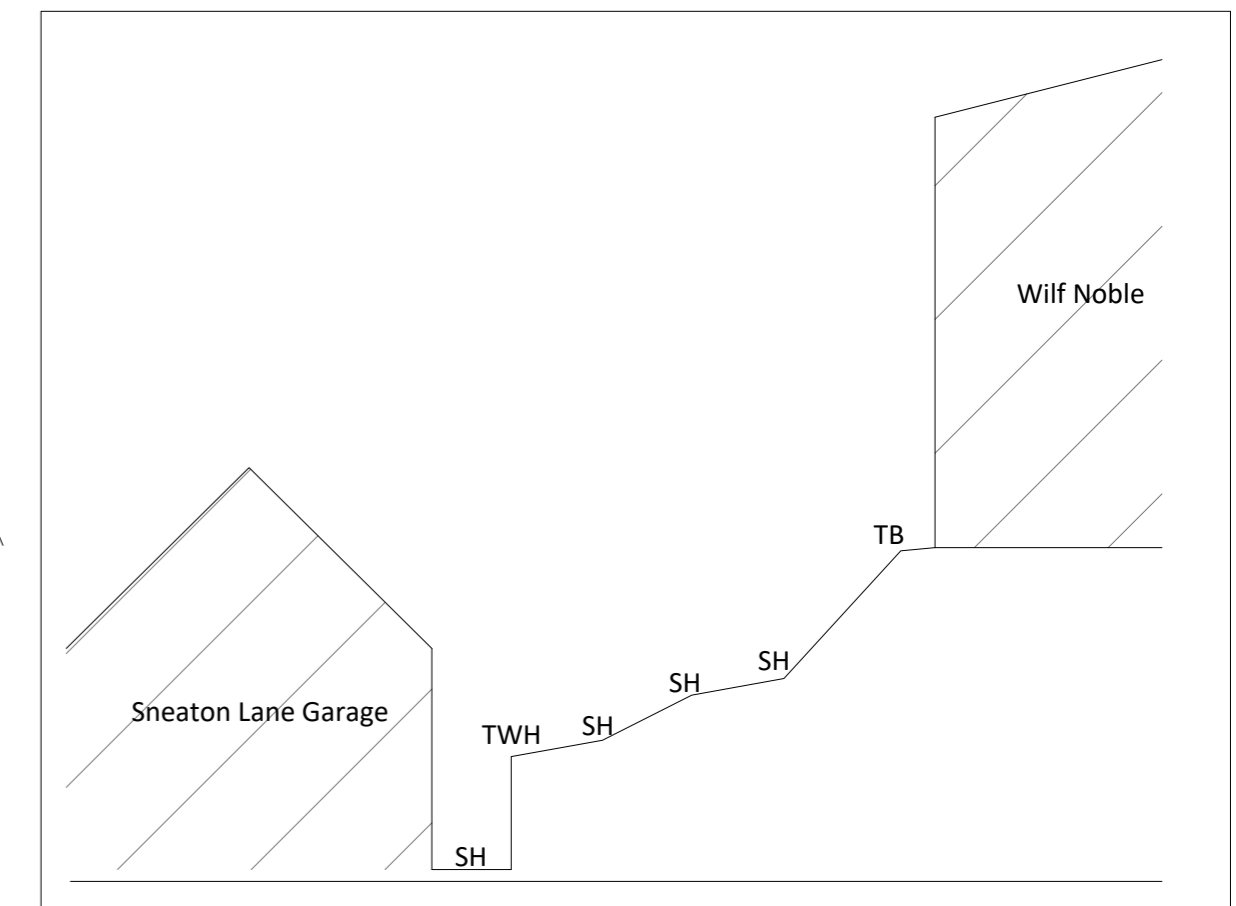
SH Spot Height  
 TWH Top of Wall Height  
 TB Top of Bank  
 BB Bottom of Bank

**Hatch:**

Standard Building

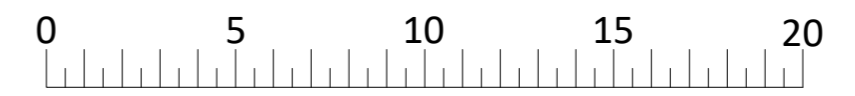
Area of damaged Building

Reconstruction Area



**Section A-A 5.00m A.O.D Scale 1:100 @ A2**

**Topographic Survey Scale 1:200 @ A2**



Rev	Date	Drawn	Description	Checked

Client	JGJ Little Limited	Issued From	York
Project	2 Sneaton Lane, Ruswarp	Date	October 2020
Title	Topographical Survey	Scale	1:100 & 1:200 @ A2
Drawn	AC	Auth	RJH

**Y-EXW-RJH-08525-20-100**

LHL Group Property and Construction Consultants  
 The Chocolate Works Suite 2  
 Bishopthorpe Road The Riverside Building Harrogate  
 York YO23 1DE Hessele Harrogate  
 HU13 0DZ Newcastle Upon  
 Tyne  
 Doncaster

01904 690699 01482 215999  
 www.lhlgroup.co.uk

**LHL GROUP**  
 PROPERTY AND CONSTRUCTION CONSULTANTS