

Design & Access Statement

The Old Filling Station adjacent the Honey Bee Nest, Glaisdale.

Guy Bentley Ltd

Background

The owners have another service station/petrol forecourt in the village so this present one is surplus to requirements. The site comprises the Old Filling Station, The Arnecliffe Arms Pub and a House, Honey Bee Nest.

Appraisal, Physical

The property is adjacent to the Railway Station in Glaisdale and the Arnecliffe Arms is the only village pub. It is an area frequented by visitors/tourists with rail road and footpath links. At the bottom of the hill is the Beggars Bridge ancient monument and the River Esk. It is therefore proposed to take advantage of and meet visitors needs. We propose to provide 7 letting bedrooms all ensuite with a dining/breakfast room which will double as a Tearoom for day visitors during the day. In addition an area is proposed for Spa and Beauty Treatment to meet a local need as one of the owners is in that business.

In this way it will support the existing pub business to ensure an economic and viable enterprise. Many moors villages have the expected Tearoom, Glaisdale has not and the station has no refreshment facilities.

Planning

This is a previously developed brown field site situated in a well frequented part of the village, and the development will support existing business and meet visitors requirements and thus help the local economy.

Use

Letting bedrooms (Bed & Breakfast) Tearoom and Spa and Beauty room

Economics

This will help create local employment

Scale, Layout & Design

The site falls away from the highway to lower ground at the back, making a full storey difference plus. The design takes advantage of this, presenting an obviously 2 storey building to the road, but a basement floor opening to the rear, facing the valley. An artist impression has been created to assess the appearance from the road, coming up the hill from the Railway Station. We have walked roads and paths to the South East (towards the river and railway) but dense planting allows no views from routes in that area. Generally the area is well developed with buildings of various ages and styles but we have opted to give the appearance of a rural farm/mill type building, a juxtaposition of elements with pitched roofs and a wooden craft type extension to the rear to take advantage of the elevated position, light and views.

Materials

Materials are thus local stone, red clay pantiles and timber. All details are traditional to the older buildings of the area. The result should be a local traditional statement.

Access

Access is as per the existing filling station and car park nearer the pub. A field access leads down for agricultural purposes. Inclusive access is provided by level access plus a lift.

Landscaping

Hard surface to old forecourt, as existing.

Grass field to rear. Retaining stone in gabions to rear, with protective railing and climbing evergreen plants to hide the gabions. Stone retaining walls with black steel railings to the road side, please see plan. Small trees as indicated on site plan. 5 bar gate to field access.

Malcolm Tempest Ltd

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