

**DESIGN AND ACCESS STATEMENT**

**For**

**PROPOSED COFFEE ROASTERY**

**AT**

**MOORGATE LEAS FARM ,  
HAWSKER,  
WHITBY,  
NORTH YORKSHIRE,  
YO22 4JU**

**For**

**Mr Nicholas Hartley**

**NYMNPA**

**23/01/2018**

January 2018

## 1.0 **INTRODUCTION**

1.1 This Design and Access Statement has been prepared by Mr Nicholas Hartley.

1.2 Site Location :  
Moorgate Leas Farm, Hawsker, Whitby, North Yorkshire. YO22 4JU

### 1.3 **Project Brief**

Renovate an existing steel portal farm building into a coffee roastery, packing facility and administration office on new mezzanine floor together with a timber clad masonry constructed welfare/plant room extension.  
The new will provide job opportunities for the local area.  
The external appearance will will match the existing building.

## 2.0 **Use**

### 2.1 **Present Use**

The current building is not being used for any particular purpose apart from some minimal storage.

### 2.2 **Proposed Use**

The proposed roastery will consist at ground level of a coffee roastery, grinding, packing and a coffee tasting area all within the existing farm building, together with a proposed new extension to accommodate a toilet/washing facility and plant room. Also in addition to the existing farm building a proposed new mezzanine floor would be constructed to accommodate an administration office with external glazed balcony in the north elevation.  
The building will also consist of a new glazed Main entrance foyer, staircase to the offices.  
Storage will be accommodated at each floor level.

## 3.0 **AMOUNT**

3.1 The proposed welfare and plant room extension would have an internal floor area of 25m<sup>2</sup>, with the office accommodation having an internal floor area of 49m<sup>2</sup>

#### **4.0 LAYOUT**

- 4.1 The welfare and plant room extension will be located on the northern elevation in order that the existing western parking area is not impinged.

#### **5.0 SCALE**

- 5.1 Using the existing farm building for both coffee production together with the integrated offices reduces any impact on the site, the only external extension to be no more than approximately 25m<sup>2</sup>, which would be of little impact to the overall site.

#### **6.0 Landscaping**

- 6.1 A minimal 1.0m landscaping strip will be provided on the northern and western boundaries.

#### **7.0 APPEARANCE**

- 7.1 The aim of the scheme is to create a small roastery development which has a robust appearance that does not detract from the neighbouring area.
- 7.2 The development will have a mixture of both quality contrasting vertical timber boarding and a precast dwarf wall to mimic the original farm building. The masonry extension will also have a vertical timber boarding but will extend down to ground level.  
The proposal has been designed to reflect the original building and requirements of the North Yorkshire Moors Strategy adopted in 2008.

#### **8.0 ACCESS**

- 8.1 Access to the building will be off Hawsker Lane.
- 8.2 The roastery building would be located at the end of private 400m lane.
- 8.3 A footpath will be constructed from the western car park to the southern main entrance.