

NYM / 2010 / 0514 / FL

DESIGN & ACCESS STATEMENT
PROPOSED NEW ACCESS ROAD
AND OFF-ROAD PARKING FACILITIES
AT
ROSEDALE EBENEZER METHODIST CHURCH
FOR
HEADLANDS SCHOOL
BRIDLINGTON

Prepared by :-

P W Fisher N D A, Agri.M
East Yorkshire Farm Services

June 2010

NYMNP
28 JUN 2010



40 Burgate, Pickering
North Yorkshire, YO18 7AU

Website: www.cundalls.co.uk

PARTNERS:

F.H. Dimmey F.R.I.C.S., F.A.A.V.
P.B. Elwess Dip VEM F.R.I.C.S.
S.P.W. Edwards F.R.I.C.S.

ASSOCIATE: K.D. Warters M.R.I.C.S.

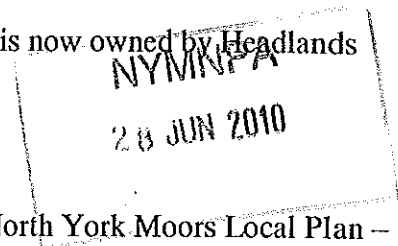
CONSULTANTS: J.A. Cundall,
G.P. Woodall

Also at:

15 Market Place, Malton,
North Yorkshire, YO17 7LP

10 Gillygate,
York, YO31 7EQ

The proposals seek full planning permission to construct a new access road off Daleside Road through the derelict garden/old school playground area, together with the provision of off-road parking facilities at Rosedale Ebenezer Methodist Church, which is now owned by Headlands School, Bridlington.



The Statement takes into account in particular Policy H 14 of the North York Moors Local Plan – New Accesses and Alterations to Existing Accesses. Policy TM 2 (Visitor Hostels) may also be appropriate as will Policy R 1 (Specialist Recreation Activities).

Headlands School, Bridlington, use the facilities at the old church for activity weekends and holidays for pupils throughout the year. The accommodation provides a centre for specialist recreational activities and simple accommodation is provided within the building. This accommodates both pupils and staff during their visits to Rosedale. The present access and parking arrangements are far from satisfactory, with mini buses having to park and turn on Daleside Road where pupils and staff also have to load and unload. This is particularly difficult with disabled pupils and especially those with wheelchairs.

The proposals will create a new access directly off Daleside Road through a derelict area and will provide safe off-road parking. Turning facilities within the site will enable vehicles to have a direct access in a southerly direction from the parking area, so improving the safety outside the old church. Consultations with regards to the access have taken place with the local Highways Department and the design of the scheme has been the work of a local retired Highways Authority Engineer.

Coupled with the proposals are landscaping works involving tree and shrub planting to enhance the area and also the formation of a new footpath to provide direct access from the parking area into the ground floor of the building. Old features within the site, such as the buildings in the eastern corners will be retained. As well as the planting of trees and shrubs, improvements are also planned on the open areas to establish grassland areas that can be mowed and utilised by the short-term residents.