

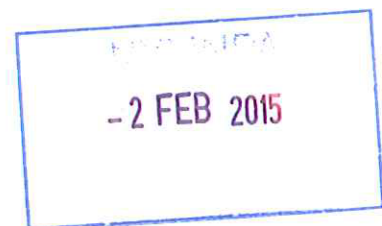
DESIGN AND ACCESS STATEMENT

PROJECT: Redevelopment of Eskdale Engineering Site, Sneaton Lane,
 Ruswarp, Whitby, YO22 5HL

APPLICANT: Mr Paul Wharrick

DATE: 15th January 2015

OUR REF: S.1949



1.0 INTRODUCTION

- 1.1 This report has been commissioned by Mr Paul Wharrick of Eskdale Engineering Company, Sneaton Lane, Ruswarp, Whitby, North Yorkshire.
- 1.2 This Report has been prepared by Mr Louis Stainthorpe. Louis Stainthorpe is a Chartered Building Surveyor. He holds an Honours Degree in Building Surveying and is a professional Member of the Royal Institution of Chartered Surveyors.

2.0 THE PROPOSED DEVELOPMENT

- 2.1 This application is for the construction of a relatively modest sized building to house three individual units for industrial purposes under the Use Class B2.
- 2.2 The proposed building is to be constructed on the footprint of the previous building that was destroyed by fire in early 2013. The use of the site remains as it was previously but the unit is now to be divided into three separate elements.

3.0 AMOUNT OF DEVELOPMENT

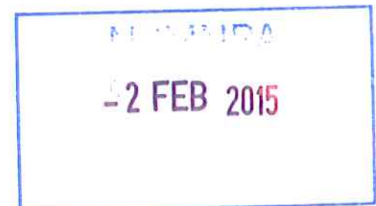
- 3.1 The proposal is for a single industrial building built on the site of a former structure that was originally occupied by Messrs Benson Agricultural Engineers established in 1860. The percentage of the site area with buildings on is therefore not increased with this proposal but rather replaces the previous structure.

4.0 USE

- 4.1 The proposed use of the building is three individual units under Use Class B2. This is the use the site was previously put to and a part still remains under this Use Class which is the brick built element facing onto Sneaton Lane adjacent Glen Esk roadway.

5.0 LAYOUT

- 5.1 The proposed building is sat on the footprint of the previous structure that was destroyed in 2013. The building is to be built up to the rear of the brick built element that has been retained and was not destroyed by fire as highlighted on Drawing Reference – Proposed Plans and Elevations D10562-03 Revision C.



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- 5.2 The overall layout of the site remains unchanged and there are no significant proposed works to the car parking, roadway or hard standing sections.

6.0 SCALE

- 6.1 The scale of the development matches that of the previous building destroyed by fire. The scale of building is therefore commensurate of the surrounding industrial units and does not adversely affect the special qualities of the landscape within the North York Moors National Park.
- 6.2 The area of building lost in the fire was 155m² and the proposed building has the same foot print.

7.0 LANDSCAPING

- 7.1 The application site is relatively level to the front of the existing and proposed buildings. At the rear there is a relatively steep sloping grass bank. This feature is to be retained and no landscaping works are proposed.
- 7.2 The site is provided with native species hedges to the east and south. These will not be disturbed as part of the works and shall be retained.

8.0 APPEARANCE

- 8.1 The proposed building is to be constructed utilising conventional industrial materials. This includes a steel portal frame with profile steel cladding sheets to the exterior having steel roller shutter and personnel doors. The ridge height of the building is less than that of the previous building on the site therefore the scale has been reduced to a degree.

9.0 ACCESS

- 9.1 No change is proposed in respect of access to the site. Access to the site off Sneaton Lane has remained unaltered for a significant length of time. The shared access with the adjacent joiners unit and Newton Builders has been recently improved with timber five bar gate and sections of adjacent timber fencing. This is set back from the roadway enabling vehicles to park off the road and then open or close the gates. This has been added due to a series of security breaches and break ins over the past few years.

APPROVED
-2 FEB 2015

10.0 CONCLUSION

- 10.1 It is concluded that the property, this being a development of a brown field site on the footprint of a previous building destroyed in 2013, is in keeping with the adjacent industrial uses and of an appropriate scale with no adverse effect on the special qualities of the North York Moors surrounding landscape.

Louis Stainthorpe

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