

DESIGN & ACCESS STATEMENT

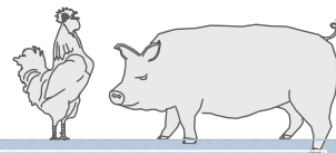
CHANGE OF USE OF EXISTING WAREHOUSE TO ALLOW FOR MULTIPLE USES INCLUDING A DELI, MEETING ROOMS, & A PUBLIC SPACE

Mortimer's Warehouse, Riverhead Court, Riverhead, Driffield, East Yorkshire, YO25 6NW

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CONTENTS

1. INTRODUCTION

2. THE PROPOSED DEVELOPMENT

3. USE

4. LAYOUT

5. SCALE

6. LANDSCAPING

7. APPEARANCE

8. ACCESS

9. PLANNING POLICY

10. HERITAGE ASSETS

1. INTRODUCTION

This report has been commissioned by Ms Jayne Briggs of The Barn House, Megginsons Turnpike, Huton Cranswick, Drifffield, YO25 9GA.

Section 42 of the Planning and Compulsory Purchase Act 2004 requires a Design and Access Statement to be submitted with the majority of planning applications. The purpose of this report is to satisfy the requirements of Section 42 of the aforementioned Act.

This report has been prepared to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way.

This report has been prepared by Ian Pick. Ian Pick is a specialist Agricultural and Rural Planning Consultant. He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a Professional Member of Royal Institution of Chartered Surveyors, being qualified in the Rural Practice Division of the Institution.

Ian Pick has 22 years experience in rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Limited.

2. PROPOSED DEVELOPMENT

This application seeks full planning consent for the change of use of an existing redundant storage building. The building was previously used for the storage and distribution of agricultural produce.

The applicant is seeking to renovate the existing building, retaining the core character and fabric of the building, to offer multiple uses. The proposal seeks permission for the

ground floor of the building to be used as a deli / shop, selling predominantly local goods; a seating area for breakfast and lunch is also proposed.

The 1st floor of the building is proposed to also offer a seating area for food, whilst also providing an office space for the business, a further small kitchen is also proposed.

The 2nd floor of the building will be used to offer a public meeting space, (for example to be used by the Town Council), with a further private meeting room and small kitchen area. This space will be made available to the wider public for a wide range of uses.

The Driffield Town Council have been consulted on these proposals prior to the submission of this application and have confirmed their support for the plans. A written letter of support can be found attached.

3. USE

The proposal relates to the change of use of an existing building to be used as a deli / shop with associated seated eating areas (use class A3), and meeting room / public space (use class B1(a)).

4. LAYOUT

No significant changes to the external appearance of the building are proposed. The plans seek to retain the existing esthetic, proposing to upgrade only the existing doors and windows. The internal layout of the building can be seen on the attached floor plan (IP/JB/03). The plans propose the retention of the existing agricultural grain silos which will be converted and utilised as segregated rooms, as per the plans. Importantly, this suggestion will result in there being no necessity to alter the internal fabric of the building where the silos are currently positioned.

5. SCALE

No change to the overall footprint of the building is proposed. It is estimated that the proposed renovation will initially create 1 full-time employment position which relates to the overall management of the complex, with a further 4 part-time positions relating to the day to day operations of the facilities.

6. LANDSCAPING

The proposal seeks to retain the existing character and appearance of the building. As this proposal relates primarily to the change of use of an existing building, with limited external alterations, any landscape impact is considered negligible.

7. APPEARANCE

The external appearance of the building will not be unduly altered. The proposal suggests a modest disabled access ramp to the eastern elevation, which will be of a timber framed construction.

The existing timber framed windows which are currently boarded over throughout the warehouse are to be replaced, like-for-like, with similar timber framed glazed windows.

To the eastern elevation there is an existing external door to each floor; these are proposed to be replaced with timber framed floor to ceiling windows.

The external steel sheeted sliding door to the southern elevation is to be repaired and retained, with an additional internal security door to be fitted. No alterations to the external appearance are suggested as a result.

The existing external double door to the western elevation is proposed to be replaced by a timber framed glazed door, as per the plans.

It is generally considered that these modest alterations and renovations complement the existing building and aid in retaining the overall esthetic and character of the warehouse.

8. ACCESS

The proposed building can reasonably be accessed on foot from the Town Centre. Additional car parking is to be provided by the Driffield Navigational Trust (via the immediately adjacent concrete area). The applicant has negotiated an agreement with the Trust to allow for an additional 7 parking spaces.

9. PLANNING POLICY

Local planning policies pertaining to this proposal can be found within the East Riding Local Plan (2016). Specific policies which are considered relevant to this proposal can be seen below:

Policy EC1: Supporting the growth and diversification of the East Riding economy

- 1. To strengthen and encourage growth of the East Riding economy, employment development will be supported where the proposal is of a scale suitable to the location. Proposals will be encouraged where they:**

- 1. Contribute to the modernisation, development and diversification of the local economy;**

2. Develop and strengthen the East Riding's key employment sectors and clusters including: renewable energy; manufacturing and engineering (including chemicals); agriculture/ food and drink; tourism; ports and logistics; transport equipment; digital and creative industries; finance and business services; construction; public administration, defence, health and education; and retail;
3. Contribute towards reducing social exclusion and provide employment opportunities in deprived areas;
4. Contribute to the improvement in the physical appearance of an existing employment site or premises; or
5. **Support the vitality and viability of a Town or District Centre.**

The proposed change of use will undoubtedly contribute to the modernisation, development and diversification of the local economy. The plans seek approval to renovate an existing historic building, modernising the internal structure, which will in turn allow for an appropriate and sustainable use which will be of value to the local economy. The proposals will support the vitality and viability of the Driffield Town Centre as a result.

Policy EC3: Supporting the vitality and viability of centres

Town and District Centres

1. **Town and District Centres will function as the prime location for retail and other main town centre uses. These uses will be supported within each Town and District Centre where the scale and type of development reflects that Centre's size, role and function and its capacity for new development.**

It is considered the proposals represent the renovation and diversification of an existing redundant building within the existing Town Centre. The proposed use and scale of the scheme is considered appropriate.

Policy C2: Supporting community services and facilities

1. In order to maintain and improve access to a range of services and facilities in the East Riding, which meet the needs of residents and in appropriate circumstances visitors, proposals will be supported that:
 1. Retain or enhance existing services and facilities; and/or
 2. Provide for new services and facilities, including, where appropriate, new mixed use and multi-purpose facilities.
2. Where services and facilities are provided as part of new development they should be well integrated within that development.
3. The loss of health, education, and other services and facilities will only be permitted if:
 1. It is proved the existing use and proposals for alternative community uses on the site are not economically viable, and there is insufficient demand to support them;
 2. The loss is part of a wider proposal to improve service provision in the locality; or

3. Existing facilities can adequately serve identified needs, in an equally accessible manner.

4. **The views of the local community, and relevant Town or Parish Council(s), will be important in order to establish the significance of, and demand for, individual facilities and develop solutions to enable their retention.**

The proposed mixed-use nature of this application is deemed appropriate in this instance. The plans demonstrably incorporate an area that will offer a public facility / space which can be adopted by the local community for several different uses. The Driffield Town Council have been consulted on this application and have offered their support. A letter of support can be seen attached.

Policy A3: Driffield & Wolds sub area

Plans, strategies and development decisions in the Driffield & Wolds sub area should:

B. Economy

1. Support appropriate expansion and diversification of the sub area's key economic sectors, including tourism; agriculture/food and drink; logistics; and manufacturing and engineering.

2. Promote employment development at Skerne Road and Kelleythorpe Industrial Estates in Driffield to accommodate small and medium enterprises.

3. Support the role that Hutton Cranswick Industrial Estate has in contributing to the rural economy.

4. Support the revitalisation of Driffield town centre, including new retail proposals, growth of the evening economy and enhancement of the Riverhead area.

5. Support sensitive development which capitalises on the area's tourism potential, especially that of the Wolds, by enhancing facilities at the Driffield Showground and the provision of small-scale serviced and self catering accommodation in Driffield and appropriately located farm diversification schemes, touring caravan and camping parks and boutique/specialist hotels.

Policy A3, B, part 4, specifically identifies schemes which seek to revitalise and enhance the Riverhead area should be supported.

It is generally considered that the proposal complies with the East Riding Local Plan, specifically, policies EC1, EC3, C2 and A3.

10. HERITAGE ASSETS

The proposed development is located adjacent to the setting of the Medieval settlement of Pockthorpe. The listing for the Scheduled Monument can be seen below:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1161914

Date first listed: 25-Jan-1985

Statutory Address: MORTIMER'S WAREHOUSE, RIVER HEAD

Given the nature of the proposal, the works are deemed to pose a negligible impact on the building itself. The works are limited to changing the specific use of the existing building from its last use as agricultural to a predominantly commercial use. The proposal seeks to retain the existing wider aesthetic of the building, with external alterations solely relating to the replacement of the existing windows with glazed timber framed windows of an identical size and location, along with a replacement timber framed double door to the western elevation.

Internally, no alterations to the general fabric of the building are proposed. The most invasive alterations within the warehouse will take place within the frames of the existing grain silos, which will protect the fabric of the existing structure.

The proposed development is not considered to be detrimental to the overall character and appearance of the listed building. The proposed development represents the appropriate diversification of the existing warehouse, and one which will aid in the upkeep and sustainability of the building for the foreseeable future.