

DESIGN ACCESS STATEMENT.

CLIENT;
HOWDEN RESTAURANTE LTD.

SITE LOCATION;
No 4 BRIDGEGATE.
HOWDEN.
EAST RIDING OF YORKSHIRE.
DN14 7AB.



PROJECT DESCRIPTION;
PROPOSED ALTERATIONS TO BUILDING FRONTAGE
TO CREATE DISSABLED FRIENDLY ACCESS INTO EXISTING
RESTAUTANTE AREA.

ASSESSMENT PRODUCED BY;

PLANMAN

BUILDING DESIGN SERVICES.

10 MILTON STREET, GOOLE, EAST RIDING OF YORKSHIRE, DN14 6EL.
TEL; 07901 792867. E-MAIL; planman50@yahoo.co.uk.

DATE OF ASSESSMENT; 19th APRIL 2021.



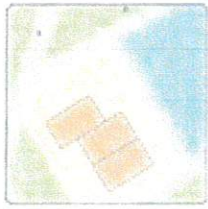
P & ER
DEVELOPMENT CONTROL
REC'D 21 APR 2021

THE SITE.

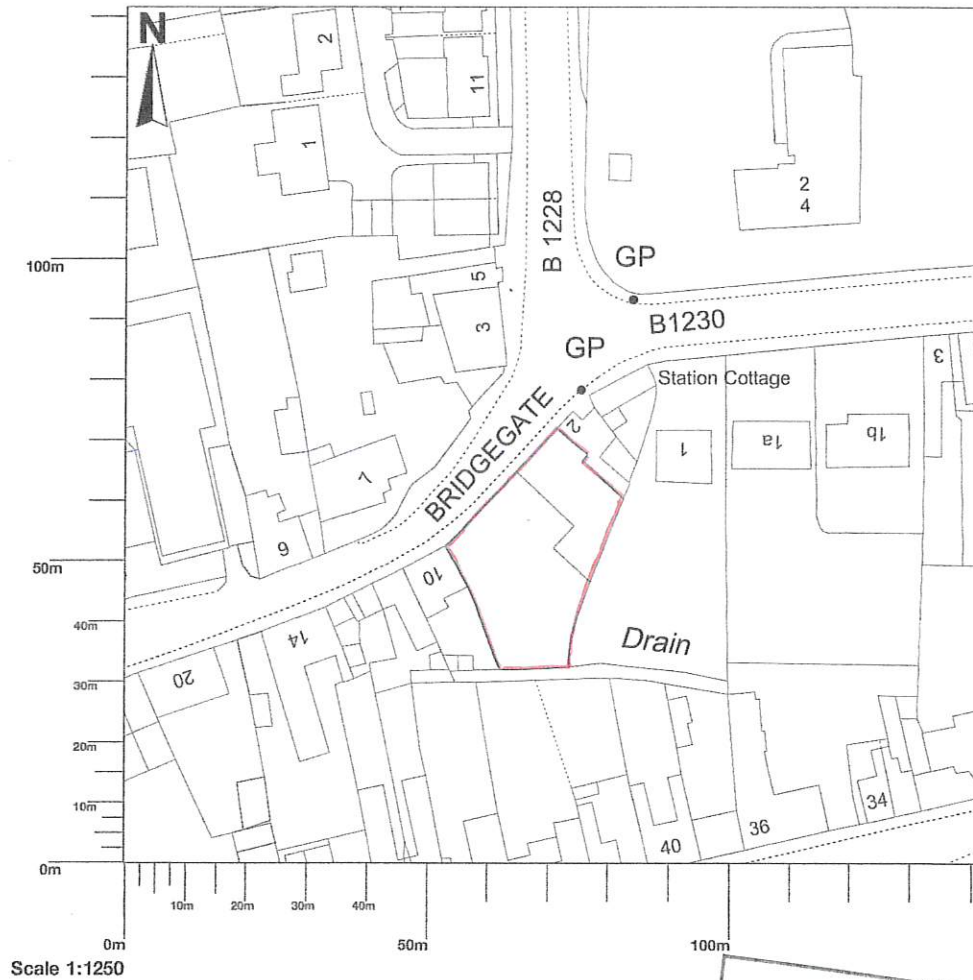
The site is located off Bridgegate, Howden within a conservation area of the Town.

For location of the site refer to the submitted Location map and Ordnance Survey plan outlined in red.

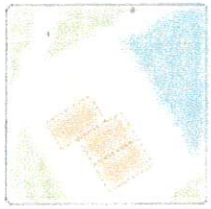




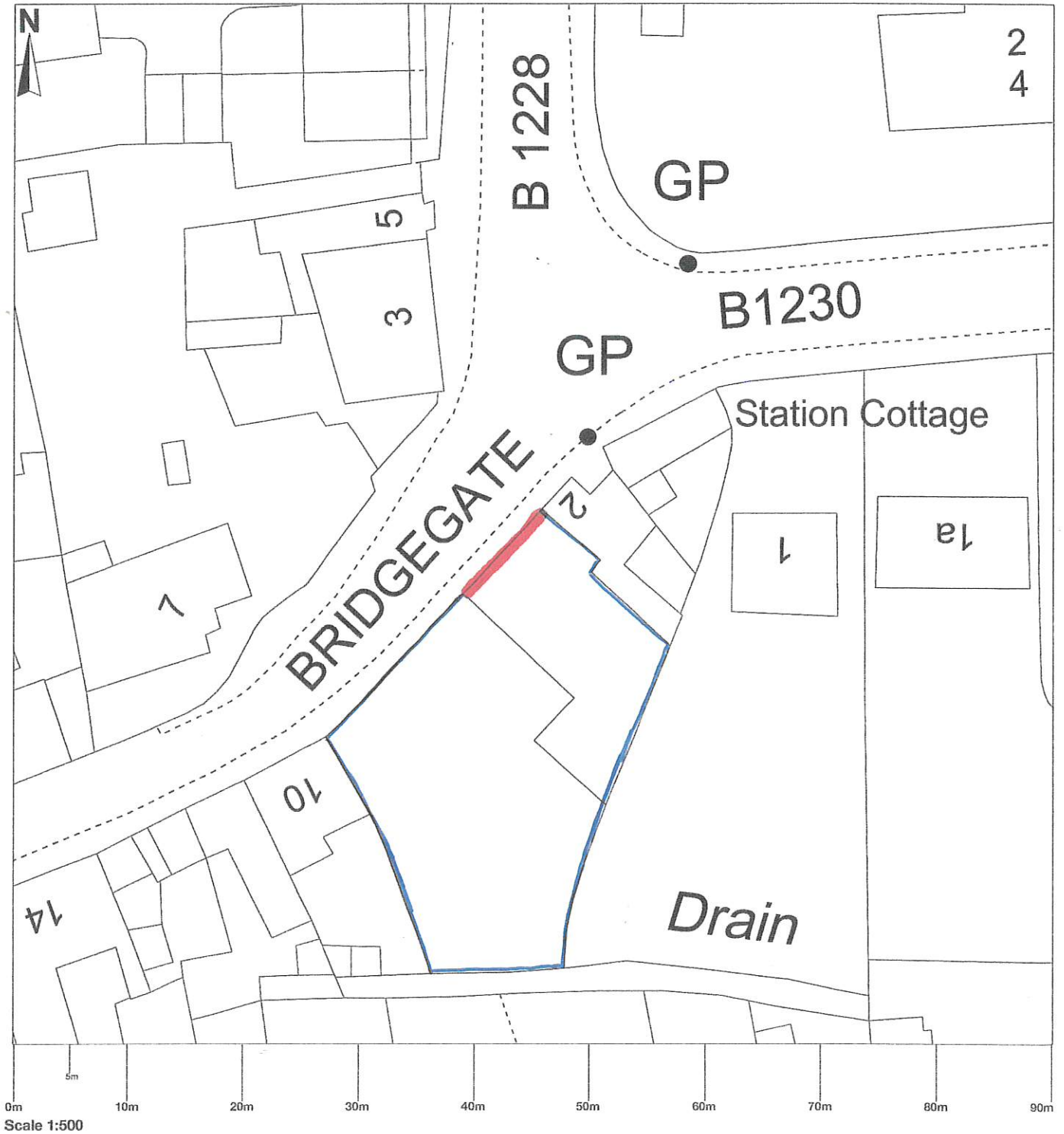
Zolsha, 4 Bridgegate, Howden, Goole, DN14 7AB



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Zolsha, 4 Bridgegate, Howden, Goole, DN14 7AB





PLANNING HISTORY.

The planning portal site has not indicated any previous planning applications either for the current address or for The Station Hotel as it was formerly known.

ASSESSMENT OF CONTEXT.

This proposal is for a small scale commercial development located wholly within the existing footprint of the existing building and limited to just the relocation of the front door and replacement window along with the addition of some render finish the external walls..

Buildings within the site area are primarily of a traditional construction with brick and or rendered blockwork walls and composite tiled roofs.

There is no real precedent been set due to the varied age and style of the surrounding buildings and the multitude of alterations that have been made to adjacent buildings within the street scene in the past, however due to the nature of this development all construction materials will be selected to match those existing within and adjacent the application site.

The development will have no impact on adjacent dwellings.

SOCIAL CONTEXT.

The proposal will allow for continued expansion of this established business and thus add to the social diversity of the area.

A limited bus service is available and train services are available at the Howdene station which lies approximately 1 mile from the proposed development site and provides a link to the national rail network.

ECONOMIC CONTEXT.

The development is not expected to have any significant impact upon the local economy, but any impact is likely to be positive.

REC'D 21 APR 2021

COMMUNITY INVOLVEMENT.

We have not consulted neighbours but have not obtained pre-application advice from the local authority planning office for this proposal.

The separation distances between the proposed development and other existing dwellings will be un-affected by this proposal and, thus we see no issues with privacy, overlooking or loss of private or personal amenity as a consequence of the proposal .

EVALUATION.

The work undertaken to facilitate this proposal is very minor and so will not have any impact on the amenities of nearby residents.

DESIGN.

The scheme is for the re-use of existing space within the site and has been governed by the site footprint.

(See proposed site plan for details.)

The design allows for generous use of the available space and wide access will allow use of the site by all age groups and all levels of physical ability. Constant floor levels will be maintained throughout.

SCALE.

The size of the proposed development was restricted by the available area of the site. We have however avoided potential over- development of the site. There are minor alterations to the front elevation.

We propose a wide door within the front elevation and the glazing to this elevation reduced under this proposal.

ACCESS.

Under this proposal the primary route of access into the site will be from the existing access off the existing public footpath.

PLANNING POLICY STATEMENT.

THE PROPOSED LOCATION MAKES THIS CONFINED SITE IDEAL FOR A SMALL DEVELOPMENT OF THIS NATURE, BEING IN KEEPING WITH IT'S SURROUNDING ENVIRONMENT AND BEING ADJACENT SIMILAR BUILDINGS.

The proposal complies or otherwise does not conflict with relevant national and local or regional planning policy documents, structure plan or any adopted policy guidance notes which advocate and serve to actively encourage the reuse of existing redundant buildings or previously developed land, as a preference to new buildings and also support the undertaking of small scale development where a local identified need exists.

