

# DESIGN ACCESS STATEMENT.

CLIENT;  
MR SELVAN JAYARAMA.  
No8 SPEY BANK.  
YORK.  
NORTH YORKSHIRE.  
YO24 2UZ.

SITE LOCATION;  
No 52 MAIN STREET.  
WAWNE.  
HULL.  
HU7 5XH..



PROJECT DESCRIPTION;  
PROPOSED INTERNAL ALTERATIONS, NEW ROOF OVER  
STOCK/STORE AND PARTIAL CHANGE OF USE TO INCREASE  
RETAIL 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](mailto:planman50@yahoo.co.uk).

**DATE OF ASSESSMENT; 24<sup>th</sup> MAY 2021.**



P & ER  
DEVELOPMENT CONTROL  
REC'D 1 -- JUN 2021





P & ER  
DEVELOPMENT CONTROL  
REC'D 1 - JUN 2021

## **THE SITE.**

The site is located off Main Street within a mixed use, but predominantly residential area of the village of Wawne.

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



## **PLANNING HISTORY.**

The site has previously been the subject of a number of Planning Applications although the previous applicants failed to initiate the works allowed on each occasion.

We now apply on behalf of the new owner for consent to change the Ground floor area and make external alterations as detailed on the submitted plans which accompany this application..

## **ASSESSMENT OF CONTEXT.**

This proposal is for a small scale retail development located wholly within the existing footprint of the existing building.

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

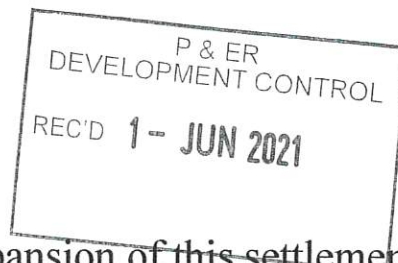
There is no real precedent been set due to the varied age and style of the surrounding buildings and the multitude of alterations that have been made to adjacent buildings within the street scene in the past, however due to the nature of this development all construction materials will be selected to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

Wawne is a minor settlement in the hierarchy of the local development plan and is identified as a highly sustainable area. Policies H4 and S2 advocate the re-use of previously developed land.

The application site has a history of being used as a retail premises.

Policy EN2 offers support for re-development where this positively enhances the surrounding area.

The development will have no impact on adjacent dwellings and the application site is not within or adjacent a conservation area.



## **SOCIAL CONTEXT.**

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

A limited bus service is available and train services are available at the main Paragon station which lies approximately 6 miles 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.

## **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 floor 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.

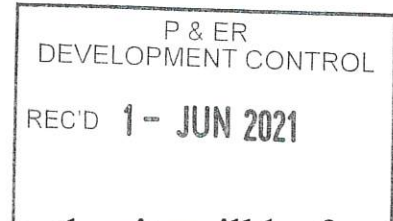


## **SCALE.**

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 and rear external elevations for reasons of security.

We propose wide doors within the rear elevation and the front glazed cheeks will be removed and the glazing to the rear elevation reduced under this proposal.

## **ACCESS.**



Under this proposal the primary route of access into the site will be from the existing front 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.