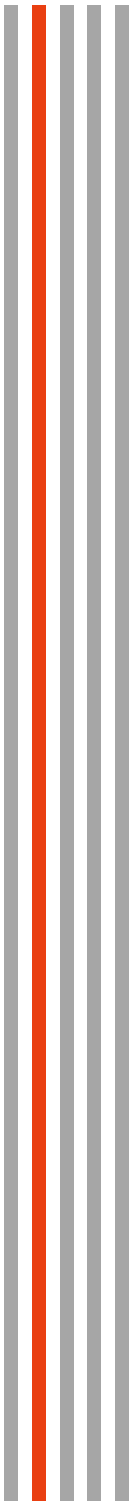


PROPOSED DRIVE THRU COFFEE SHOP
LAND AT KILLINGWOLDGRAVES LANE, BISHOP BURTON, HU17 8QX

DESIGN STATEMENT





**Our vibrant team of designers are experienced
in delivering high quality and architecturally
imaginative buildings across the UK**

As a small practice we aim to deliver practical and sustainable solutions
with a touch of our own unique design spirit.



INTRODUCTION

PREFACE

This document explains how and why the proposed drive thru coffee shop scheme has been developed, particularly in relation to layout, scale, appearance and landscaping.

This Design Statement has been prepared on behalf of Lovel Capital Projects Ltd and should be read in conjunction with the drawings submitted as part of the application submission.

THE APPLICANT

Lovel Capital Projects Ltd

BACKGROUND

SITE LOCATION AND PLANNING HISTORY

The site, located on Killingwoldgraves Lane, is currently characterised by concrete surfacing / scrubland.

Approximately four miles to the east of the site lies Beverly town centre. The village of Bishop Burton lies one mile to the west of the site.

Killingwoldgraves Lane connects to the A1079 via the roundabout to the north east of the site. The A1079 provides direct links to Hull to the south east and York to the north west.

The red line site boundary encompasses the area of the proposed drive through coffee shop as well as site access from Killingwoldgraves Lane which was approved as part of outline planning permission (20/00541/OUT).

Approval 20/00541/OUT granted permission for a mixed use development of the wider site comprising roadside use (PFS) and employment units. Whilst a drive thru coffee use did not form part of the outline proposals it does relate well to the type of uses proposed .

Figure 1 - Aerial image of the site with red and blue site boundary lines



PROPOSAL

OVERVIEW

The proposal is for a Drive Thru Coffee Shop development, with customer parking including provision for electric car charging, disabled access and cycle parking.

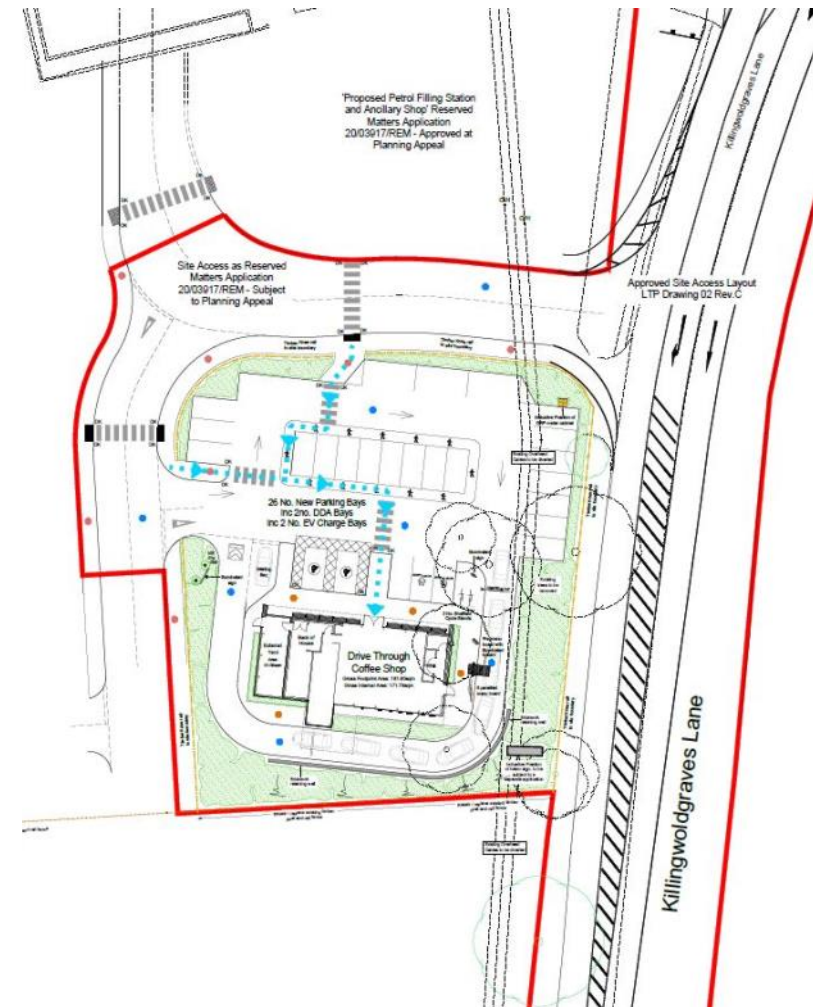
The site has been carefully considered in the context of outline planning permission 20/00541/OUT and Reserved Matters application 20/03917/REM (approved at appeal).

LAYOUT

The site access has been shown as laid out in reserved matters application 20/03917/REM and the layout is mindful to relate well to the proposed petrol filling station located directly to the north.

Arrows, to be marked on the tarmac, direct cars around the site in a clockwise direction. A total of 26 new car parking bays have been indicated which will adequately serve the Drive Thru Coffee Shop. Car stacking has been indicated to the drive through lane, and meets the industry standard.

Figure 2- Proposed Drive Thru Coffee Shop Development





PROPOSAL

DRIVE THROUGH / TO COFFEE SHOP

The proposed Drive Thru Coffee Shop sits to the south of the site with dedicated parking and clear pedestrian access across the site from Killingwold-graves Lane and from within the wider outline site also.

The building has glazed front materials comprising a combination of full height glazing, and timber accent cladding to provide consistency and a unified typology of both form and style.

The building format allows Baristas to engage with the Drive Thru customer and create the same personalised experience and moment of connection that they would enjoy in a neighbourhood coffee shop. Some key elements are the full height glazing, which allows for a connection between the drive thru and the store with the warm ambience and story telling of the café area and buzz of the Baristas, passionately practicing their craft at the engine.

The materials are genuine, textured and layered, connecting the building to its customers and surroundings. The use of natural vertical timber accents in particular echoes the surrounding trees.

SCALE

The proposed building is single storey with gross external footprint of 181.8m² which is in line with the industry standard and will provide an adequate level of customer amenity. The maximum height of the building is 3.9m (to top of parapet).

LANDSCAPING

With the exception of the site access, a landscape buffer has been indicated to the perimeter of the site.

A small section of retaining wall has been indicated to the south west of the drive through lane. This is to master the site levels and the retained earth will be planted with appropriate vegetation.

HOURS OF OPERATION / EMPLOYMENT

The EV Charge Bays will be available for use 24 hours a day.

The Drive Thru Coffee Shop unit hours of opening are proposed to be 6am till 11pm.

PROPOSAL

APPEARANCE

Figure 3(below)– Exterior 3D Visual



PROPOSAL

HARD LANDSCAPING



Vehicle Areas
Black Bitmac



Footpaths
Block Paving in Grey



Cycle Racks
Sheffield Hoop



Footpaths
Red Bitmac



Timber Knee Rail
Timber knee rail to boundary

PROPOSAL

ACCESS AND OTHER CONSIDERATIONS

Vehicular access/ Car parking

The access to the site from Killingwoldgraves Lane was granted permission at the outline stage.

The proposed site layout and vehicle movements generally have been successfully tracked. Visibility splays have been designed to meet highways requirements.

A total of 26 parking bays have been provided . Two of these bays are accessible and will be reserved for blue badge holders. A further two spaces will have EV charging facilities.

Cycle store

Two Sheffield cycle stands are proposed to accommodate up to four bicycles.

Pedestrian access

Pedestrians can access the site from the pavement of Killingwoldgraves Lane. Pavements are provided with level access around the building and car park to ensure safety around moving vehicles.

DDA

The new building will be fully accessible to disabled customers and enable them to make full use of the facilities and goods offered at the site. As with many other retail and service industries, the way a service is managed and delivered by staff has a substantial impact on accessibility and fulfilment of diverse customer needs.

Refuse store

A designated bin store is located within the external yard to the Drive Through Coffee Shop

Use

The Drive Through Coffee Shop will provide hot and cold beverages as well as a range of hot and cold food.



PROPOSAL

CONCLUSION

Access to the site has been approved as part of outline permission (20/00541/OUT) and Reserved Matters application (20/03917/REM).

The proposal will provide an additional level of amenity to the area and is well served by the A1079.

The design of the site has been carefully considered to maximise space and circulation. The proposed building represents a high quality, modern clean aesthetic.

Principles of sustainability have been incorporated including the materials, EV charging and site planting.

On balance we consider that the development would not give rise to any unacceptable consequences for the environment, community or other public interest and will contribute positively to the local area.