

# DESIGN & ACCESS STATEMENT

Application for Full Planning Permission  
for  
Mixed Use Development  
at  
The Former Sovereign House Site,  
Clifton Moor, York

**CM** CliftonMoor  
INDUSTRIAL ESTATE

December 2019

# The Proposal

This application proposes the erection of a B1(c) or B2 or B8 or Trade Counter Use Unit and associated car parking and landscaping at the former Sovereign House, York, YO30 4GQ.

The site is currently vacant and prior to their demolition was occupied by 3 office style units. Similar B1, B2 and B8 uses including trade counter uses, surround the application site.

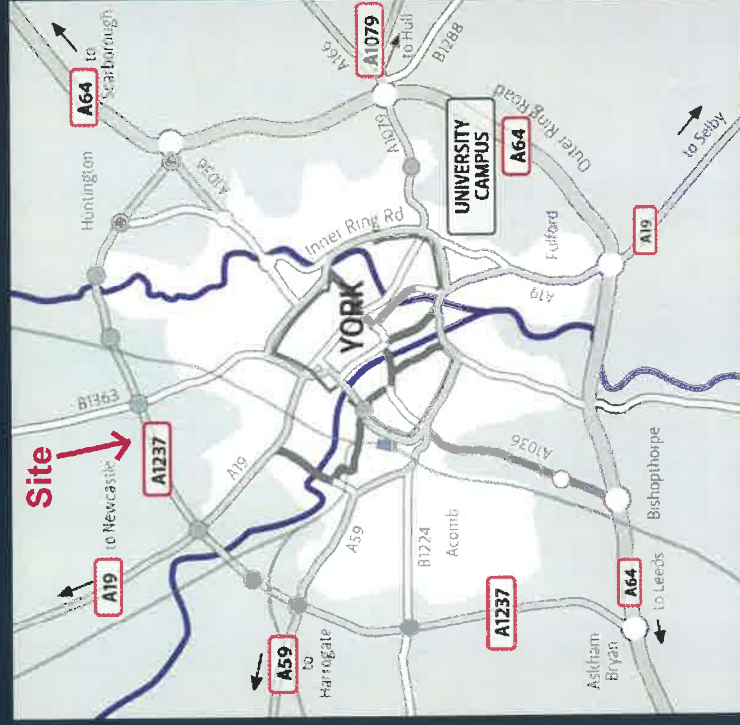
Vehicular and pedestrian access to the site is taken from Kettlestring Lane which connects with Clifton Moor Gate.

The proposed unit has a gross internal floor area of 1858 sq m (20,000 sq ft).

The proposed application site extends to approximately 0.4 hectares.

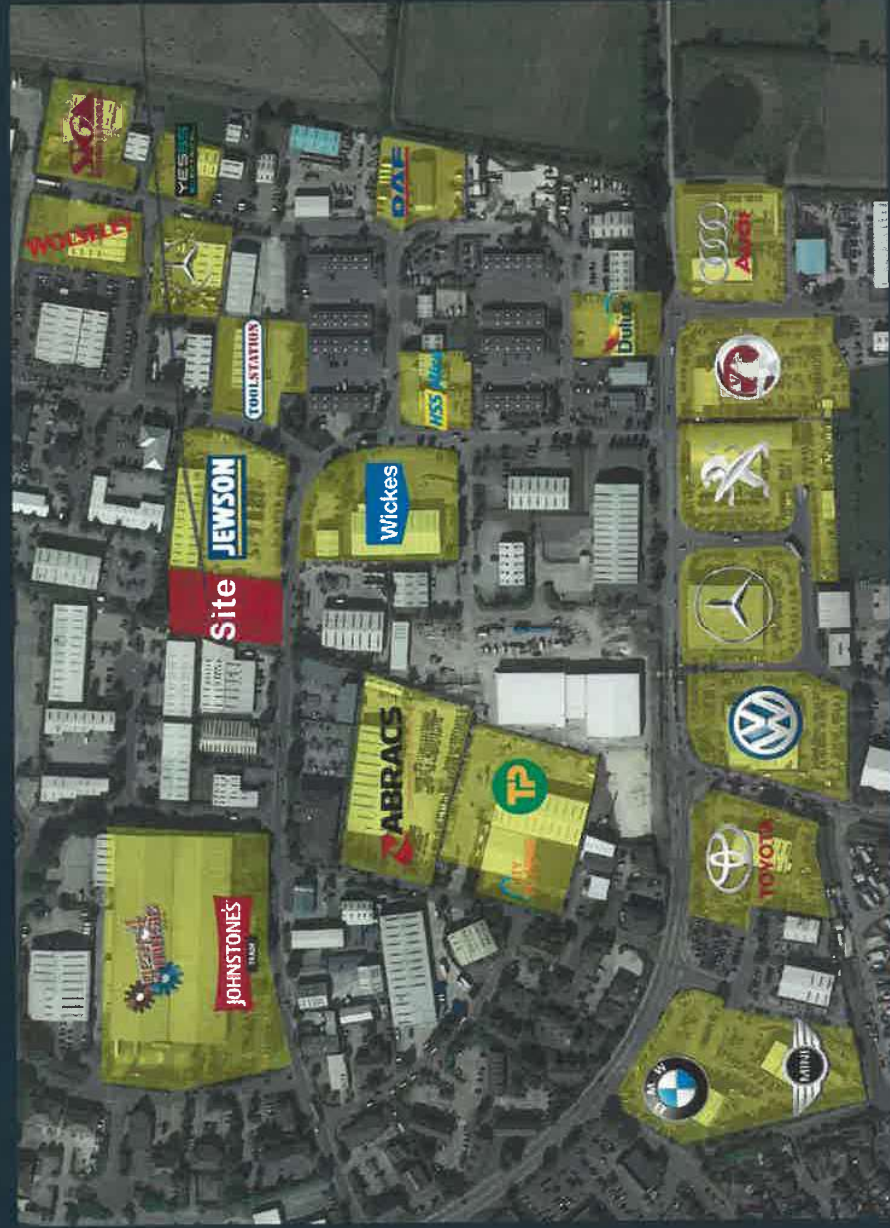
IPJF are looking to continue their policy of investing in the estate to ensure that it is attractive to both existing users and future tenants.

# Site Location



Clifton Moor is the premier industrial location in York, adjacent to the Clifton Moor Retail Park, two miles north of the city centre and less than one mile from the A1237, linking to the A64.

# Site Context



The development site is located on Kettlestring Lane which is centrally located within the estate and is accessed from Kettlestring Road which is the main internal arterial route.

The site is easily accessible by public transport with existing bus stops positioned immediately to the north and west, providing regular services to York and surrounding areas.



# Site Photos

1. The site current boundary line
2. View of the site from Kettlestring Lane
3. The current site is viewed from the rear of the site
4. Building entrance to Kettlestring Lane



# Proposed Layout



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Sovereign House, Kettlestring Lane | Design and Access Statement

The proposed development follows a similar form to the wider estate and units around the site, with the building towards the rear of the site, fronted by the car park and service area. The existing vehicular and pedestrian site entrance from Kettlestring Lane is retained in order to provide a direct route into the site for employees and customers approaching the site by vehicle, foot or bus.

The site will provide parking provisions for 25 cars which will include 1 disabled space and 3 electric vehicle charging points. Cycle parking is also included as part of the proposal and includes 9 covered cycle spaces and 18 uncovered spaces.

The new unit has been carefully positioned and proportioned in order to avoid conflict with the better quality trees which exist on the site. The existing landscaping banking will be removed to facilitate the proposed development. A high quality scheme of replacement soft landscaping will be planted.

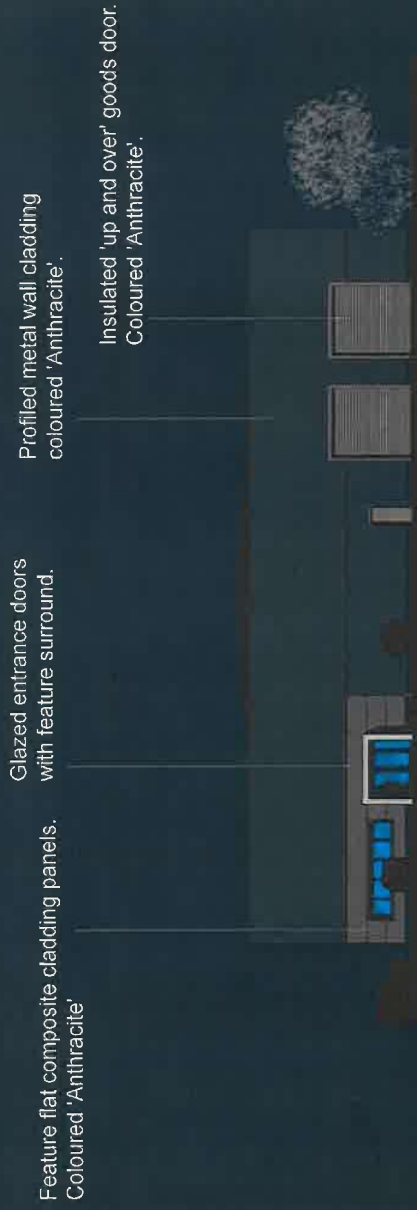
The new unit is a regular rectangular portal framed structure which is designed to provide clean, open flexible space to attract a variety of occupiers. The building has a height of 6.5m to the underside of the haunch, which is typical of this form of building.

A primary pedestrian entrance will be provided to the building which will access either internal office accommodation, trade counter or ancillary welfare space dependent upon the occupier's requirements.

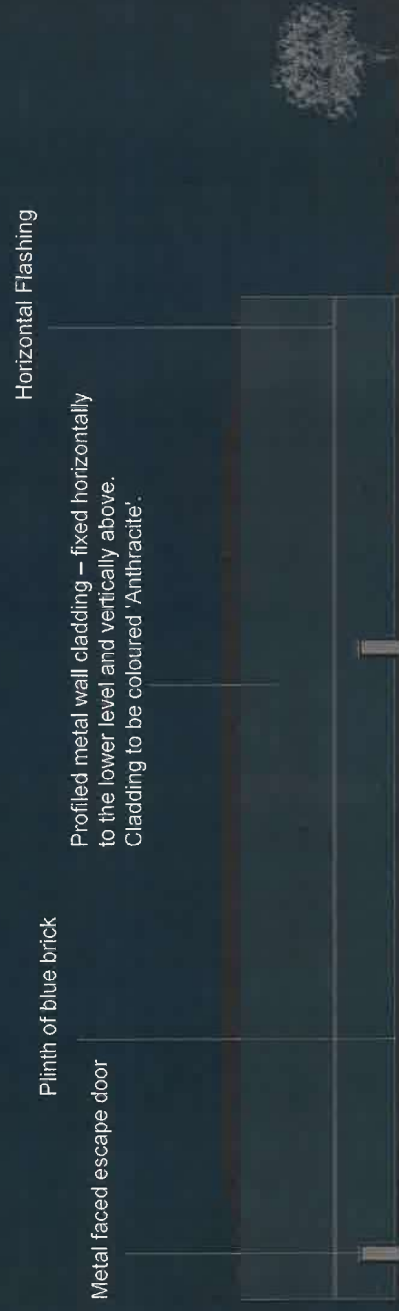
The building will have a small plinth of blue brick and is generally clad in coloured profiled metal cladding — fixed horizontally to the lower level and vertically above to visually break the appearance. The glazed entrance doors will have a feature surround and the wall in which this is set will be faced with flat composite cladding. An insulated up and over goods door is also provided.

The small parapet roof has been proposed which will ensure that the roof line is barely visible and this will shroud the rainwater goods in order to improve the units elevational appearance.

# Appearance



### Front Elevation



### Side Elevation



# Landscaping

A detailed landscaping scheme has been provided as part of the application

The existing tree group has been retained at the rear of the site, and the existing trees and shrubs along Kettlestring Lane are proposed to be removed partly to accommodate the site plan and also because of the poor condition of this landscape.

This area is to be planted with new trees in an evergreen ground cover along Kettlestring Lane, with native species hedgerows either side of the site up to the front of the building. In addition areas of native shrub and ground cover planting are shown around the parking bays. Grass areas are to be seeded with a wildflower grass mixture.

The landscape design has been simply laid out to be easy to maintain and to enhance the new building setting and the adjacent streetscape.

The proposed soft landscape has been reviewed by an ecological consultant and is based on the recommendations in their report, and species have been chosen to improve the site biodiversity, and to maximise opportunities for obtaining credits under the BREEAM guidelines.

