



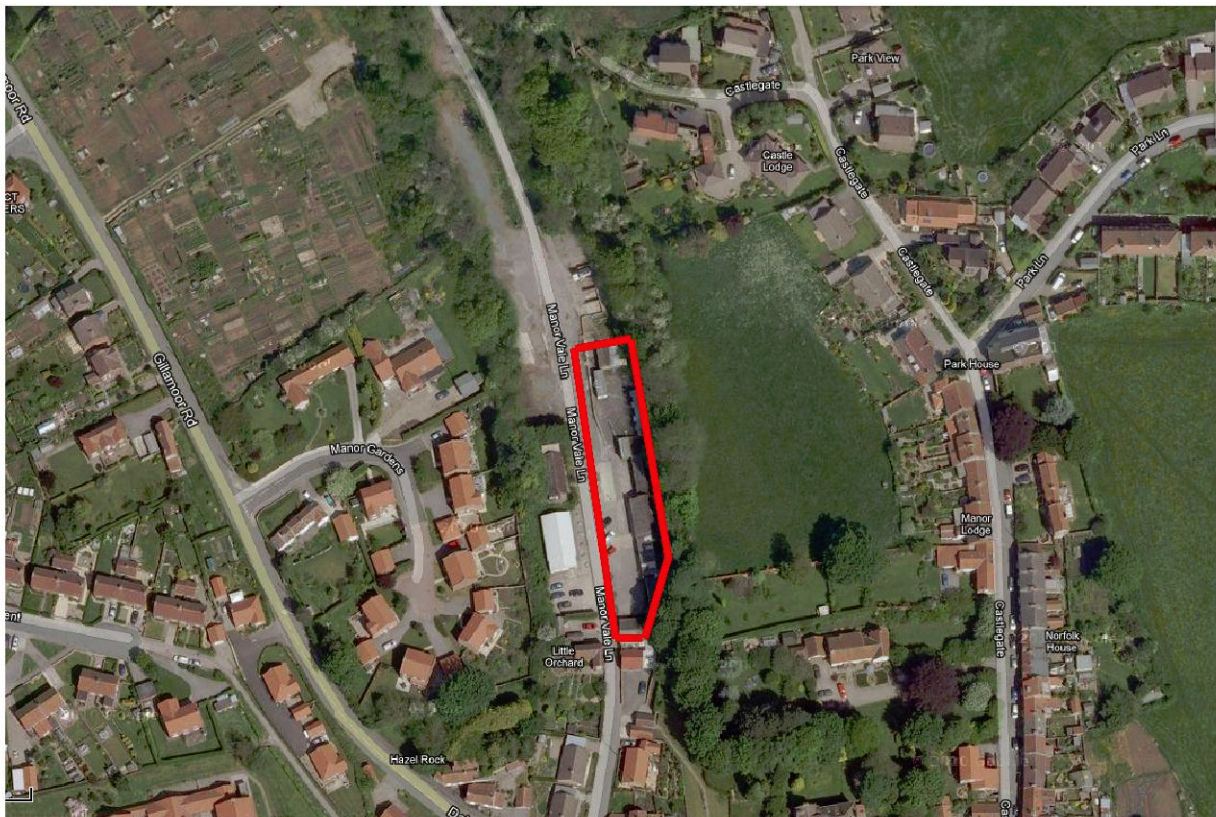
# The Planning & Design Associates

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## DESIGN AND ACCESS STATEMENT, PROPOSED CHANGE OF USE OF THREE OF THE EXISTING BUILDINGS AT FORMER COUNCIL DEPOT, MANOR VALE LANE, KIRKBYMOORSIDE YO62 6EG

February 2019



AERIAL VIEW OF EXISTING SITE

## 1. INTRODUCTION

This design statement is prepared generally in accordance with the requirements set out by DCLG Circular 01/2006 – Section 3. The appraisal will follow some of the process advocated by the CABE Guide to good practice.

Kirkbymoorside is a small market town in the Ryedale district of North Yorkshire and lies approximately 33 miles North of York & 25 miles West of Scarborough on the edge of the North York Moors National Park. It has a population of approximately 3,000.

The site is located on the Northern edge of Kirkbymoorside and is accessed from Manor Vale Lane. It is currently classified as a brownfield site and it consists of several buildings clustered together that formed a Depot for North Yorkshire Highways Department. These buildings are unremarkable in terms of architectural merit and have had, once upon a time, planning permission granted for demolition. In fact, the site has been the subject of several unsuccessful planning applications including one to replace the present cluster of buildings with one industrial shed and another to replace all of the buildings with housing. This latest scheme is proposing the continuation of use of the existing buildings, all except for three, that are identified below. We hope to secure a change of use for each of these buildings.

The three buildings that our client feels would have a better take up if they were in fact in a different use class altogether are listed below.

**Building 1** Triple Garage B2 – Storage/Lock up B8.

**Building 3** Workshop B2 – Office B1

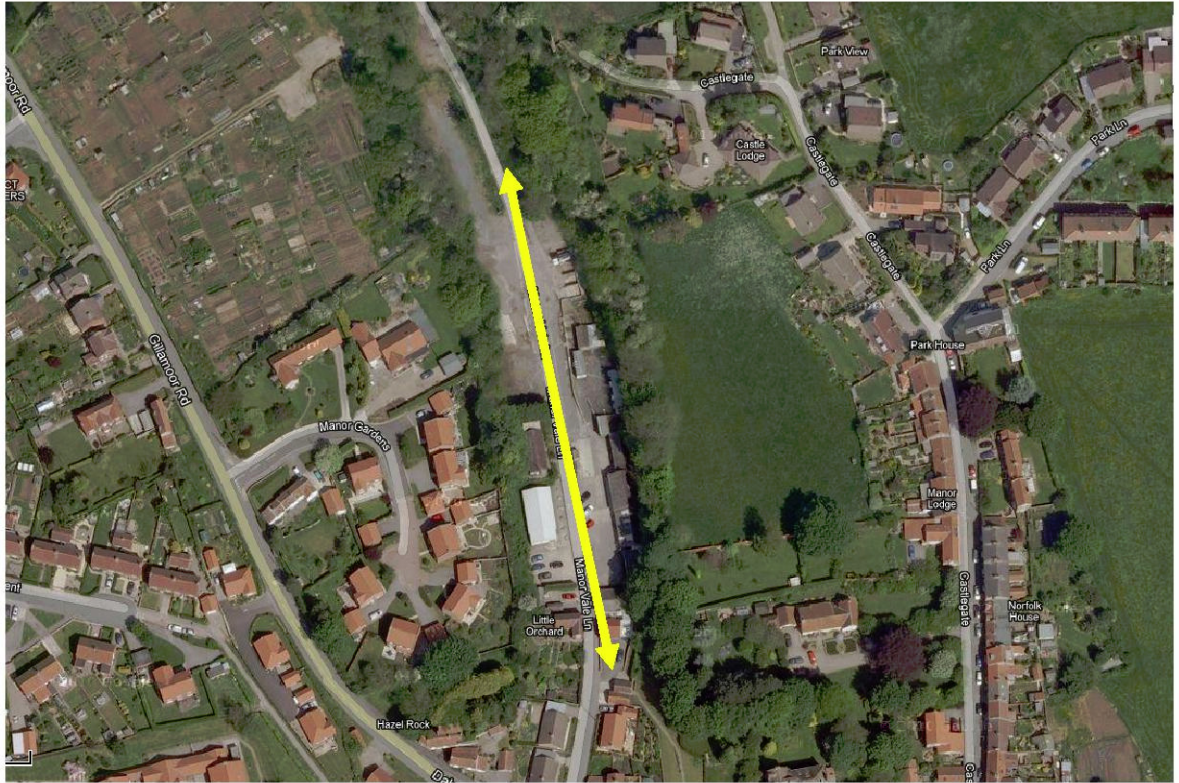
**Building 5** Storage B8 – Garage Mechanic B2

The site lies partly within the Development Limit as shown on the Ryedale Local Plan for Kirkbymoorside and has a site area of approximately 0.20 Hectares

## ACCESS

The road that bisects the site along its long axis runs from North to South & narrows to a single lane access road that leads to the local golf club. The site is bounded along its long sides by stone cliffs, (remnants of a historic quarrying business), with a variety of mature trees lining the top of the cliffs. A Tree Survey Report was commissioned in June 2013, from which, recommendations for Tree pruning or removal were made.





AERIAL VIEW OF EXISTING SITE

It can be seen from the aerial view, that a modern residential development is located on the top of the cliff to the west of the site with open space on top of the cliff to the east. To the southwest on the site proper, is the existing community hall, that is home and Headquarters to Kirkbymoorside Town Band (see grey building in left of picture below).



Key to building use.

Existing Use	Proposed Use
1. Garages	Storage Lock up.
2. Offices	Office
3. Workshop	Office
4. Plant Fitter	Mechanic / Garage
5. Storage	Mechanic / Garage
6. Plant Fitter	Mechanic/Garage
7. Weighbridge Kiosk.	Weighbridge Kiosk and Storage
8. Offices	Damaged Unit to be replaced by smaller Cabin.
9. Offices	Damaged Unit to be replaced by smaller Cabin.
10. Fuel Store	Storage /Lock Up
11. Lean to Store	Storage / Lock Up
12. Porta Cabin Office	To replace damaged unit at 8 above.
13. Porta Cabin Office	To replace damaged unit at 9 above.

## HIGHWAYS

The principal vehicular access to the site is from Dale End then along Manor Vale Lane. The proposed drawing is populated with vehicles to reflect the expected number of vehicles. It has fifteen cars, five motorbikes and five bicycles as well as five light goods vehicles. I think it shows that this number of vehicles can be easily accommodated on the site. The lane is essentially a dead end currently.

## CONCLUSIONS

The site currently consists of redundant buildings & extensive concrete hard standing, petrol pumps & former waste transfer areas, confined between tree-topped cliff faces of a disused quarry. It is currently in a poor site of disuse & badly needs a solution to provide an attractive viable link between the town, Manor Vale Woods & the golf course.

Having explored several planning options already, this proposal to continue using the collection of buildings as they were intended seems to be the only available option. The proposed changes of use are intended to reflect the commercial rental market and provide a more sustainable income for the owner.

We believe this design statement has sets out this simple scheme & the principles behind the evolution of the design.



The Proposed Site layout showing the vehicles that are expected to be present on a work day. The principal is to utilise the site rather than let it fall into any further disrepair.

