

Scarborough Borough Local Plan

Whitby Business Park Design Brief - Approved



Scarborough
Borough Council
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Introduction 1

1 Introduction

1.1 The purpose of this document is to provide more detailed guidance on the design of new development on existing sites and those allocated in the Whitby Area Action Plan.

1.2 Part of the Business Park is within the North York Moors National Park and the planning function for the site is therefore split between Scarborough Borough Council and the National Park Authority. However, all planning applications considered by either Authority will be expected to reflect the provisions of this design brief.

1.3 This document has been prepared to be read in conjunction with the Area Action Plan in order to achieve the following:

- A high standard of design, landscaping, open space and signage throughout the business park, to ensure an attractive environment;
- To enhance the setting of the development, having regards to its context, partly within the National Park and against the historic setting of Whitby;
- To ensure that the new development does not detract from or obscure important views to and from Whitby Abbey (a Grade 1 Listed Building) that is set on the headland above Whitby;
- To ensure that the layout and design of new development, green infrastructure and parking areas take into account 'secured by design' ideas to minimise the potential for crime and ensure that there is a safe and secure environment at the Business Park

The Design Brief

Business Park Setting and Location 2

2 Business Park Setting and Location

2.1 The Whitby Business Park Area Action Plan allocates 3 sites for employment use, 2 of which are wholly within the North York Moors National Park. The third site is immediately adjacent to the National Park, and the whole business park is set against the backdrop of Whitby and its Abbey. It is also bounded to the south, east and north by open fields, which provide views towards the business park from some distance across open countryside.



Figure 2.1 The Business Park in its open countryside setting

2.2 To the west, the site is in close proximity to residential properties, but residential development does not immediately bound the Business Park and the design of development of the allocated sites are unlikely to have an impact on residential amenities (See Appendix A for National Park Boundary and location of residential properties).

2.3 Development must take account of the landscape setting and special qualities of the National Park and it must be ensured that all proposed new buildings are of an appropriate height, scale and siting in order to retain the long distance views and historic setting of Whitby Abbey

or the town itself. This is particularly important in relation to allocated sites 2 and 3, although site 1 is on rising land so heights of buildings here also need to be carefully considered.

2.4 Views out from the Abbey as well as open countryside locations should also be protected. And it should be ensured that that new development sits well in the landscape, in terms of heights and colour of materials and retention of existing tree screening.



Figure 2.2 Longer distant views as you approach from Stainsacre



Figure 2.3 Views towards the Business Park from the Abbey car park

3 Key Design Guidelines

3 Key Design Guidelines

Site 1

3.1 This is located within the North York Moors National Park and is at the southern end of the Business Park. This site is viewed across open countryside from the A171 and provides views across to Whitby Abbey. Development here must take account of the landscape setting and special qualities of the National Park. To ensure this is the case all proposed new buildings should be low in height and scale and appropriately sited in order to retain the long distance views and historic setting of Whitby Abbey.



Figure 3.1 View from A171 towards Abbey

Site 2

3.2 Although views of this site, as you approach Whitby on the A171, are screened by the existing business park, development will be very visible from Hawsker Lane which leads down to Whitby Abbey, and from the Abbey itself. The colour of buildings here will be particularly important, and roofs and external wall claddings should be of darker shades, in order to blend into the surrounding landscape and tree scape.



Figure 3.2 View from Hawsker Lane to the East

3.3 It should also be ensured that all proposed new buildings are low in height and scale and appropriately sited in order to retain the long distance views and historic setting of Whitby Abbey. The need for low height buildings here is exacerbated by the telecommunications mast as high buildings may interfere with efficiency of transmissions.

3.4 The watercourse that runs through the north side of the site could provide opportunities for biodiversity and recreation. Any development that is adjacent to the watercourse should be designed to ensure that access to the watercourse is retained for maintenance purposes. The provision of a biodiversity/recreation buffer strip of defined minimum distance will be needed to accompany proposals to ensure the developer is aware of availability of developable land.

Key Design Guidelines 3

Site 3:

3.5 There is scope on this site for slightly taller buildings because views to and from the Abbey are more restricted and the site is also some distance from residential properties. However, development here should be of an appropriate scale in relation to existing development on Chomley Way.



Figure 3.3 View from Hawsker Lane to Whitby Abbey



Figure 3.4 View from Stainsacre Lane towards the Business Park

4 Building Design and Materials

4 Building Design and Materials

4.1 The Business Park has a mixture of industrial units of differing sizes, architectural styles and materials which have been developed over the last 30 years in an incremental fashion. The most recent buildings are of a more contemporary appearance and have transformed the frontage of the Business Park alongside the A171. There is however, an overall need to raise the standard of new building design and materials and create a more cohesive and contemporary identity for the site.

4.2 The design of all buildings should be of a high standard in order to create an attractive environment in which to work and to enhance the setting of the business park. All buildings should have attractive frontages onto the highway with attention being paid to the design of the entrance features and signage. However, a variety of styles and both traditional and modern approaches will be acceptable.

4.3 The selection of materials for the construction of buildings should be carefully considered. The colour of materials should be natural and subdued, such as dark greens, browns and greys. Brightly coloured material should be used with care to highlight architectural detail and should take into account the colour of adjacent buildings.

4.4 A mix of materials is likely to be appropriate and **wall materials** could include:

(1) Colour coated profiled metal or fibre cement cladding systems



Figure 4.1 Existing examples of use of profiled cladding



Figure 4.2 Example of a contemporary use of metal cladding

Building Design and Materials 4

(2) Good quality red facing brick, either as plinths or larger wall coverings



Figure 4.3 Rough faced mellow red brick is most suited to the local area



Figure 4.4 Red Brick

(3) Stone or fair faced block plinths and door surrounds



Figure 4.5 Fair faced block work



Figure 4.6 Block Work

(4) Window walling



Figure 4.7 Use glazing bars and architectural metalwork break down the scale of the building



Figure 4.8 Glazing

4 Building Design and Materials

(5) Timber cladding



Figure 4.9 Examples of how mixed materials can break up an elevation

(6) Render as a secondary material

4.5 However, large vertical expanses of one material should be avoided and painted materials should be of subtle or dark colours which blend with other building materials.

4.6 **Roof materials** could include:

- profiled colour coated sheet coverings in dark greys or browns,
- standing seam aluminium,
- the use of vegetation such as sedum,
- clay tiles or slate,
- inclusion of roof lights.



Figure 4.10 Standing seam aluminium



Figure 4.11 Sedum

Ancillary Buildings, structures and equipment

4.7 Ancillary plant, sub-stations and storage areas should not be sited forward of the line of the building which fronts onto a main access road. They should be incorporated into the initial design of the building and the associated landscaping scheme.

Building Design and Materials 4

4.8 Telecommunication aerials should be sited in such a way that they do not project higher than the ridgeline of the roof of the building. They should ideally be fixed against a mass of building material to the side or the rear (such as a gable end) in order to reduce visibility.

5 Sustainable Building Materials

5 Sustainable Building Materials

5.1 Developers are encouraged to consider incorporating sustainable building principles in the design of their development. A general principle of sustainable buildings is that they should be designed to be long life, low maintenance, energy efficient, adaptable to meet changing needs and be constructed of low energy, locally produced, renewable materials. All developments should conform to the principles of the energy hierarchy, which is to reduce energy need; maximise energy efficiency; supply energy from renewable resources where fossil fuels are to be used and use as efficiently as possible.

5.2 A sustainable approach to development should design for high energy efficiency by taking advantage of passive solar gain and by designing the buildings to high standards of insulation to enable the natural storage of heat. Solar gain can be achieved by reducing the amount of glazing on the north, east and west elevations and having larger expanses on the southerly elevation. Thermally massive materials, such as bricks, concrete and stone, are the most appropriate for assisting solar gain. One way to utilise thermally massive materials, such as the wall of a building, is to attach an atrium to the southern aspect. The greenhouse effect, which traps heat from solar radiation, heats up the wall and transfers heat through to the building. Another effective way to maximise the thermal mass of a building is in the use of a trombe wall. This consists of a glazed panel attached to the external wall with a small air space between. Implementing these measures will ensure heat loss is kept to a minimum.

5.3 Design for the use of renewable energy by the use of photovoltaic cells and solar panels and other appropriate technology.



Figure 5.1 Photovoltaic cells on a standing seam roof

5.4 Design and construct “healthy buildings” utilising natural light and ventilation and non-toxic products. Materials should also be from local and regional sources to help minimise transport requirements and support the local economy.

5.5 Maximise the potential for passive solar heating because utilising passive solar heating will have a significant effect on reducing a building’s energy demand for space heating.

5.6 For additional guidance developers should refer to the North York Moors National Park Supplementary Planning Document “Renewable Energy” and Scarborough Borough Council’s Guidance “Sustainable Building – “A Guide for Developers”.

Landscape Design 6

6 Landscape Design

6.1 The Business Park is located at the edge of the town of Whitby, where it joins the countryside, so landscaping should reflect this with careful integration of semi-natural and ornamental planting. Buildings are likely to be large with associated extensive areas of car parking and consequently external layouts together with the boundary treatments will play a significant part in successful design. A well designed landscaping scheme will enhance the appearance and setting of any new development within the Business Park.

6.2 Despite the presence of industrial uses, the trees, hedges and watercourses through and around the Business Park provide an important setting and screening for the site. Therefore developers should make every effort to retain and protect existing landscape features so as to conserve the character of the locality and enhance the visual quality of new development. Existing hedgerows and trees should be incorporated into new development, either as boundary treatments or as part of soft landscaping schemes.



Figure 6.1 Views from the north and north east demonstrating how the Business Park is set in the context of woodland and hedgerows

6.3 The landscape features and landscape guidance set out in Section 7 of the Area Action Plan should provide the framework for creating a network of green infrastructure in and around the Business Park which will help to enhance its setting, improve the quality of the environment within the site as well as providing opportunities for informal recreation for employees and visitors.

6.4 Landscape schemes are required to accompany planning applications for new development and should aim to:

- Integrate new development sympathetically with its surroundings;
- Enhance the setting of new buildings;
- Create a high quality environment in which to live and work;
- Promote quality landscape schemes which are sensitive to the locality and provide local distinctiveness;
- Include details of any fencing and boundary treatments proposed.

6 Landscape Design

6.5 New landscaping should be designed for easy maintenance to ensure that the visual amenity continues into the long term and that the plants will thrive. Hard landscaping should also be designed and constructed with thought to future maintenance and ensuring a long life. This includes considering the durability of materials, the ease and cost of providing and installing replacements and the route of underground services and access to repair and renewal. The use of locally distinctive and sustainable materials is particularly encouraged.

6.6 In terms of species, the Business Park is far enough inland to not be particularly limited by extreme coastal conditions and a good range of trees and shrubs should thrive, as set out below:

- A proportion of native species ought to be included but they should be matched carefully to the space available. Suggested species are Oak, Ash, Sycamore, Hazel, Holly, Hawthorn, Blackthorn, Maples, Alder, Whitebeam, Silver Birch, Cherry with an understorey of Field Maple, Hawthorn, Blackthorn and Hazel.
- Also, given the semi-urban nature of the site, occasional fruit trees that produce a flower and fruit would be beneficial, such as Apple, Damson, Guelder Rose, Cherry Plum or Pear.
- A small amount of evergreen species such as Holly, Scots Pine, Yew and Juniper might be appropriate.
- Planting mix for hedging: - 75% Hawthorn with a 25% mix of Blackthorn, Hazel, Holly, Field Maple and Crab Apple

6.7 Habitat Connection and Biodiversity – Existing ecological diversity, habitats and wildlife should be protected and enhanced and the green space within the site should be linked to the surrounding area for both landscape and ecological benefits. All hedgerows and hedgerow trees should be retained and where missing should be replaced. There is scope for habitat connection to the woods of Spital beck and also to the ancient woods south on the other side of the main road. This might be achieved through hedgerows and boundary trees. Also the use of ground pollinator species, or wildflower areas should be considered, in terms of providing a habitat for bees and insects, or ponds and wet flushes.

6.8 The location of seating areas and other recreational spaces provided for the use of the employees or the public must be carefully planned. Such amenity should be within view of occupied rooms from surrounding buildings. The green area between the two ends of Fairfield Way should be prioritised for the provision of seating and recreational space, although consideration should be given to seeking the most appropriate position, for example avoiding shaded areas.

Landscape Design 6



Figure 6.2 Green space on Fairfield Way

7 Parking, Access, Cycle / Footpath Links

7 Parking, Access, Cycle / Footpath Links

7.1 The visual and environmental impact of large surface car parks must be improved by substantial elements of planting and a quality landscaping scheme within the space and on the boundaries. Car parks should be designed to subdivide large spaces into a number of well-defined areas which relate to the buildings that they serve and incorporate landscaping that responds to and enhances the local environment.

7.2 Car parking is usually the dominant landscape feature in this type of development and this can have a detrimental impact on the character of the surrounding environment. Consequently, car parking spaces within each plot should be designed with the primary aim being to focus attention away from them towards the buildings themselves and this should be achieved with planting.

7.3 Car parking should be generally located at the front and side of the building and in close proximity to the main entrance with the mixing of car parking and service areas being avoided.

7.4 Facilities for cycle storage and parking should be provided as part of each building and should be conveniently located to give easy access for staff, whilst retaining a high degree of cycle security.

7.5 In accordance with Building Regulations all buildings shall be designed to be accessible by wheelchair users. Parking spaces should be provided close to building entrances for people with disabilities, and marked as such.

7.6 A public right of way cuts across site 1. This route should be incorporated into the development, but this may involve diversion. If this proves necessary, the NYMNPA will oversee this independent process provided that the developer undertakes to meet all associated costs.

7.7 The developer of Site 1 will be required to upgrade the footpath to a footpath/cycle route and extend the existing footpath from Enterprise Way to the point where the public footpath joins the A171.

8 Lighting

8.1 The North York Moors is one of the best places in the country to see stars, because of the low light pollution levels and clear horizons. Dark night skies are diminished by road and street lighting, security lighting and lighting on buildings, particularly where they are located in open countryside. Policies adopted in the National Park Management Plan seek to protect and improve the dark skies and ensure that new development does not cause unacceptable light pollution within the National Park.

8.2 It is possible to reduce many of the negative effects of lighting through careful design and planning, using lighting only where and when necessary, using an appropriate strength of light, use of down lighter bollard lights, adjusting light fittings to direct the light to where it is required, and the use shields, reflectors and baffles to help keep light spill to a minimum.



Picture 8.1 Examples of bollard lights which would be appropriate to minimise light pollution



Picture 8.2 Examples of wall down lights which would be appropriate to minimise light pollution

8.3 Consequently, any lighting proposed, either in association with parking areas, new roads or new buildings should be an integral element of the development proposal at the outset and not addressed as an afterthought. Applicants will be required to submit supplementary information with their planning application which comprehensively details the lighting scheme and satisfactorily demonstrates that the proposed scheme is appropriate in terms of its purpose.

8 Lighting

8.4 Consideration should also be given to the orientation of large elements of glazing, and these should be avoided on the edges of the site which face out towards Whitby Abbey to the north, Hawsker Lane to the west and Summerfield Lane to the south, in order to reduce the visual impact of the Business Park at night.

9 Signage

9.1 The Business Park is on the edge of the town of Whitby and is on the main tourist routes to and from Scarborough and also destinations within the National Park. Consequently, the provision of advertisements and particularly illuminated signs need to be carefully controlled because the clutter of signage can detract from the local character. Whilst it is recognised that commercial businesses need to advertise their presence, this should not be achieved at the expense of visual amenity or highway safety.

9.2 Signage should therefore be kept to a minimum and where permission is needed, the following will be taken into account when considering advertisement proposals:

- Any signs should be of limited size and modest in proportion to the scale of the building;
- Illuminated signs should be kept to a minimum and should be within the curtilage of a building only and displayed on an elevation facing a road only, to avoid detrimental impact on the open countryside. There will be a presumption against any illuminated signs on any other elevations especially those on the elevations of any buildings where they face towards Whitby Abbey, Hawsker Lane or Summerfield Lane;
- Proposals for flagpole signs, pole signs and totem signs (either illuminated or not) should be avoided.



Figure 9.1 One non-illuminated sign on the front face of the building is most appropriate to avoid clutter. Where additional warning signs are required they should if possible be away from the business name to avoid clutter

9.3 A site signage scheme should be prepared in relation to the development of the allocated sites and should include feature signs at the entrance to the development. These are to be attractively designed and should identify individual occupiers and be designed in a manner to allow adaptation and expansion of the signage system as functional needs require.

10 Designing out Crime

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10.1 Crime prevention can be a material consideration in the determination of planning applications. The National Planning Policy Framework (NPPF) states that “Planning policies and decisions should aim to ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion”.

10.2 Development should create a sense of place where businesses and business users are able to go about their daily routine, without undue fear of crime or insecurity. Consequently, developers are advised to refer to the following documents:

- “Secured by Design” (SBD) - a police initiative owned by the Association of Chief Police Officers (ACPO).
- “Safer Places – The Planning System and Crime Prevention” which is a planning guidance document issued by the Home Office and the DCLG for England and is supported by the police service.

10.3 However, due to the rural context of the Business Park, in an area where crime levels are relatively low, development will not be required to apply all design details and attributes contained within the above guidance but they should be considered and applied where appropriate. Further advice can be sought from the North Yorkshire Police Authority Architectural Liaison Officer whose contact details may be found at:

http://www.securedbydesign.com/professionals/design_advisors.aspx

Planning Obligations / Section 106 Agreements 11

11 Planning Obligations / Section 106 Agreements

11.1 Planning obligations are used as part of the planning application process to address specific planning issues and impacts arising from a development proposal. They can take the form of financial contributions or provision of community and infrastructure benefits and are usually agreed between the Council, land owners and developers within legal agreements (Section 106 agreements).

11.2 Section 106 agreements are likely to be required as part of development at the Business Park, in the form of a 'commuted sum' payment for the provision of public open space, footpath routes or other green infrastructure. If the Planning Authority considered that an obligation may be needed, the applicant will be informed as soon as possible, normally at the time of pre-application discussions or at the time of validation of the application.

11.3 Fees are charged by the Local Authority for drafting and processing Section 106 agreements.

Policies Map A

Appendix A Policies Map

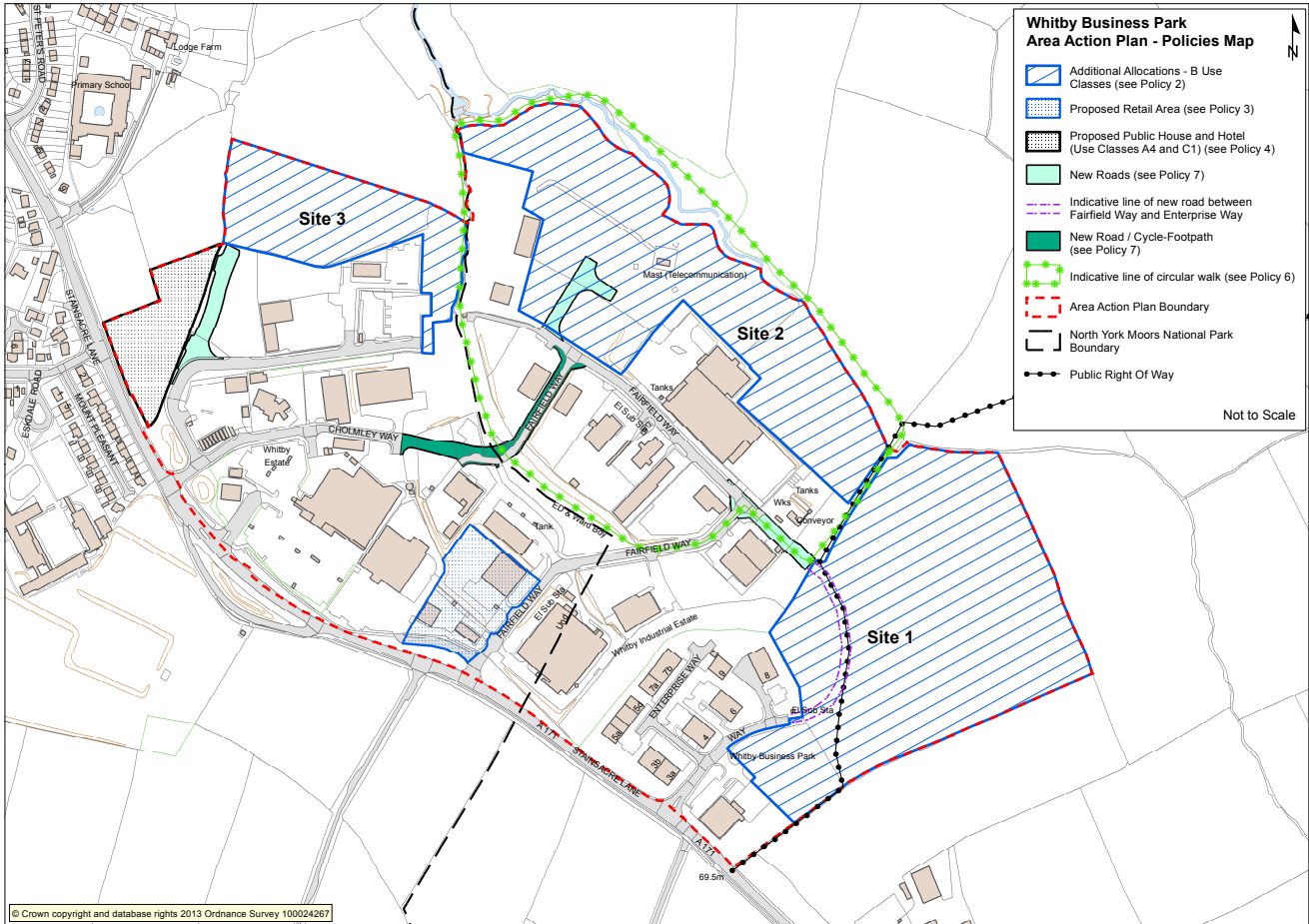


Figure A.1 Policies Map



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