



**Brierley Building, County Hall, Northallerton,
Racecourse Lane, DL7 8AD**

Capital Programme Team

**Installation of 2no. pedestal electric vehicle charging points to the
South West elevation of Brierley Building**

Stage 4 | P1

15th August 2022

B0001

21019

Design and Access Statement

Brierley Building County Hall

Project no: 21019
 Document title: Installation of 2no. pedestal electric vehicle charging points to the South West of the building
 Document No. Design and Access Statement
 Revision: P1
 Date: 15th August 2022
 Client name: Capital Programme Team
 Client no: B0001
 Project manager: Daniel Storey
 Author: Luke Bloomfield
 File name: S:\Property\21019 - County Hall - EV Charging Points\01 Feasibility\05 Planning

Align Property Partners Limited
 Morgan House, Mount View
 Standard Way Industrial Estate
 Northallerton, North Yorkshire DL6 2YD
 United Kingdom
 T +44 (0)1609 785700www.jacobs.com

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Document history and status

Revision	Date	Description	By	Review	Approved
P1	15/08/2022	Planning – Design and Access Statement	LB	SAS	DJS

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1. Introduction

1.1 The Applicant

This planning support statement has been prepared by Align Property Partners to support a full planning application submitted on the behalf of North Yorkshire County Council, Central Services

1.2 Application Description

Installation of 2no. pedestal electric vehicle charging points to the South West elevation of Brierley building.

1.3 Supporting Statement

This document provides background and technical information required to assist in determining the planning application. Its primary purpose is to set out the key planning considerations and how these are addressed in the design of the proposed development.

1.4 Supporting Documentation and Drawings

The following plans and documents are provided as part of the planning application:

Document No.	Rev	Title	Scale
21019-APP-XX-XX-DR-B-000001	P1	Site Location Plan	1:1250
21019-APP-XX-XX-DR-B-000020	P1	Proposed Site Plan	1:200
21019-APP-XX-XX-DR-B-000220	P1	Proposed Elevations	Varies
21019	P1	Design and Access Statement	N/A

Table 1 Planning Application Drawings and Documents

2. Site Location and Description

2.1 Site Features and Constraints

Brierley Building at County Hall is situated along Boroughbridge Road, sited in the centre of Northallerton. The Brierley Building can be accessed off Boroughbridge Road which forms the main entrance. This can be identified on the Site Location Plan (21019-APP-XX-XX-DR-B-000001). This entrance provides a practical access route to be utilised during building work.

The area of the proposed works is owned solely by North Yorkshire County Council. The location of the proposed charging points will be directly in front of designated parking bays to allow for easy access.

Part of the County Hall campus lies within a Conservation Area with listed buildings found within the boundary.

The site does not lie within an area with a history of flooding therefore no measures are recommended.

3. Detailed Description of Proposal

3.1 Reason for Development

NYCC has identified the need to accommodate electric vehicle users at County Hall by providing 2no charging points to be utilised. The charging points will be located to the South West of the Brierley building situated in front of 2 designated parking bays. Indicative location can be seen on Dwg 21019-APP-XX-XX-DR-B-000020 Proposed Site Plan.

3.2 Appearance

The units will comprise 2no. charging points on each pedestal with an aluminium powder coated outer shell. Refer to Appendix B for further details on appearance.

3.3 Layout

The charging points will sit directly behind 2 parking bays.

3.4 Use

The proposed charging points are designed for the sole purpose of charging up electric vehicles.

3.5 Amount

2no. charging points are proposed.

3.6 Access

The alterations will be designed in accordance with the recommendations and guidance contained in the current 2021 Edition of Approved Document S of the Building Regulations 2010 – Infrastructure for the charging of electric vehicles.

3.7 Landscaping

The site will require minimal soft/hard landscaping due to foundations being built for the charging points.

3.8 Risk from Flooding

The site does not lie within an area with a history of flooding.

3.9 Environmental Considerations

The electric vehicle charging points are being proposed to help with sustainability and will benefit electric vehicle users at County Hall. The proposed charging points will have a positive impact on the environment as electric cars are a more environmentally friendly alternative to petrol and diesel vehicles.

4.0 Heritage Statement

The National Planning Policy Framework (NPPF) was issued by the Government in March 2012 and then revised in July 2018. This national guidance remains the primary legalisation it should be given substantial weight in the determination of any applications effecting Conservation Areas, Listed Buildings and / or other buildings of local heritage importance.

The NPPF contains guidance on how local authorities should consider development proposals which may impact heritage assets. The policies considered relevant to this proposal are identified and discussed in more detail below.

Paragraph 189 of the NPPF relates to the information requirements for applications for consent affecting heritage assets and states:-

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential

impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

Paragraph 190 of the NPPF is also of relevance to this application, and it states: *“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.”*

It is accepted that the County Hall site lies within the Northallerton Conservation Area and therefore represents a significant heritage asset, which is sensitive to new development in respect of design and choice of materials. Careful consideration must be given to ensure that the proposal would not have a detrimental impact on the area.

Given the nature of the application submission, it is a local requirement for it to be accompanied by a Design and Access Statement. This heritage statement has been submitted within the design access statement alongside the planning application and it is considered that the information provided within this Design and Access Statement is sufficient to enable the local planning authority to assess the impact of the proposal upon the heritage assets identified.

Policy HE9 provides additional policy principles which should be used to guide the consideration of applications relating to designated heritage assets. Paragraph HE9.1 states, inter alia:-

“there should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset.....Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification.”

Policy HE9 makes it very clear that there should be a presumption in favour of the preservation / enhancement of designated heritage assets. The Applicant accepts this stance and fully understands the importance of preserving heritage assets to ensure they are around for future generations to use, enjoy and learn from in the future.

The works do not propose any major demolition or builders work or any alterations to the existing County Hall building. It is therefore considered significant heritage assets will not be impacted by the proposed works. It is considered that the development will not have a negative impact upon the building or Conservation Area as a whole. The works proposed are reversible and not connected to the building and therefore don't affect the building itself or its structural integrity.

The choice of new materials and colour is of a standard design commonly seen on County Hall grounds and is considered to not take away from the traditional character and architectural merit of the main building and surroundings, therefore it is considered to be sympathetic to the Conservation Area designation. It is therefore considered that the application satisfies all relevant policies outlined within the Northallerton Conservation Area Appraisal and the policies outlined in NPPF.

4 Conclusion

In conclusion, this application seeks permission to install 2no. New electric vehicle charging points to the car park at the South West corner of the Brierley building.

The level of design input is minimal however the new charging points will not have a greater impact on the visual amenity of the surrounding area.

The electric charging points will provide a modern charging alternative that has been widely adapted and allows staff and guests the opportunity to charge their vehicles whilst visiting county hall.

Appendix A. – NYPA Validation Requirements (Section 6)

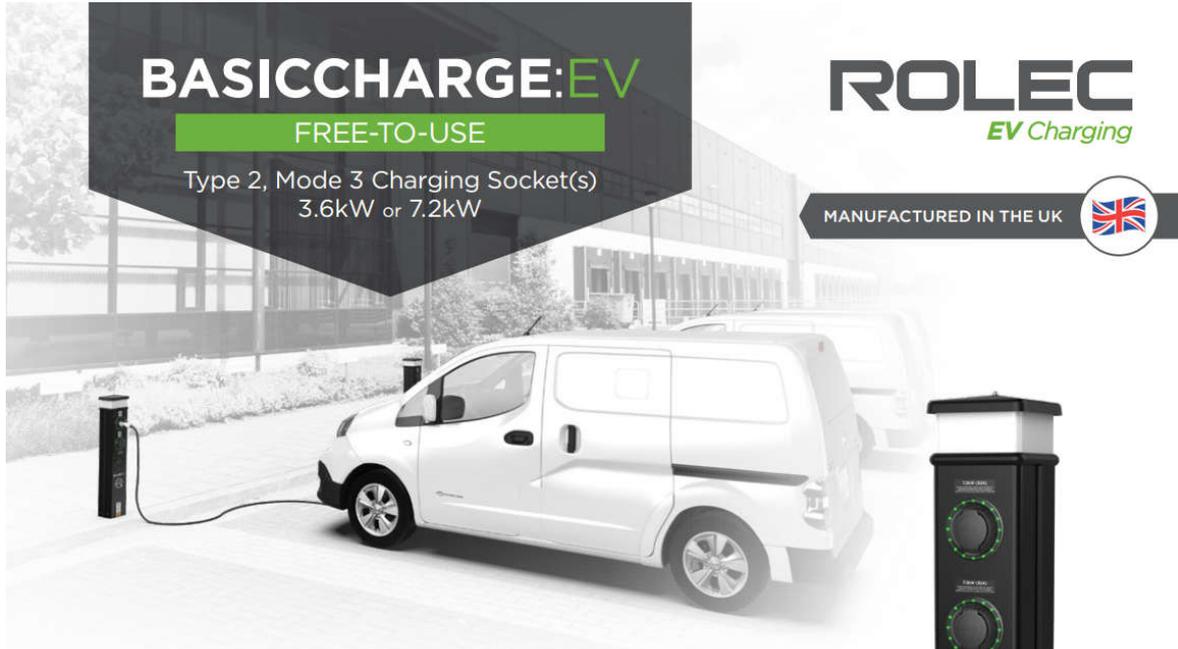
NORTH YORKSHIRE PLANNING AUTHORITY VALIDATION REQUIREMENTS SECTION 6 - OTHER REQUIREMENTS JUSTIFICATION STATEMENT (ADDENDUM)

Further to the information highlighted in the Validation Checklist, all items marked as not applicable or left blank are items that do not relate to the scheme and its context. On this basis it is information which will not contribute to the planning process of this application.

	INCLUDED / N/A	COMMENT
Affordable Housing Statement	N/A	Not required. Development is not residential.
Air Quality Assessment	N/A	Not required. Not relevant to determine this application.
Biodiversity/Geological Survey & assessment Report	N/A	Ecological Reports inc. Bat & Newt surveys provided.
Flood Risk Assessment	N/A	The development does not lie within a flood risk area but FRA included.
Foul Sewage & Utilities Assessment	N/A	Utility survey and drainage drawings & Technical Note provided. New drainage to connect into existing service routes.
Heritage Statement (including historical archaeological features and scheduled ancient monuments)	N/A	Not required. Not relevant to determine this application
Land Contamination statement	N/A	The development is not on a contaminated site
Land stability/geological report and/or Coal Mining Risk Assessment	N/A	No stability/geological site risks have been identified
Lighting Assessment	N/A	N/A only escape lighting on building.
Noise Impact Assessment	N/A	The development will not create any additional disturbance as defined within the planning schedule.
Open Space Assessment	N/A	The development does not encroach on any public or private open space as defined within the planning schedule.
Parking Provision	N/A	Parking provision will not be affected by proposed development. All contractor parking to be accommodated on site.
Photographs and Photomontages	N/A	N/A
Planning Obligations/Draft Head of Terms	N/A	None prescribed within this development

Planning and Sustainability Statement	INCLUDED	Planning Support Statement included.
Statement of need for agricultural dwellings	N/A	The development is not agricultural
Structural Survey	N/A	Not required. Not relevant to determine this application.
Town Centre Uses (evidence to accompany applications for main Town Centre Uses)	N/A	Not required. Not relevant to determine this application.
Transport Assessment	N/A	No increase in numbers due to this application.
Travel Plan	N/A	No increase in numbers due to this application.

Appendix B. – Example of Electric Vehicle Charging Point



BASICCHARGE:EV

FREE-TO-USE

Type 2, Mode 3 Charging Socket(s)
3.6kW or 7.2kW

ROLEC
EV Charging

MANUFACTURED IN THE UK



The BASICCHARGE:EV pedestal replicates Rolec's world-leading Classic utility pedestal, which now boasts over 150,000 units sold worldwide.

This mass produced, tried and tested pedestal is both, an affordable and adaptable EV charging solution. Suitable for a variety of different locations, including: private car parks, offices, factories, hotels, cinemas, leisure centres, shops, warehouses, hospitals, schools, depots - in fact any moderately secure environment.

Available in either 1way or 2way versions, providing Mode 3 fast charging in 3.6kW or 7.2kW speeds.



Unit shown: BASICCHARGE:EV
2way Socket (Type 2) Charging Pedestal

PRODUCT FEATURES

- Mode 3 (IEC 61851-1) fast charging
- Available in 1way & 2way versions
- 3.6kW (16A) & 7.2kW (32A) charging speeds
- Type 2 (IEC 62196) charging socket(s) c/w security hatchlock(s)
- Photocell controlled LED amenity lighting head
- Surface or roof mountable
- Built-in AC overload and fault current protection
- Built-in DC sensitive protection
- Built-in LED charging status indicator socket halo(s)
- Easy to install & maintain
- IP rated
- UV stabilised
- Corrosion resistant



Free To Use



Branding & Colour Options Available



LED Amenity Lighting



IP Rated



UV Stabilised



CE Certified

SPECIFICATIONS

