



# HARROGATE

SPRING WATER

DESIGN & ACCESS STATEMENT

DECEMBER 2016

**BARTON  
WILLMORE**

# BARTON WILLMORE

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# HARROGATE

## SPRING WATER

# VISION

HARROGATE SPRING IS AN IMPORTANT PART OF THE HISTORY OF THE TOWN. THE BRAND AND PRODUCT HAS DEVELOPED TO A REGIONAL, NATIONAL AND INTERNATIONAL LEVEL. HARROGATE SPRING WISH TO CONTINUE TO GROW THE BUSINESS, OPENING UP NEW MARKETS AND PROMOTING HARROGATE TO THE WIDEST AUDIENCE.

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The existing facility is situated respectfully within dense local woodland on the edge of the Spa Town of Harrogate. The proposed development will be an appropriate and sustainable addition to the existing facility, continuing the sensitive approach to development.

The site is at the confluence of a number of core paths and local walking routes. **The proposed development will integrate with these networks and extend them into the site where landscape proposals will provide areas of high amenity.**

Harrogate Spring has been innovating and developing on this site for nearly 20 years. This ambition will continue, **integrating the development with county-wide schemes such as the Spa Trek initiative; actively create new routes and contributing to the local countryside.**





# HARROGATE

SPRING WATER

# INTRODUCTION

HARROGATE HAS HAD A LONG TRADITION AS A SPA TOWN; WITH THE FIRST MINERAL SPRING DISCOVERED IN 1571. SHORTLY AFTER, QUEEN ELIZABETH'S PHYSICIAN RECOMMENDED THE WATER FOR ITS HEALTH BENEFITS, AND THE TOWN WAS CHRISTENED 'THE ENGLISH SPA', ATTRACTING A GREAT DEAL OF INTEREST AND VISITORS TO HARROGATE.

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Harrogate Spring Water is England's oldest bottled water, with manufacturer having taken place since 1740.

## ABOUT HARROGATE SPRING

Water was abstracted and bottled by Harrogate Borough Council until around the Second World War. It was then bottled in August 2000 following the formation of Harrogate Spring Water Ltd. This makes Harrogate Spring Water England's oldest bottled water, with manufacturer having taken place since 1740.

To this effect Harrogate Spring Water Ltd has been an important part of the history of the wider area and making a significant contribution to the town in terms of economic benefit as well a promotion on a regional, national and international level.

## HISTORY OF THE SITE

With the formation of Harrogate Spring Water Ltd in August 2000, the company worked with Harrogate Borough Council (HBC) to build a new facility and start producing bottled water again from a new borehole at Harlow Moor Road in 2002.

In 2014 a 1,925 m<sup>2</sup> extension was built to the north of the existing factory. This increased the factory area and allowed for increased production, while also providing more efficient and increased access for vehicles transporting the water. To provide access for these vehicles an access road needed to be developed providing a route to the rear of the existing factory.

Harrogate Spring Water can only be bottled at source and any future additional production / bottling facilities can only be built on the existing or adjoining land.

Dense tree planting on three boundaries of the site, to the north, south and west, has been a continued feature of the site. With the existing development platform cut into the landform, which rises west and south, the factory is well screened and largely concealed from view.



## **PURPOSE OF THE DOCUMENT**

This document has the following functions and purpose:

- To provide a concise description of the key issues and the evaluation that informed the design of the proposed development; and
- To provide comprehensive information on the proposed development in terms of composition, urban form, access and circulation and landscaping.

To set out design standards that will establish:

- A framework for the proposed development which promotes a high quality of design;
- Clear standards and criteria, that should be used to evaluate and assess applications supporting the development control process, and ensuring high management and coordinated design; and
- A clear brief for designers and others involved in the development process which will guarantee the achievement of high standards.

## **DESIGN BRIEF**

The continued growth of the Harrogate Spring Water brand / business has led to the recent expansion of the existing facility by providing a new 1,925 m<sup>2</sup> extension. This growth is expected to continue and as such an additional building(s) will be required to satisfy demand.

Therefore, Harrogate Spring have identified the site adjacent to the existing facility as the only feasible option for expansion.

The design brief was to carry out a feasibility and masterplan exercise to demonstrate how a new building of between 3,000-5,000 m<sup>2</sup>, could be delivered to provide Harrogate Spring with the flexible opportunity to grow the business over the coming years.

In order to achieve this the design exercise would need to carefully consider:

How to establish a usable development platform (given the site's rising topography);

What the most efficient building(s) / service yard arrangement would be; and

How to effectively integrate the development proposals into the landscape, taking cognisance of the Council's aspirations for a 'Spa Trek'.









# HARROGATE

SPRING WATER

# LOCATION

HARROGATE IS AN ENGLISH SPA TOWN WHICH IS LOCATED ON THE SOUTH EASTERN PERIMETER OF THE YORKSHIRE DALES, CIRCA 30KM WEST OF YORK, AND 20KM NORTH OF LEEDS.

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## **SITE LOCATION**

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Harrogate is an English Spa Town which is located on the south eastern perimeter of the Yorkshire Dales, circa 30km west of York, and 20km north of Leeds.

The site is located on the edge of the established settlement boundary of Harrogate, circa 1.5km from the centre of the town, to the east. The existing facility (bottling factory and offices) sits on the western side of Harlow Moor Road between the junctions with Cornwall Road and Harlow Moor Drive.

## **SITE DESCRIPTION**

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The site extends to circa 1.65 ha in size and lies directly adjacent to the existing factory building.

The south eastern boundary of the site is defined by The Pinewoods, an area of dense woodland with a number of local paths and two core paths connecting Harrogate town centre to the Royal Horticultural Society (RHS) Harlow Carr. Pinewoods covers a steep slope which ascends c.25m above the site. Tree planting and hedgerows bound the eastern, western and northern edges of the site.

Vehicle access to the site will be through an extension to the existing road access serving the current facility from Harlow Moor Road.

## **EXISTING FACILITY**

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The existing facility currently has 3,735 m<sup>2</sup> of floor space after it was extended from 1,810 m<sup>2</sup> in 2014. At this time an electricity sub-station was built to the north-east of the factory. The current factory has a number of facilities such as a service yard / loading bays for haulage vehicles, bottling facilities, water filtration facilities and offices.

There are car parking facilities for staff and visitors to the front of the existing buildings.



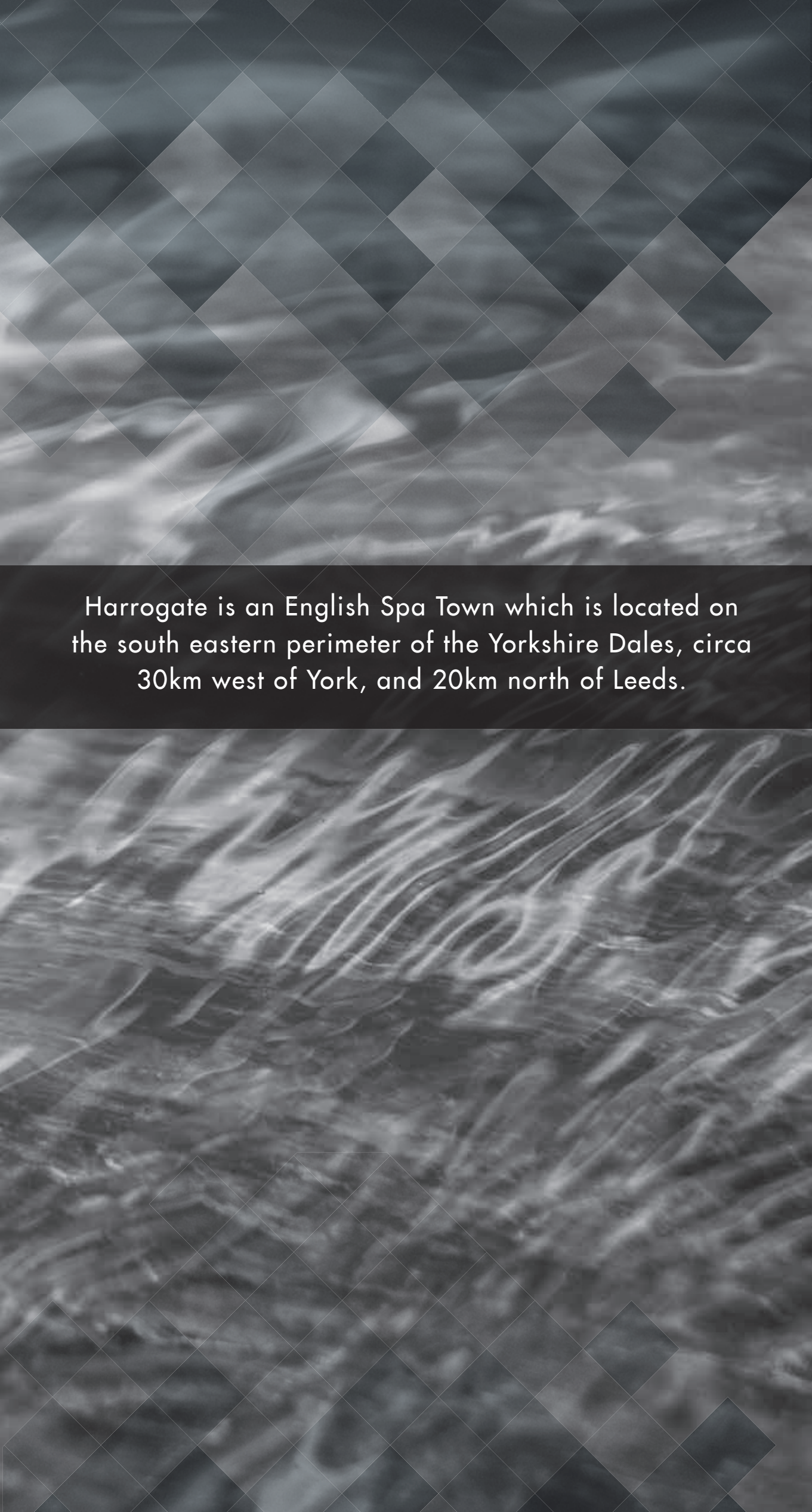


FIGURE 1: LOCAL CONTEXT PLAN





**HARROGATE**  
SPRING WATER

A black and white photograph of water with a diamond-shaped grid overlay. The grid is composed of dark, semi-transparent diamond shapes that create a pattern over the water's surface. The water shows ripples and reflections, giving it a textured appearance. The grid is most prominent in the upper and lower portions of the image, framing the central text.

Harrogate is an English Spa Town which is located on the south eastern perimeter of the Yorkshire Dales, circa 30km west of York, and 20km north of Leeds.



## **SITE BOUNDARY**

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The site lies immediately adjacent to the existing Harrogate Spring facility and would effectively form an extension to the existing site.

Access to the site will be taken through the existing facility using its access road and connecting with Harlow Moor Road.

## **APPLICATION PLAN**

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The Application Plan shows the proportion of the site proposed for development. This effectively forms the development platform on which the proposed built form could be located.

Also indicated is the area which is proposed to be retained as open space with increased amenity which could include paths, seating, signage / interpretation, SuDS and planting.

## **INDICATIVE MASTERPLAN**

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The indicative masterplan shown represents a potential development form on the site.

Although indicative, the masterplan is a result of robust process which has carefully considered site levels, access / servicing, building scale, integration with the surrounding landscape and drainage.

The indicative masterplan is for illustrative purposes only and does not preclude alternative layouts coming forward at the detailed design stage, providing that the parameters and principles as stated within this Design and Access Statement are followed.



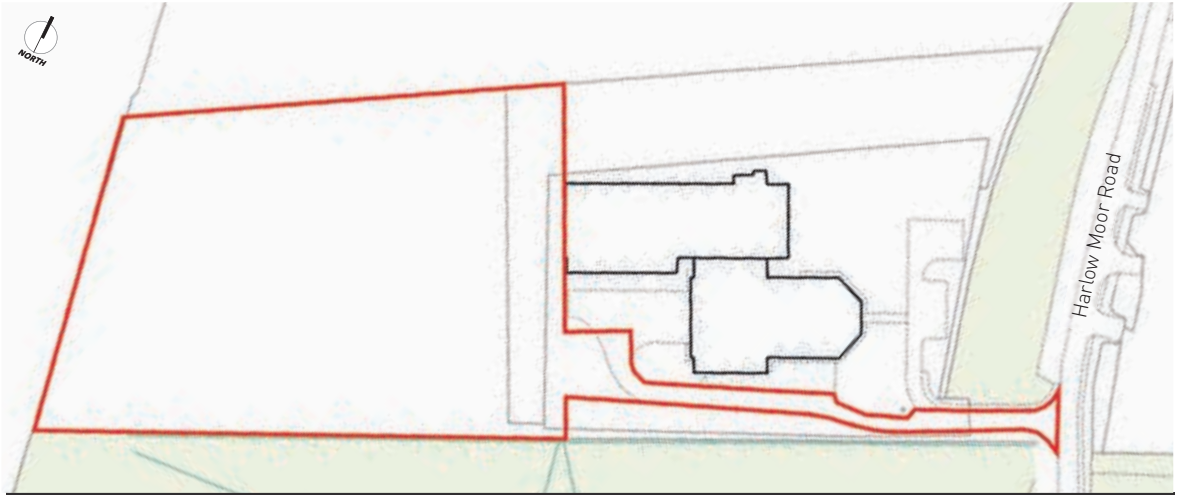


FIGURE 2: SITE LOCATION PLAN

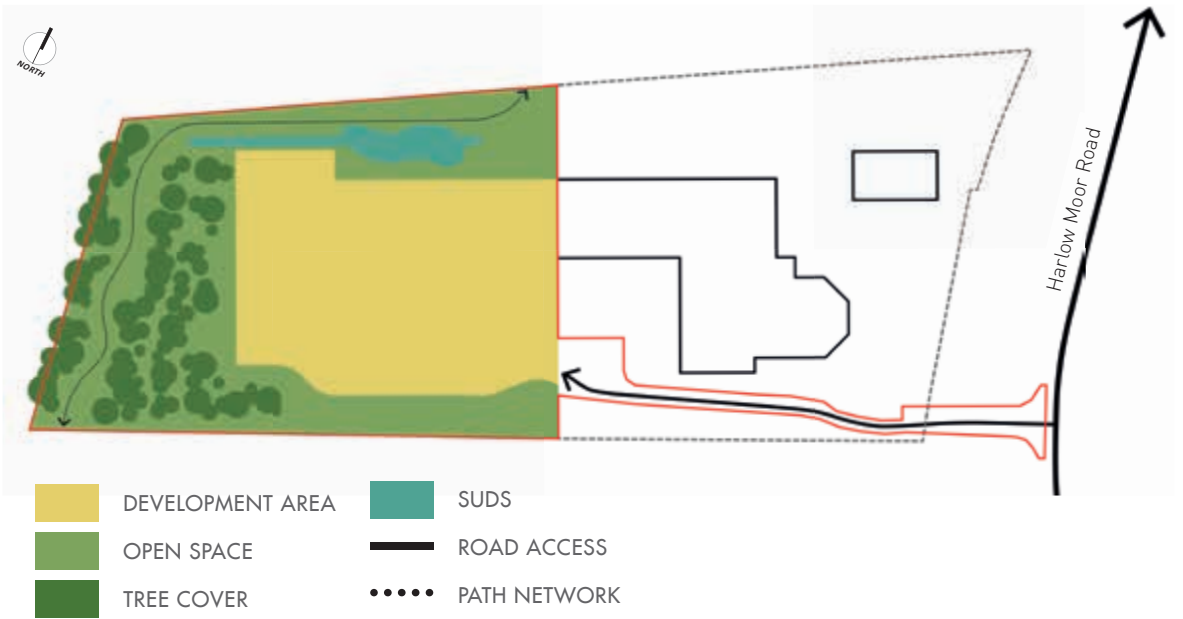


FIGURE 3: APPLICATION PLAN



FIGURE 4: INDICATIVE MASTERPLAN (OPTION B)





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# SITE CONTEXT

LANDSCAPE CHARACTER

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SURROUNDING CONTEXT  
PHOTOGRAPHS

# LANDSCAPE CHARACTER

## BROAD LANDSCAPE CONTEXT

The Site falls in the south-eastern extents of the National Landscape Character Area 22 'Pennine Dales Fringe (NE474).

'The land has a **varied topography** of exposed upland moorland fringes and plateaux dropping to lower foothills, separated by major river valleys and incised by numerous minor tributary valleys.

**It is a transitional landscape between upland and lowland.** Drystone walls are common in the west while **hedges, often thick and tall with frequent hedgerow trees, are more prevalent at lower elevations in the east.**

**Broadleaved woodlands (many of them of ancient origin), coniferous and mixed plantations, and numerous small woods and hedgerow trees all contribute to the well-wooded character of the area.'**

Nidderdale Area of Outstanding Natural Beauty (AONB) lies approximately 5km to the north-west of the application site.

'As well as the nationally important landscape of the Nidderdale AONB, much of the District's landscape has a **strong character and high quality and makes an important contribution to the special character and setting of these settlements.'**

## LOCAL LANDSCAPE CONTEXT - HARLOW HILL CHARACTER AREA

This Character Area covers approximately 4.5km to the west of Harrogate and incorporates Harlow Hill. The geology of the area is distinct from its surroundings as it incorporates the Harrogate Anticline, an area of Carboniferous limestone.

'This is a moderate scale area that **gently rolls and undulates** before rising into Harrogate. Valley Gardens is a Registered Historic Park and Garden which extends from the east boundary of the Character Area along the Anticline into Harrogate providing an important link between town and country.

Oak Beck flows through the northern corner of the Character Area and is **heavily wooded partially enclosing the space and dispersing views.** On the flatter land a few dikes drain water into the Beck.

...The land is tended and managed for livestock; **field pattern is regular with rectilinear grass fields bound by hedges and individual trees.**

**Recreation, both formal and informal, is also important here** with Oakdale Golf course and the Royal Horticultural Society's Harlow Carr Botanic Gardens being key features.

The area is easily accessible and supports a **good network of public footpaths through a pleasant landscape.'**

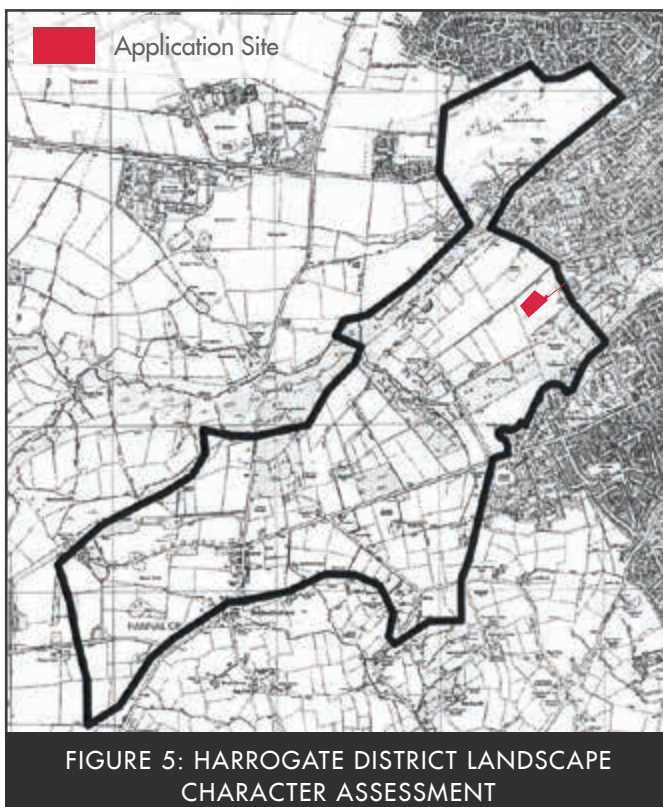


FIGURE 5: HARROGATE DISTRICT LANDSCAPE CHARACTER ASSESSMENT



## HARROGATE CONSERVATION AREA CHARACTER APPRAISAL

The site falls directly to the west of 'The Duchy Estate' sub area of the Harrogate Conservation Area separated by Harlow Moor Road.

**'...This landscape gently rolls and undulates before rising into Harrogate.** Valley Gardens is a registered Historic Park/ Garden, which extends along the anticline into Harrogate, providing an important link between town and country.

Oak Beck flows through the northwest corner of the Conservation Area. It is heavily wooded, partially enclosing the space and dispersing views. **...The field pattern here is regular with rectilinear grass fields bound by hedges and individual trees.**

... 'Further to the south, the Pine Woods extend a wooded corridor from the Valley Gardens and Bogs Field as far as Crag Lane and Harlow Car Gardens. The Valley Gardens, developed as a public pleasure ground towards the end of the C19 and now included in English Heritage's Register of Historic Parks & Gardens, forms an important **'green wedge' between the Duchy Estate to the north and the Cold Bath Road and Harlow areas to the south-east.'**

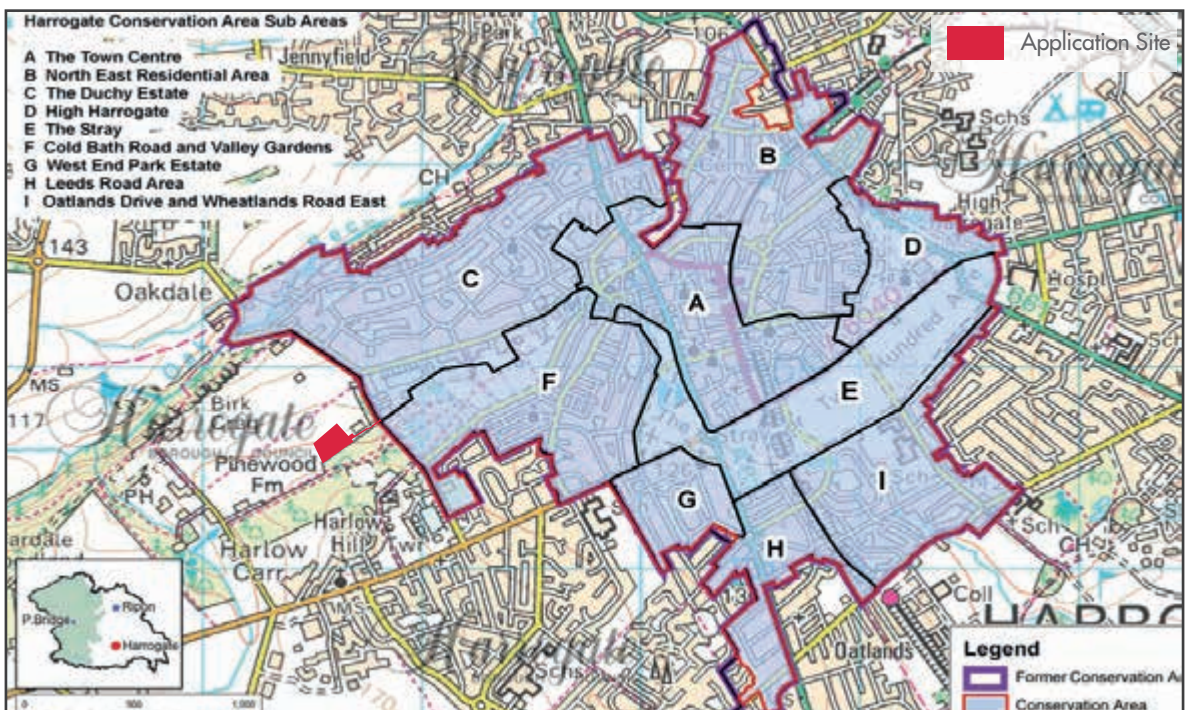


FIGURE 6: HARROGATE CONSERVATION AREA CHARACTER APPRAISAL



# SURROUNDING CONTEXT PHOTOGRAPHS



FIGURE 7: PHOTO LOCATION PLAN



FIGURE 8: CORE PATH





THE SURROUNDING LANDSCAPE GENTLY ROLLS  
AND UNDULATES BEFORE RISING INTO HARROGATE.

B

FIGURE 9: VIEWPOINT FROM CORE PATH, WEST OF THE SITE





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# SITE ASSESSMENT

AT A LOCAL LEVEL THE SITE MAY BE DESCRIBED AS A GREENFIELD SITE LYING ON THE 'SETTLEMENT EDGE', AT THE WESTERN EDGE OF HARROGATE, ON THE RISING HILLSIDES OF THE HARLOW HILL CHARACTER AREA.

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At a local level the site may be described as a greenfield site lying on the 'settlement edge', at the western edge of Harrogate, on the rising hillsides of the Harlow Hill Character Area.

The site's eastern boundary falls directly to the west of 'The Duchy Estate' Conservation Area and is separated by Harlow Moor Road. The site is well contained along this eastern boundary by a dense band of vegetation.

The site is also very well contained on the southern boundary with 'Pinewoods' forming a dense wooded edge.

The northern and western boundaries of the site however are slightly more open and therefore have a stronger visual connection with the wider countryside.

## **TOPOGRAPHY**

The undulating topography is a key feature of the existing landscape of the wider site, as represented by the contours on the adjacent plan.

The highest point of the site sits at 158m A.O.D in the south western corner. From here, out-with the site boundary, the land rises steeply to a height of 170m A.O.D. The lowest point of the site sits to the north east at 145.5m A.O.D, the same level as the existing access road.

## **VEGETATION**

Most recently, a small area of woodland has been planted during the development of the existing factory buildings adjacent to the site.

Areas of woodland adjacent to the north eastern boundary currently separate the site from the existing development / factory buildings.

An additional area of woodland and a recreation area is located north of the site.

'Pine Woods', a mature broadleaf woodland lies adjacent to the southern boundary of the site.

Mature hedgerows with individual trees, typical of the surrounding landscape character are located along the western and partly along the northern boundaries of the site.

## **NATURAL HERITAGE**

The site is a National Character Area (England) with reference number 22 and it also sits within an SSSI Risk Impact Zone.

## **BUILT FORM**

There are no existing structures on the site. The existing and recently extended Harrogate Spring factory buildings lie adjacent to the site's eastern boundary:

- 1 Initial factory building and offices (built 2001)
- 2 Recent factory extension (built 2014)
- 3 Electricity sub-station (built 2014)
- 4 Rotary Centenary Woodland

## **HERITAGE**

There are no listed buildings on the site, however there are a number within a 1km radius.

These include; Harlow Hill Tower (Observatory), the Offices of the Northern Horticultural Society and the Harlow Hill Water Tower.

## **ACCESS**

There is one access point to the existing development, from Harlow Moor Road, which serves the factory / office buildings in terms of staff and visitors to the front and a service yard to the rear.

There are two Core Paths running through the woodland to the south of the site, one running parallel with the north western boundary, 100m away. These connect from the RHS Harlow Carr to Harrogate Town Centre.

## **HYDROLOGY**

There is a stream which runs parallel to the south eastern boundary of the site, although this is not at risk of flooding.













Whilst there is the potential for an increase in surface water run-off as a result of development, appropriate mitigation measures should be put in place to address this issue. A sustainable urban drainage system should be incorporated as part of the future development of the site to handle attenuation and treatment for surface water run-off.

The low point is to the north of the site at approximately 145m A.O.D.





FIGURE 10: SITE ASSESSMENT PLAN

- |   |  |
|---|--|
|  Site Boundary  |  Potential Spa Trek Integration |
|  Trees          |  Slope                          |
|  Woodland       |  Stream                         |
|  Informal Paths |  Spot Height, m                 |
|  Core Path      |  Access                         |
|  Contours       |  Viewpoint                      |







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# LANDSCAPE VISION & STRATEGY

TO CREATE AN EXEMPLAR FACILITY  
WITH HIGH DESIGN QUALITY WHICH  
RESPECTS THE DISTINCTIVE CHARACTER  
OF HARROGATE AND PROVIDES  
OPPORTUNITIES FOR LEARNING,  
RECREATION AND HABITAT CREATION.

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## VISION

To create an exemplar facility with high design quality which respects the distinctive character of Harrogate and provides opportunities for learning, recreation and habitat creation.



GREEN LINKS  
TO STRENGTHEN  
SURROUNDING  
GREEN NETWORKS



ROBUST FOOTPATH  
LINKS BASED ON  
THE EXISTING  
FOOTPATH  
NETWORK



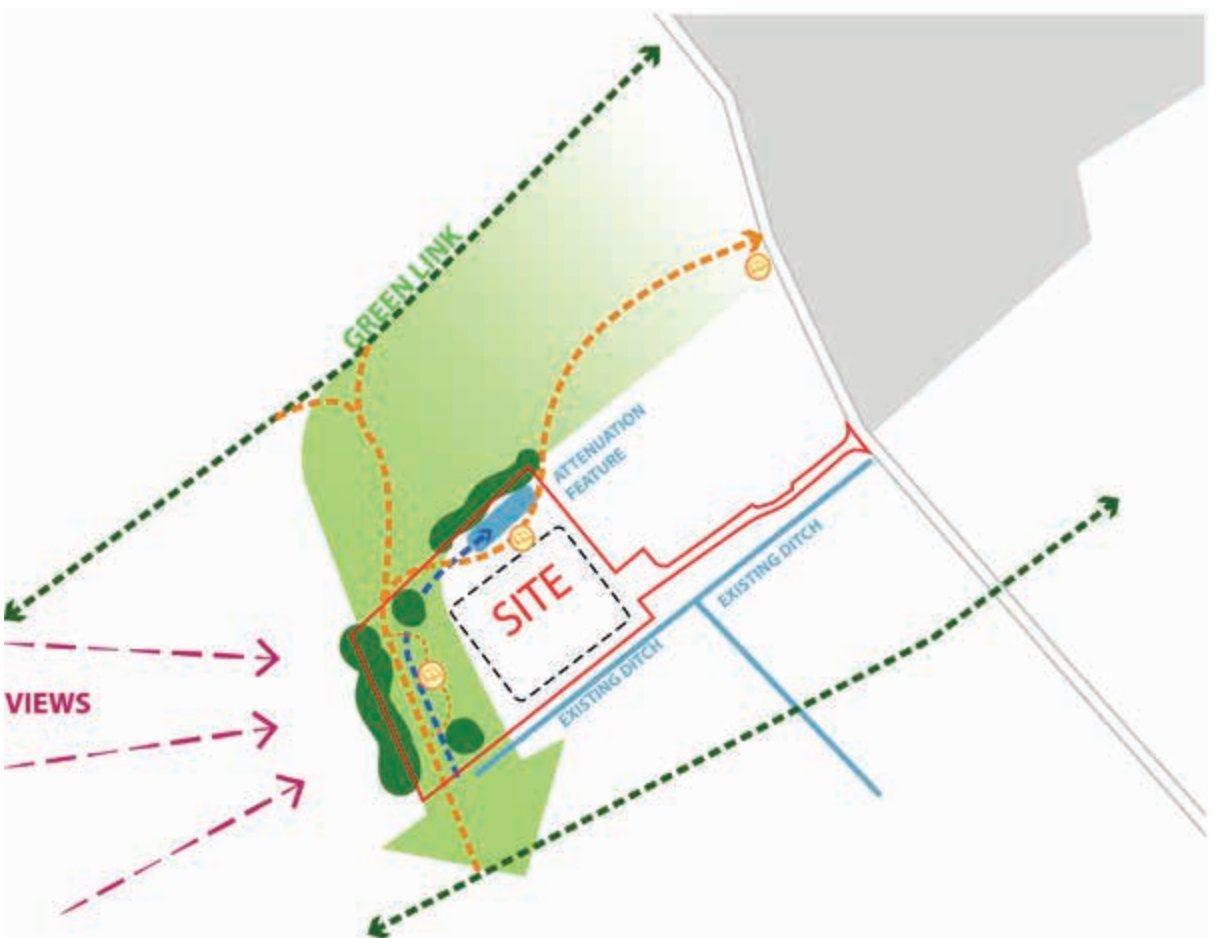
ROBUST GREEN-BLUE  
INFRASTRUCTURE  
TO PROTECT  
AND ENHANCE  
VIEWS FROM THE  
SURROUNDING  
COUNTRYSIDE



INFORMATION  
BOARDS  
SHOWCASING  
THE HISTORY OF  
'HARROGATE  
SPRINGS' AND THE  
SURROUNDING  
COUNTRYSIDE

## LANDSCAPE STRATEGY

- Provide appropriate mitigation measures in order to strengthen the rural setting of Harrogate and integrate the proposed development into the surrounding countryside by taking into consideration views from the wider countryside.
- To encourage the use of public footpaths and bridleways by promoting links between existing footpaths, Harrogate Ringway and The Harrogate Link creating important links to the town centre via the Pinewoods and Valley Gardens.
- To promote the recreational use of Pinewoods, Harlow Carr Botanic Gardens and Birk Crag on Oak Beck through enhanced footpath and cycle routes proposed as part of the Harrogate Springs facility providing panoramic views over the surrounding countryside.
- To promote learning alongside recreation through information boards which celebrates local history, character and biodiversity.
- To protect and enhance the natural and built environment, enhance biodiversity and local character through woodland and native planting.
- New woodland creation will enhance the surrounding green infrastructure network to surrounding woodlands associated with the urban edge, Oak Beck and Moor Park and Birk Crag (Local Nature Reserve) on Oak Beck.
- Enhance existing species poor hedgerow along the western boundary of the site by bolster planting with a species rich mix in order to promote biodiversity.
- To promote positive management and enhance the diversity of native flora and fauna in order to provide a sustainable landscape where wildlife can thrive.
- Promote Sustainable drainage systems to encourage natural drainage, wet meadows and marginal vegetation in order to enhance biodiversity and promote wildlife corridors across the application site to Birk Crag (Local Nature Reserve) on Oak Beck.



## OPTIONS TESTING

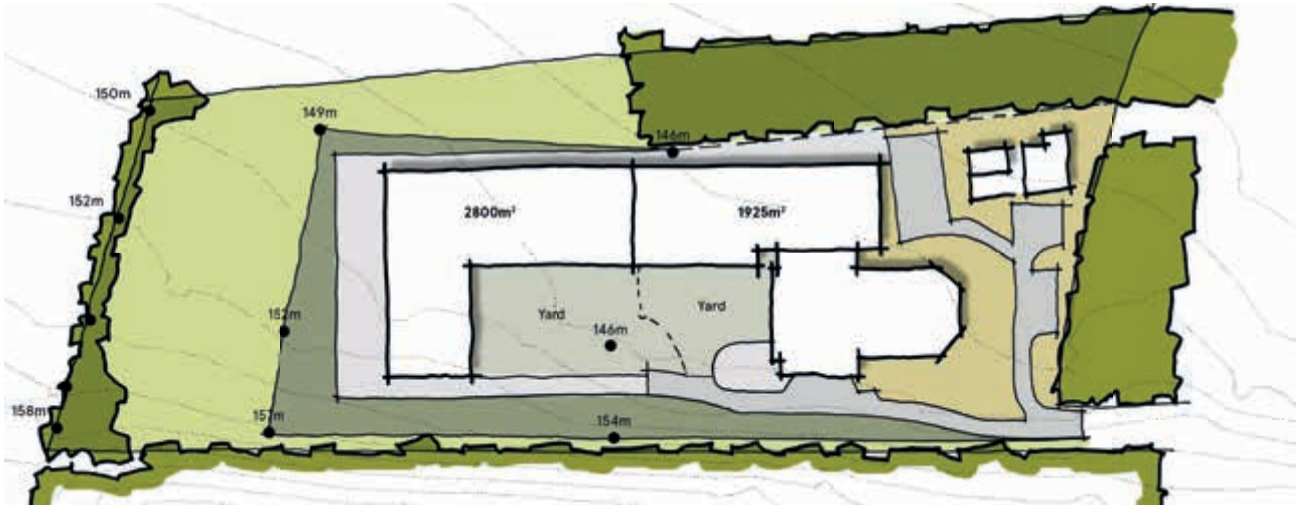


FIGURE 11: OPTION 1

### OPTION 1

Option 1 sees the form of the existing buildings broadly mirrored on the site. The proposed building is effectively connected to the existing building to allow the physical continuation of production lines.

The servicing area is comfortably extended with access being provided by the existing access road.

Keeping the development from the boundaries of the site ensures that there is the opportunity for planting to screen the development along its northern and western edges.

A significant area of the site is left undeveloped to the south-west of the site. This provides the opportunity for amenity and recreation with the potential to integrate with the Spa Trek route.

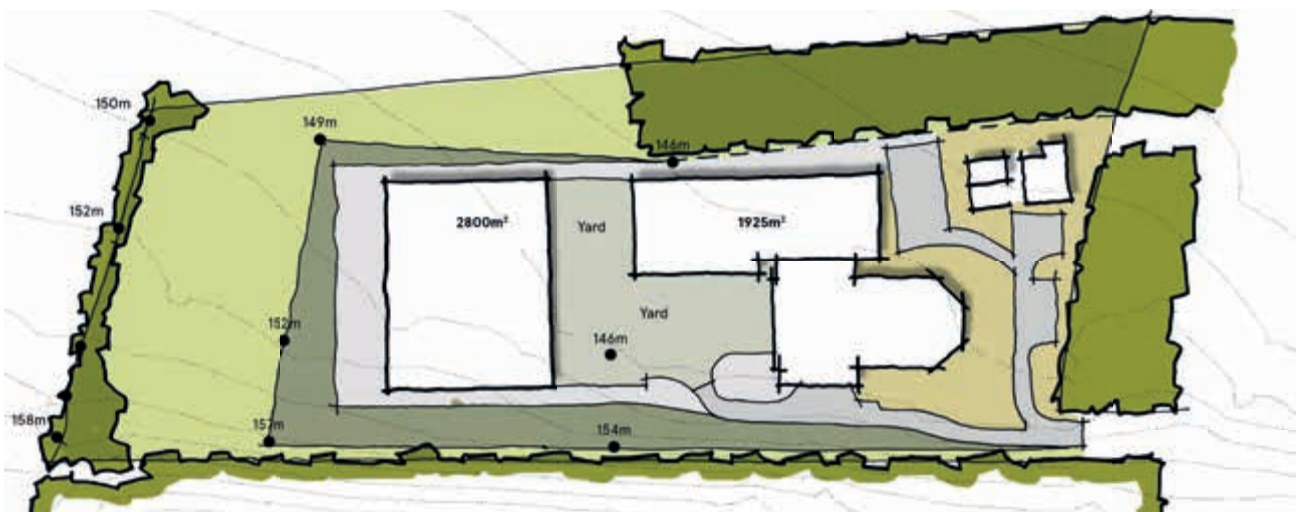


FIGURE 12: OPTION 2

### OPTION 2

Option 2 seeks to provide similar floor space to Option 1 but tests this against using a separate / simpler building.



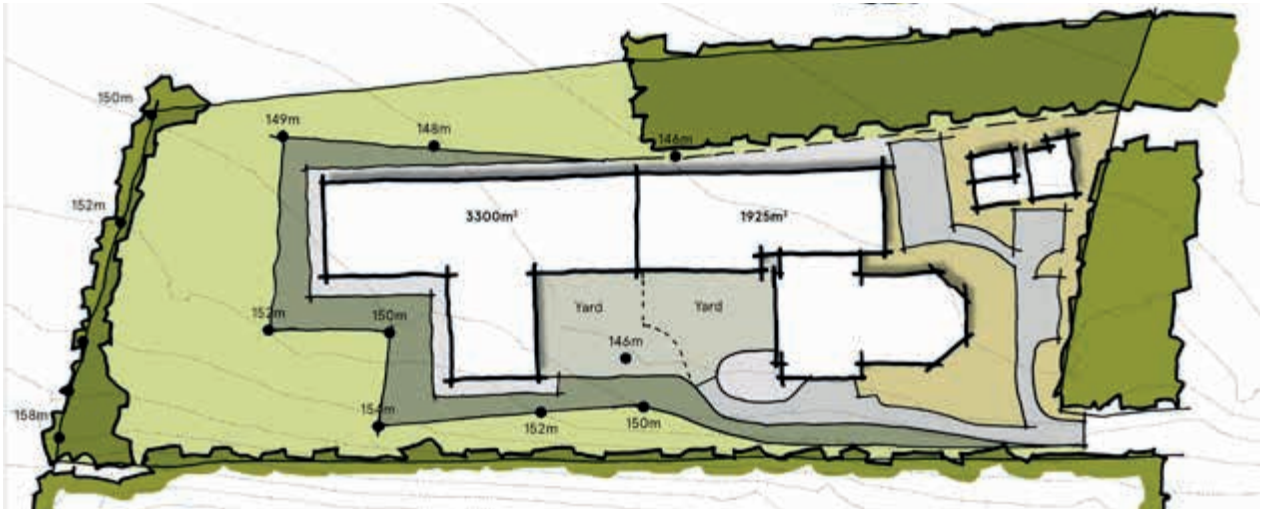


FIGURE 13: OPTION 3

### OPTION 3

Option 3 increases the area of the new development, keeping the mirrored arrangement as per Option 1 but extending the development platform west. This allows the building to sit more comfortably within the topography of the site.

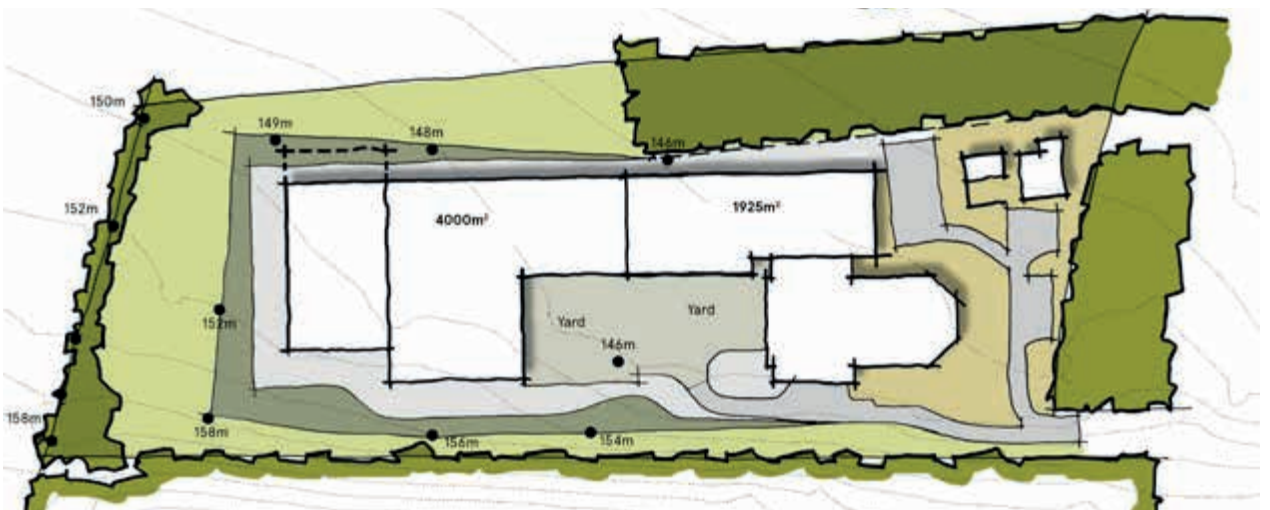


FIGURE 14: OPTION 4

### OPTION 4

Option 4 combines the benefits of Option 1, 2 and 3. This allows the provision of a development platform that could accommodate a 4,800 m<sup>2</sup> building which is connected to the existing building and works best with the site topography.

The western building section might potentially sit at a higher level (with a reduced building height) in order to reduce the impact on the existing landform. This section could also move north to protrude and provide the opportunity for a feature elevation (further reducing the impact on the existing landform).





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# DEVELOPMENT CONCEPT

FOLLOWING ON FROM THE OPTIONS TESTING EXERCISE, FURTHER WORK HAS BEEN UNDERTAKEN ON A SERIES OF PREFERRED OPTIONS; MAXIMISING THE SITES DEVELOPMENT POTENTIAL WHILST FULLY ACKNOWLEDGING THE KNOWN CONSTRAINTS AND OPPORTUNITIES.

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# BUILT FORM

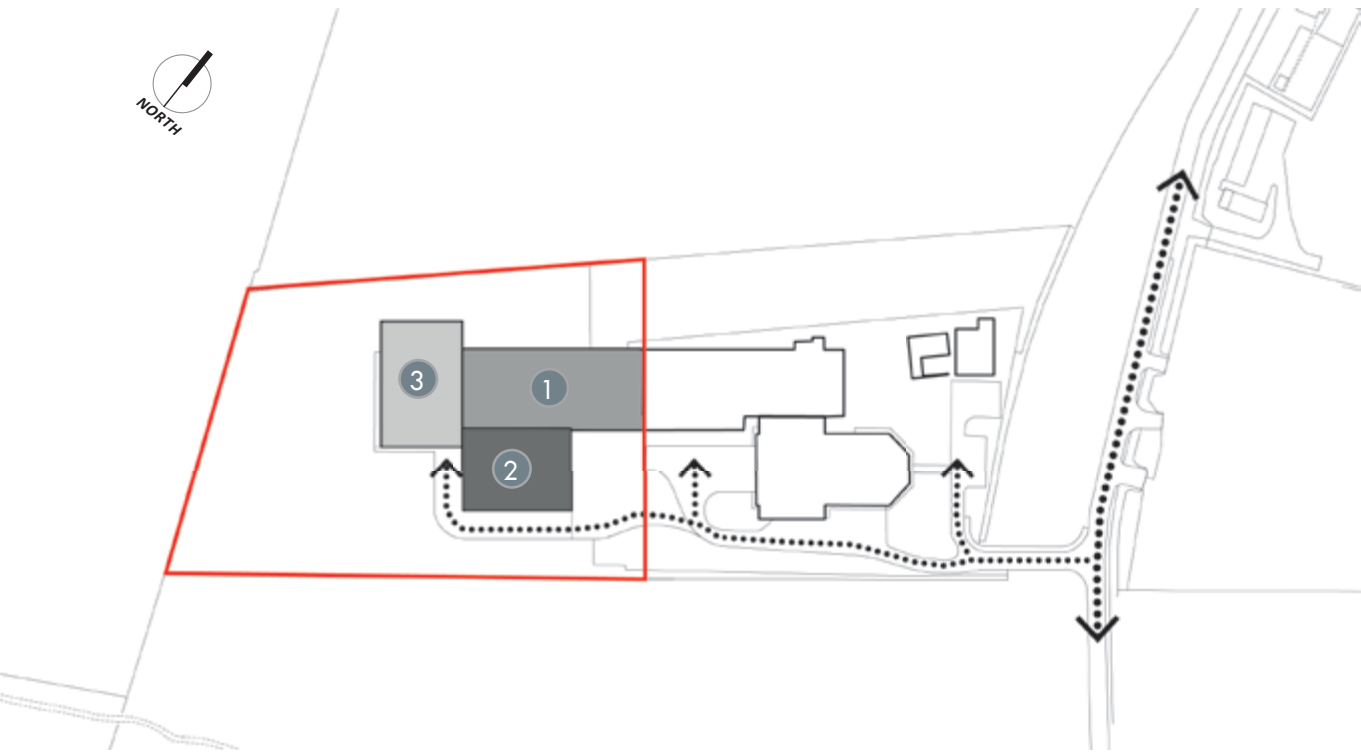


FIGURE 15: BUILT ENVIRONMENT PLAN

## COMPONENTS

The final concept proposal has two options (with component 3 sliding north - as shown above), but both are made up of multiple components, which allow for flexibility with the internal layout of the factory.

①	Component (building)	2,250 m <sup>2</sup>
②	Component (building)	1,200 m <sup>2</sup>
③	Component (building)	1,350 m <sup>2</sup>
<b>TOTAL</b>		<b>4,800 m<sup>2</sup></b>

It is proposed that the floor level of component 3 is elevated one storey (c2.5m) above that of components 1 and 2. Its eaves and ridge height will be in line with the other buildings and therefore will have a reduced internal volume.

## ACCESS

An additional access road is provided, which allows access to component 3.

The dedicated servicing area is in the centre of the development and this has been doubled.

## PARKING

There will be an additional 14 car parking space in addition to the current provision for the factory. There is the potential to position these car parking spaces on the lawn to the south-west.



# GREEN

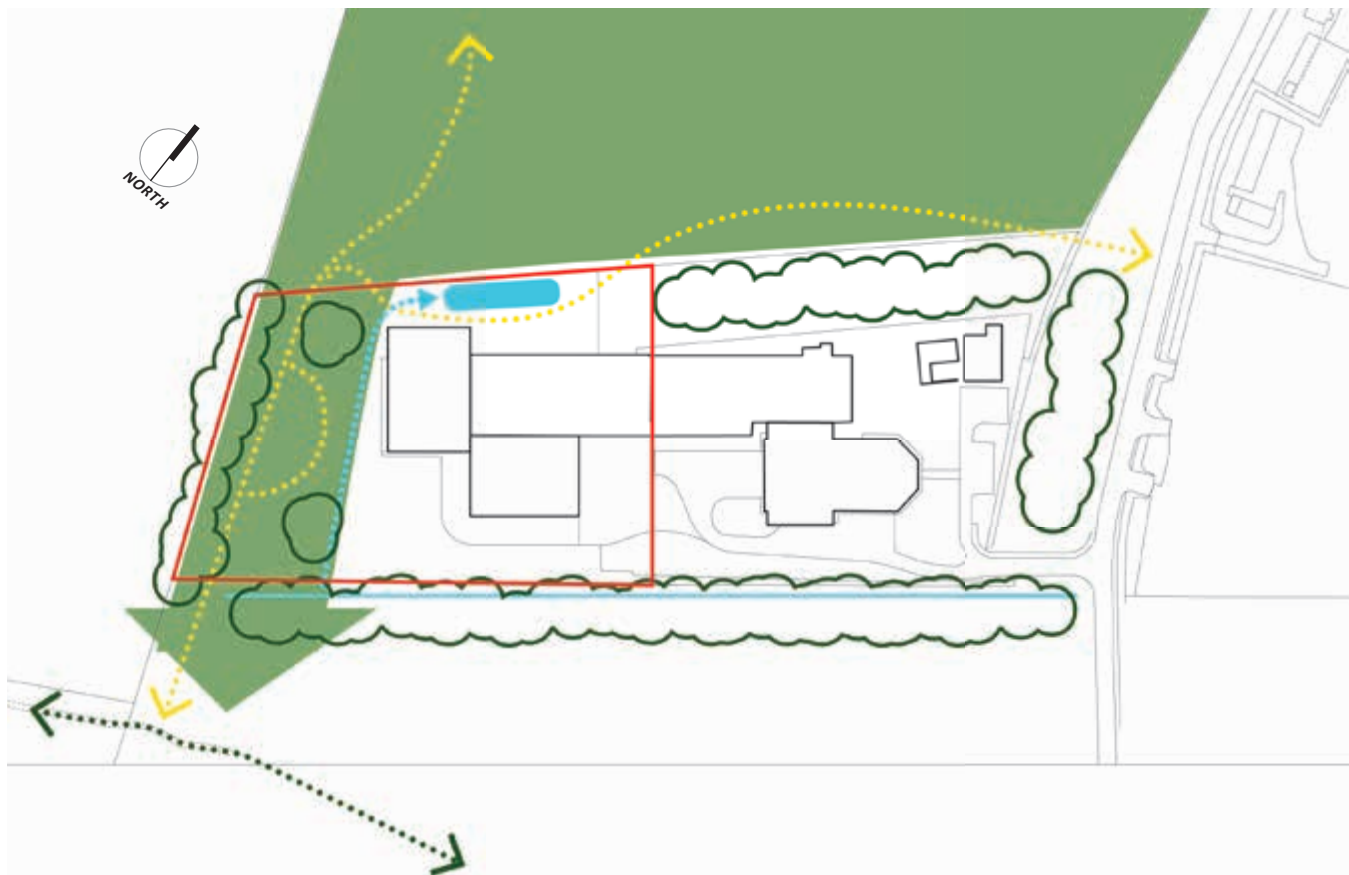


FIGURE 16: GREEN SPACE PLAN

## **PERIMETER PLANTING**

The existing planting around the wider site will be maintained and extended around the development site boundary, with the exception of the north-eastern boundary where the development abuts the existing factory. This will ensure that there is an area of dense planting surrounding the entire development, and to ensure local walking routes and views are not interrupted.

The planting to the south-east covers a steep slope, and working with the contours, the development will be screened from much of its surroundings by the natural topography surrounding the site.

Should the development option with the protruding elevation be selected, a subtle break in the perimeter planting on the north-western side boundary will reveal a feature gable acknowledging the history and presence of the factory on the site and provide the opportunity for a glazed element to reveal the activity within.

## **ROTARY CENTENARY WOODLAND**

A significant area of the site has been left undeveloped and reserved for landscaping, ensuring a large part of the former Rotary Centenary Woodland is maintained. Paths across the site will be maintained, and additional planting will be provided to mitigate any woodland lost in the development.

## **SPA TREK**

The proposed Spa Trek will feature Harrogate Spring as part of its route - and this has been accommodated for within the proposal. Depending on which option is selected, there will be opportunities for paths across the site and landscaped planting.





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# DEVELOPMENT PROPOSAL

A SERIES OF PROPOSED ILLUSTRATIVE LAYOUTS HAVE BEEN PREPARED TO DEMONSTRATE THE QUANTUM AND STYLE OF DEVELOPMENT THAT COULD BE ACHIEVED ON THE SITE.

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# OPTION A

Option A proposes a concealed development form where new buildings follow the existing northern building line and are set back from the boundary and screened by planting and landscape.



## BUILT FORM

The development proposal shows a new building of approximately 4,800 m<sup>2</sup> adjoining the existing factory.

There are two development platforms proposed. The first is tied in with levels of the existing buildings and service yard at approximately 145m A.O.D. The second development platform is raised and sits at approximately 147.50m A.O.D. The raised platform will reduce the volume of earth that will be required to be removed from the site.

The raised building component will be accessed via a new access road along the southern edge of the proposed buildings.

In summary:

- 1 Main Proposed Building Ties Into Existing Building / Service Yard Levels
- 2 New Service Yard
- 3 Access Road
- 4 Secondary Building Component At A Raised Level And Concealed Behind Planting
- 5 Access Area And Small Service Yard





## LANDSCAPE

The development proposals have sought to integrate both the building into the landscape as well as draw the landscape and movement network into the site. In particular this has meant the provision of a significant area of publicly accessible open space on the sites south west and north west boundaries which comprise the following components:

- A Woodland Glades
- B Network Of Nature Trails
- C Wildflower Meadow
- D Suds
- E Spa Trek / Nature Trail
- F Existing Tree Belt

## OPTION B

Option B proposes a protruding development form where the southerly building component breaks the northern building line and presents a visible elevation. This elevation could be treated as a feature with the potential for a glazed facade.



### BUILT FORM

The development proposal shows a new building of approximately 4,800 m<sup>2</sup> adjoining the existing factory.

There are two development platforms proposed. The first is tied in with levels of the existing buildings and service yard at approximately 145m A.O.D. The second development platform is raised and sits at approximately 147.50m A.O.D. The raised platform will reduce the volume of earth that will be required to be removed from the site.

The raised building component will be accessed via a new access road along the southern edge of the proposed buildings.

In summary:

- 1 Main Proposed Building Ties Into Existing Building / Service Yard Levels
- 2 New Service Yard
- 3 Access Road
- 4 Secondary Building Component At A Raised Level Projects Northwards To Present A Feature Elevation
- 5 Access Area And Small Service Yard





## LANDSCAPE

The development proposals have sought to integrate both the building into the landscape as well as draw the landscape and movement network into the site. In particular this has meant the provision of a significant area of publicly accessible open space on the sites south west and north west boundaries which comprise the following components:

- A Series Of Woodland Glades
- B Network Of Nature Trails
- C Wildflower Meadow
- D Meadow Scrapes
- E Tree Avenue
- F Linear Suds
- G Spa Trek / Nature Trail
- H Existing Tree Belt

## DEVELOPMENT PARAMETERS

LAND USE	AREA (HA)	AREA (AC)
DEVELOPMENT PLATFORM	0.77	1.9
OPEN SPACE (including SuDS & Planting)	0.77	1.9
ACCESS	0.11	0.27
<b>TOTAL AREA</b>	<b>1.65</b>	<b>4.07</b>



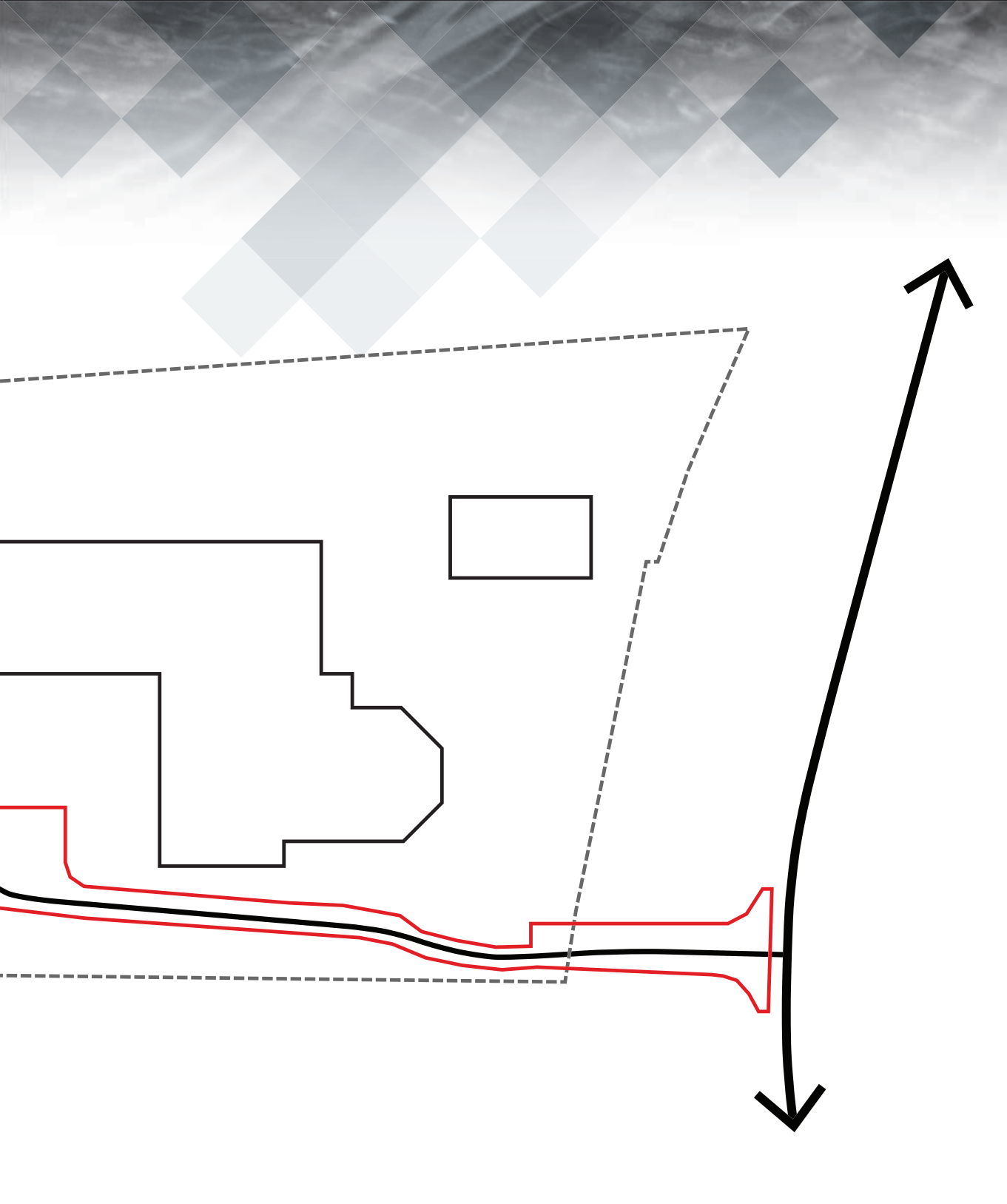
- Development Area
- SuDS
- Open Space
- Tree Cover
- Road Access
- Path Network

FIGURE 17: DEVELOPMENT



## DEVELOPMENT PLATFORM

The development platform / development area shown can accommodate the building arrangements as shown within Development Option A and Development Option B while also providing a significant area of open space, planting, SuDS and path network.



MENT PARAMETERS

# SCALE AND MASSING

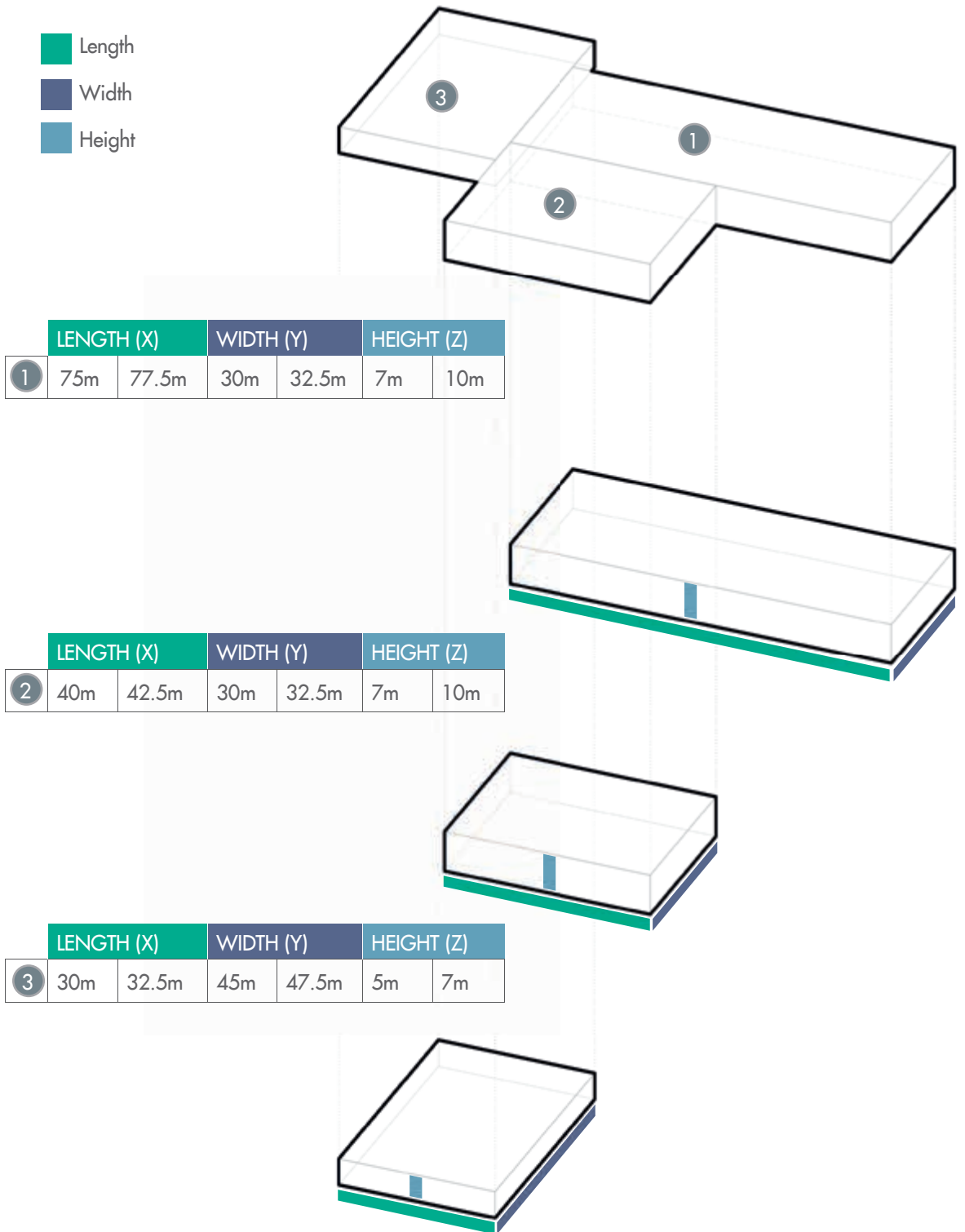


FIGURE 18: MASSING PLAN

## VISIBLE ELEVATIONS

### OPTION A

All elevations will be screened from view either by bunding, landscape or both.

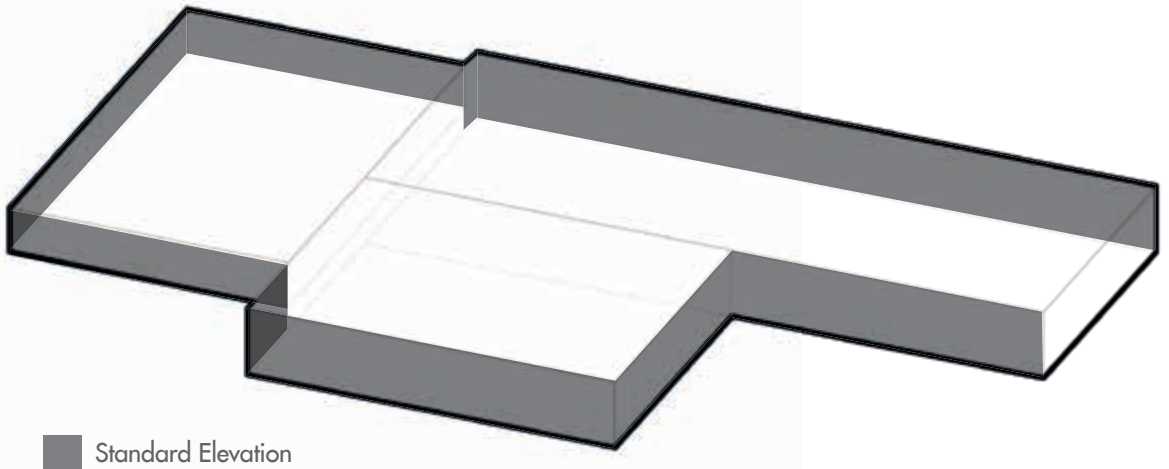


FIGURE 19: OPTION A - ELEVATION TREATMENTS

### OPTION B

All elevations, except one, will be screened from view either by bunding, landscape or both.

The visible elevation can be treated as a feature, using either glass or another distinguishing material. A glazed elevation would provide the opportunity for views into the working production line / factory.

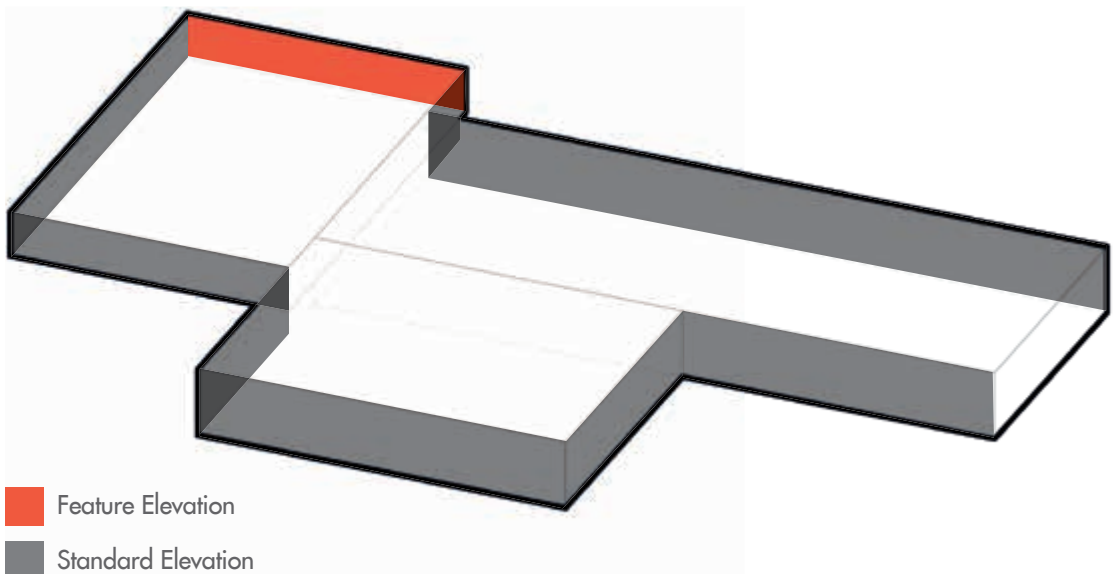


FIGURE 20: OPTION B - ELEVATION TREATMENTS



## SITE SECTIONS

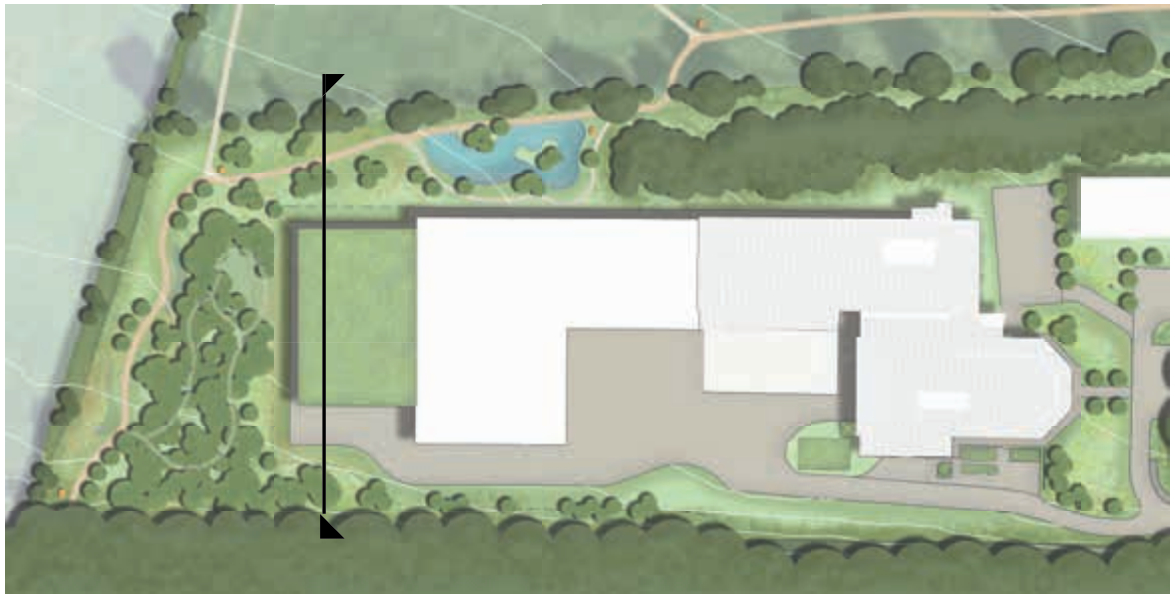


FIGURE 21: OPTION A - SITE SECTION LINE



FIGURE 22: OPTION A - INDICATIVE SECTION

- ① Proposed Extension To Facility
  - ② Naturalised Suds Pond
- ③ Green Roof
  - ④ Native Woodland





FIGURE 23: OPTION B - SITE SECTION LINE

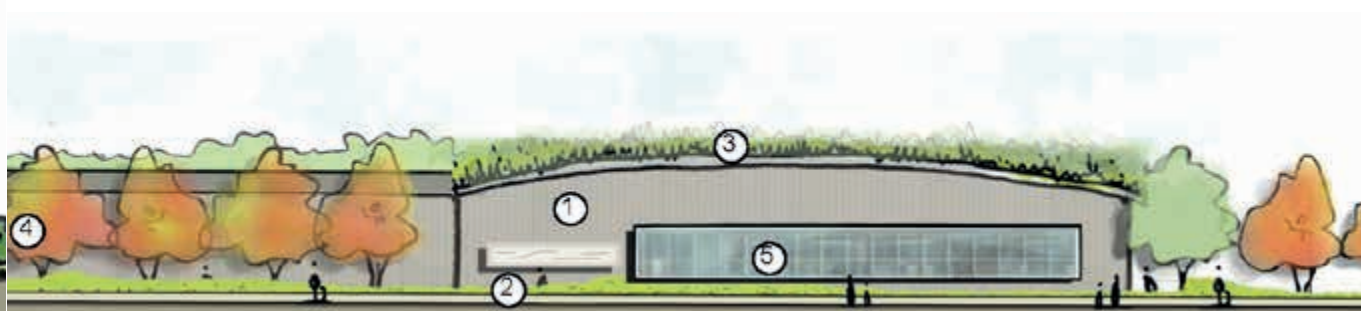


FIGURE 24: OPTION B - INDICATIVE SECTION

- ① Proposed Extension To Facility
  - ② Formal Suds Pond
- ③ Green Roof
  - ④ Tree Avenue
- ⑤ Window Into Factory





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# LANDSCAPE CHARACTER AREAS

LANDSCAPING HAS PLAYED A  
FUNDAMENTAL PART OF THE DESIGN  
PROCESS. THIS IS NOW REFLECTED  
WITHIN THE FINAL PARAMETER PLANS  
AND ILLUSTRATIVE LAYOUTS.

---

## 1. COUNTRYSIDE EDGE

- This area forms the northern and western edges of the proposed development and is designed to provide a soft transition between the proposed development and the surrounding countryside.
- Existing hedgerows will be retained and reinforced with native species providing enhanced wildlife habitat and a robust north south link along the western boundary of the site.
- The various design elements within this area are all carefully designed to contribute to a soft transition between development and countryside, with buildings and landscaping elements working together to achieve this end.
- A proposed Green Roof to the facility in this character area will further contribute to the soft transition by creating a green outlook and enhancing wildlife value.
- The proposed development aims to promote recreation through the proposed SPA Trek route across the site and provision of information boards adding a further dimension of learning along the route.
- The recreational footpath/cycle path aims to provide panoramic views of the surrounding countryside by retaining a sense of openness along the outer edges of the western and northern boundaries framing key views
- A SuDS Attenuation pond alongside a series of wet meadow scrapes will contribute to sustainable drainage and in addition enhance the setting of the proposed developed along the northern edge of the development and provide a diverse and varied habitat for wildlife.
- The northern edge of the site was the subject of some discussion as to how the design responds to the surrounding landscape. The boundary itself comprises of an existing plantation woodland to the east and a dry stone wall linking the eastern and western boundaries of the site. As a response to these discussions, the design approach to this edge has been expressed through two options:



FIGURE 25: CHARACTER AREAS - OPTION A

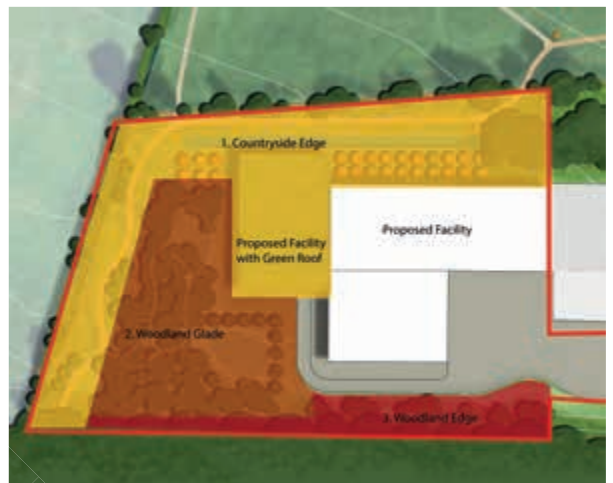


FIGURE 26: CHARACTER AREAS - OPTION B



OPTION A: NATURALISTIC PLANTING ADJACENT TO THE NORTHERN EDGE OF THE DEVELOPMENT PROMOTES BIODIVERSITY AND FURTHER SOFTENS THE TRANSITION TO THE COUNTRYSIDE BEYOND.

OPTION B: A VISIBLE ELEVATION WITH A PROTRUDING DEVELOPMENT FORM WITH A PICTURE WINDOW AMONGST AN AVENUE OF NATIVE TREES PROVIDES A STRONG VISUAL STATEMENT FACING THE COUNTRYSIDE. THIS ELEVATION COULD BE TREATED AS A FEATURE WITH THE POTENTIAL FOR A GLAZED FACADE.

**Option A:** Naturalistic planting adjacent to the northern edge of the development promotes biodiversity and further softens the transition to the countryside beyond.



Naturalistic planting



Soft transition to countryside



Naturalised SuDS pond

**Option B:** A visible elevation with a protruding development form amongst an avenue of native trees provides a strong visual statement facing the countryside.. This elevation could be treated as a feature with the potential for a glazed facade.



Picture window



Formal SuDS pond



Native tree avenue



Learning through information boards



Green Roof



FIGURE 27: CHARACTER AREAS - OPTION A

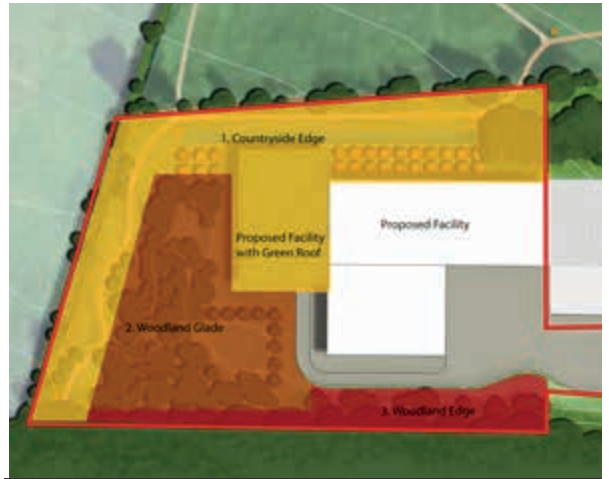


FIGURE 28: CHARACTER AREAS - OPTION B

## 2. WOODLAND GLADES

Woodland is a characteristic feature of the area as detailed in the Harrogate Landscape Character Assessment and National Landscape Character Area 22 'Pennine Dales Fringe' which states that 'Broadleaved woodlands (many of them of ancient origin), coniferous and mixed plantations, and numerous small woods and hedgerow trees all contribute to the well-wooded character of the area.'

- The key element of this character area is the provision of a new native woodland at the highest point of the site to the west of the development, reflecting the wider landscape character of the area.
- Creation of a series of woodland glades within the proposed woodland will provide a rich and varied habitat for wildlife and in addition create a series of interconnected spaces for recreation.

## 3. WOODLAND EDGE

- An existing mature broadleaved woodland 'Pinewood' lies directly south of the application site.
- A buffer of 18m between the existing woodland and the development has been provided along this edge in order to protect the woodland.
- The woodland edge will be enhanced through native woodland edge planting of local provenance providing a structurally graded aesthetic edge whilst providing additional habitat and benefits to wildlife.

# LANDSCAPE APPEARANCE

## SOFT LANDSCAPE

### WOODLAND PLANTING

- The proposed mixed woodland will be planted principally with species mimicking the existing broadleaf woodland to the south and reinforce local landscape character.

### WOODLAND UNDERSTOREY

- Promote rich woodland understorey mix of local provenance.

### WOODLAND EDGE PLANTING

- Promote a structurally graded aesthetic edge whilst providing additional habitat and benefits to wildlife with species such as *Corylus avellana*-Hazel, *Crataegus monogyna*-Hawthorn, *Ilex aquifolium*-Holly, *Prunus spinosa*-Blackthorn and *Rosa canina*-Dog Rose.

### BOLSTER PLANTING TO HEDGEROWS

- Existing hedgerows will be retained and reinforced with native species providing enhanced wildlife habitat and a robust north south link along the western boundary of the site.

## HARD LANDSCAPE

- Footpaths and cycle routes - Self binding gravel on top of a layer of stone chippings (to provide a dry path throughout the year)
- Signage to be naturalistic in keeping with the surrounding rural character.
- Woodland glades – Bark mulch in keeping with the woodland setting promoting local woodland waste products.



Self binding gravel



Naturalistic signage



Bolster planting to hedgerows



Proposed Woodland



Woodland Glades



Woodland Edge







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# DESIGN GUIDANCE

IT IS EXPECTED THAT THE FINAL CHOICE  
OF MATERIALS FOR BOTH ROOFING AND  
EXTERNAL WALLS WILL BE DETERMINED  
THROUGH A RESERVED MATTERS  
APPLICATION IN CONSULTATION WITH HBC.

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It is expected that the final choice of materials for both roofing and external walls will be determined through a reserved matters application in consultation with HBC.

For consideration, the following proposes two options for the finish on external walls. The choice of material used will be considered in terms of its visibility and relationship with proposed design elements as well as the existing buildings.

## EXTERNAL WALLS

### OPTION 1 - METAL CLADDING

As shown within the development parameters, Development Option A will be concealed from view by existing and proposed landscape as well as landform. As such it is proposed that a clean and simple material is used for the treatment of external walls in the form of a metal cladding system.

### OPTION 2 - MANUFACTURED STONE

Development Option B includes a protruding northern elevation which will be designed as a feature elevation. As such, a glazed section is proposed that will allow views into the internal working of the factory. On this feature elevation two options are proposed for external wall finishes, either metal cladding or manufactured stone.

Should HBC consider that other elevations on the proposed buildings warrant the use of manufactured stone this can be explored through the reserved matters application.

### OPTION 3 - SOFTWOOD

In combination with the above material options, stained softwood boarding could be used as a feature material on sections of external walls should this be considered appropriate.



Metal Sheet Cladding

## ROOFING

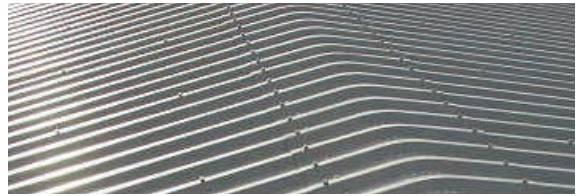
### METAL SHEET

The main roofing material will be ribbed /coloured sheeting and will relate to the that used on the recently completed building extension.

### GREEN ROOF

The most westerly building component is proposed to have a green roof which will comprise of a diverse mix of wildflowers and grasses in order to maximise the wildlife potential.

The roof could be curved to mimic the rising land to the south of the site.



Ribbed Sheet Roofing



Manufactured Stone









A visible elevation with a protruding development form amongst an avenue of native trees provides a strong visual statement facing the countryside. This elevation could be treated as a feature with the potential for a glazed façade providing a glimpse into the factory for passers-by. The formal SuDS attenuation pond further contributes to visual amenity, recreation and wildlife habitat.



FIGURE 29: INDICATIVE VISUALISATION METAL CLADDING OPTION



The view demonstrates the soft transition between the northern and western edges of the proposed facility and the surrounding countryside. This soft transition is achieved through native tree and structure planting that reflects local landscape character. In addition, a SuDS attenuation pond contributes to the setting of the proposed facility, provides amenity value and diverse habitats for wildlife.







FIGURE 30: INDICATIVE PERSPECTIVE VISUALISATION







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# ECONOMIC BENEFIT

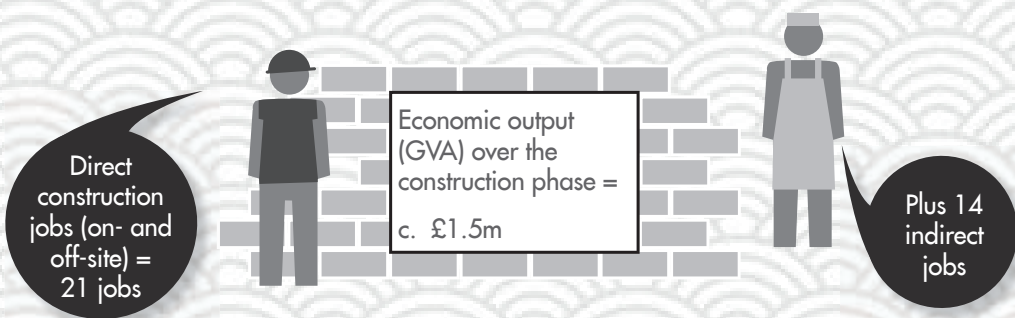
THE PROPOSED DEVELOPMENT WILL RESULT  
IN A SIGNIFICANT ECONOMIC BENEFIT  
FOR NOT ONLY THE LOCAL BUT ALSO THE  
REGIONAL AND NATIONAL ECONOMY.

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## JOBS CREATED DURING CONSTRUCTION

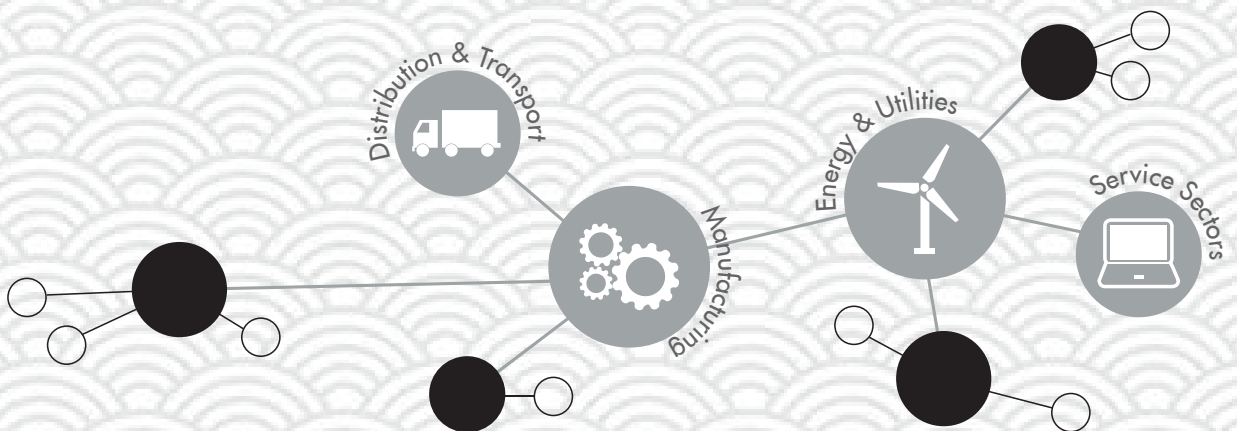
The construction phase will generate and sustain direct employment opportunities within the construction sector. Each direct construction job will contribute to economic output in the form of Gross Value Added (GVA). GVA can be used to measure the financial contribution the Proposed Development will make towards the economy, measuring the value of goods and services produced within the construction sector.

Each direct construction job will contribute to economic output in the form of Gross Value Added (GVA). GVA can be used to measure the financial contribution the development of each restaurant makes towards the economy, measuring the value of goods and services produced within the construction sector.



## CONSTRUCTION SUPPLY CHANGE

The construction of the proposed development will support indirect employment opportunities throughout the supply chain across a variety of sectors, including: **distribution and transport; service sector; manufacturing; and energy and utilities.**



## EMPLOYMENT GROWTH

The proposed development will generate around 32 new jobs, increasing current employee levels by 47%. Harrogate Spring has a range of occupation types across a range of skill levels. Broadly, around 47% of staff work within production and 53% within managerial and administrative positions.

The Company operates a flexible 4 shift production working pattern with 8 employees on each 12-hour shift, encouraging car sharing opportunities.



## GVA GENERATED BY ADDITIONAL WORKFORCE

The increase in jobs will increase the level of economic output generated (Gross Value Added) (GVA). GVA is the measure of the goods and services produced, contributing to the local and wider economy. An increase of around 32 staff members (based on FTE) could generate GVA of around £1.3m per annum



## BUSINESS RATES

The Proposed Development will generate business rates, contributing to the funding of public services. Based on a rateable value of £38 /sqm this could equate to around £0.9m per annum.









# HARROGATE

## SPRING WATER

# CONCLUSION

The masterplan process illustrated within this Design Access Statement has sought to address the development brief by identifying an indicative design solution which provides a feasible and flexible development platform to accommodate the proposed building requirements and one which sits comfortably within the context of the site and integrates well within the surrounding landscape.

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This has been a landscape-led masterplan approach which seeks to enhance the amenity of the site by providing more formal access and incorporating an improved path network into the Council's aspirations for a Spa Trek.

The indicative proposals shown within this document represent the opportunity for further growth of the Harrogate Spring enterprise and a global brand that brings with it further opportunity for economic benefit both locally and nationally.





