

NYMNP

03/06/2019

From: Fiona Tiplady
Sent: 03 June 2019 09:08
To: Mark Hill
Subject: FW: Land at Spaunton Quarry, Kirkbymoorside, - NYM/2018/0791/FL

Mark,

Please find attached the plans which show just one access to both the log cabins site and the touring caravan site. Although outside the red edged line, we have put a note on the plans to ensure that the former canteen building is to be removed from the site.

Kind regards
Fiona

Fiona Tiplady MRTPI
Senior Planner

w: ruralsolutions.co.uk
Canalside House, Brewery Lane, Skipton, North Yorkshire, BD23 1DR

AMENDED

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03/06/2019

DESIGN & ACCESS STATEMENT

SPAUNTON QUARRY - LEISURE SCHEME
ON BEHALF OF GEORGE WINN DARLEY

PRODUCED BY RURAL SOLUTIONS LTD

INTRODUCTION

Rural Solutions have been commissioned by Mr George Winn Darley to submit a full planning application for leisure and tourism facilities at Spaunton Quarry.

This Design and Access Statement explains the approach taken by Rural Solutions to deliver additional accommodation and facilities on the disused quarry site. This application will build on the existing extant consent for five log cabins, providing an additional cabin (six in total) on the area to the West of Catterbeck, South of the public footpath.

An existing building on the site, used by the former quarry, will also be retained to be used as a club/meeting facility for the visitor accommodation. It is also proposed to provide pitches for upto twelve touring caravans.

The quarry is subject to a restoration plan agreed with North Yorkshire County Council and the North York Moors National Park Authority. This proposal will create a small scale tourist development on land at the disused mineral quarry, and make use of the quarry's secluded location within the North York Moors National Park.

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THE SITE

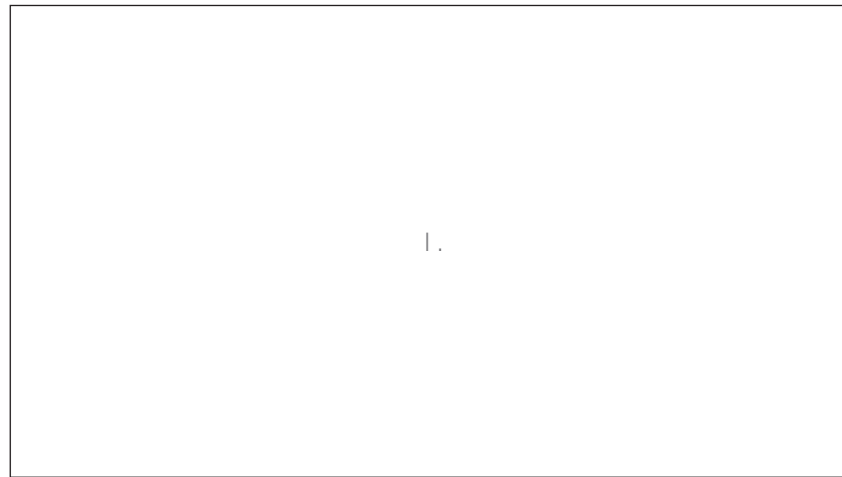
Spaunton Quarry is a redundant minerals quarry located at Catterbridge, Kirkbymoorside, midway between Pickering and Helmsley in North Yorkshire. It lies West of Appleton Le Moors, within the North York Moors National Park. The quarry is accessed off the A170 via the main road which runs along the Southern boundary.

Spaunton Quarry was quarried for limestone for over 170 years. However, this phase has ceased and Spaunton Estate who own the quarry are in the process of cleaning and improving the site and have carved out extensive planting.

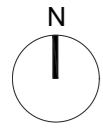
The leisure and recreational accommodation (a total of six log cabins) will be located on the South-Western section of Spaunton Quarry. It provides high quality tourist and leisure accommodation and will help to regenerate the derelict site and compliment the existing restoration of the quarry. The proposal will also enhance tourism provision for the Estate and provide economic benefits for both the wider area and the future of the Estate by attracting visitors to this part of the North York Moors.

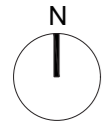
Through rural diversification the scheme will provide an alternative use for the site through self-catering accommodation for recreation and leisure activities. The Estate will be able to use the cabins throughout the year, such as through the shooting season, providing a type of accommodation which is lacking in the area.

Adjacent are images of the quarry as it currently stands, showing the remaining quarry buildings which have been retained.



1. Aerial view of Spaunton Quarry
2. View of approach to the quarry from the A170 (to the West)
3. View of entrance into the quarry





Constraint: Spaunton Quarry is located within the North York Moors National Park.

Opportunity: To bring forward a small scale scheme to make use of the redundant site whilst reducing the visual impact on the North York Moors National Park.

Opportunity: The scheme will provide tourism and leisure use for the area and allow form quarry buildings to be retained, improved and brought back into use.

Opportunity: To use the existing vehicle access off the A170, located to the South of Spaunton Quarry.

Opportunity: To enhance the visual appearance of the former quarry site through retaining and enhancing the planting in and around the site.

Opportunity: A Public Rights of Way route cuts through the quarry, running North of the site. Public footpaths are also located to the East and West of the site, providing pedestrian connections to the surrounding public footpaths, Spaunton Moor and North York Moors.

Opportunity: To expand on the leisure potential of the site through providing an additional log cabin and twelve pitches for touring caravans.



Log cabin site



Entrance to log cabin site



Log cabin site



Existing quarry workshop



Existing office and quarry reception



Existing quarry canteen



Existing dutch barn



Touring pitch site (x12 caravans)



Touring pitch site



Touring pitch site looking towards existing dutch barn

SITE PLAN FOR LOG CABIN SCHEME_AS PROPOSED 1:750 @ A3

Key

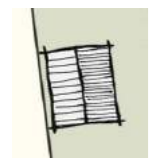
- ① Existing quarry access track from A170
- ② Proposed site entrance to leisure accommodation (log cabins and caravan pitches)
- ③ Proposed access track with turning head
- ④ Proposed planting to screen the cabins
- ⑤ Existing log cabins (x5)
- ⑥ Proposed additional log cabin (x1)
- ⑦ Existing trees
- ⑧ Catter Beck
- ⑨ Existing pond
- ⑩ Existing footbridge with path
- ⑪ Proposed visitor parking
- ⑫ Existing woodland in front of quarry floor
- ⑬ Proposed site for 12 touring caravans
- ⑭ Site for package treatment works if site of existing septic tank is not suitable
- ⑮ Access track to caravan site
- ⑯ Trees planted to enhance the screening of the site
- ⑰ Former quarry building (to be retained)



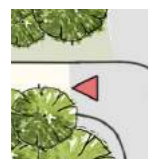
Existing trees



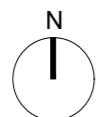
Proposed additional tree planting



Additional log cabin



Proposed access point into site




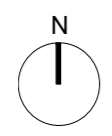
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Key

- Ⓐ Existing quarry access from A170
- Ⓑ Proposed trees to screen the caravan pitches from adjacent (existing) quarry access track
- Ⓒ Proposed access track with turning head (accessed from the adjacent cabin site)
- Ⓓ Catter Beck
- Ⓔ Site for package treatment works if site of existing septic tank is not suitable
- Ⓕ Retained quarry building (to become a meeting facility)
- Ⓖ Proposed trees to screen the caravan pitches from adjacent cabin site (to the North)
- Ⓗ Former quarry building (to be demolished)
- Ⓘ Former quarry buildings (to be retained)
- Ⓚ Proposed footbridge over Catter Beck (and pedestrian access) to connect to (proposed) meeting facility

Ⓚ Weighbridge

-  Proposed 10m x 10 m pitches for 12 touring caravans (with space for vehicle parking and awning)
-  Existing trees
-  Proposed planting to screen the individual touring caravan pitches
-  Proposed access point into caravan site from log cabins (to the North)



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PRECEDENT IMAGES AND MATERIALS FOR LOG CABINS

The proposed accommodation will take on the appearance of log cabins, being predominantly constructed from timber. The six cabins will be grouped together and served by one access point.

The cabins have been designed so they will be simple and modest structures, easy to remove from the site if their use as tourism and leisure accommodation ceases. The accommodation will be single storey and provide visitors with access to three bedrooms. The walls of the cabins will be constructed from solid natural timber which will be stained dark brown using 'Valtti' wood protection system. The windows and doors will be timber and double glaze, with slate pantiles on the roof. These materials will help the cabins to age over time, making them appropriate for their setting.

The layout of the cabins has been designed so they fit comfortably within the site and within the finished ground levels approved as part of the restoration plans of the quarry.

The scheme will incorporate the existing trees and woodland which will be retained. This is key as woodland will play an important role in creating the setting and an attractive environment for visitors wanting to use the proposed accommodation.

In order to set out the arrangement, form, massing and materiality of the proposed scheme, an array of architectural precedents were drawn upon. Some of the examples which provided inspiration for the holiday accommodation are shown adjacent. These images help to demonstrate the range of materials and overall aesthetic which is aiming to be achieved for the proposed cabins.



1.	2.
3.	4.
5.	6.



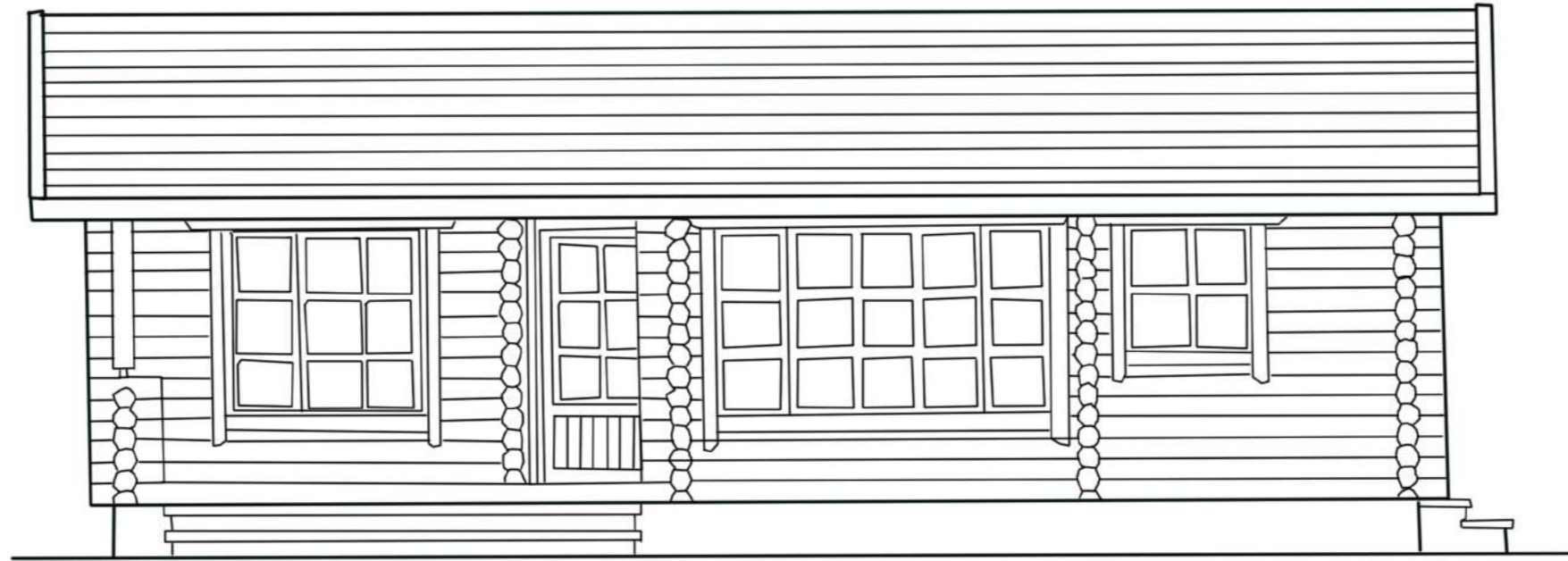
1. Log cabin with pantile roof
2. Log cabin, Lake District
3. Westaway log homes, Yorkshire
4. Log cabin with pantile roof
5. Log cabin holiday homes, Darwin Escapes, Kilnwick Percy, Yorkshire
6. Log cabin holiday home complex, England

Materials

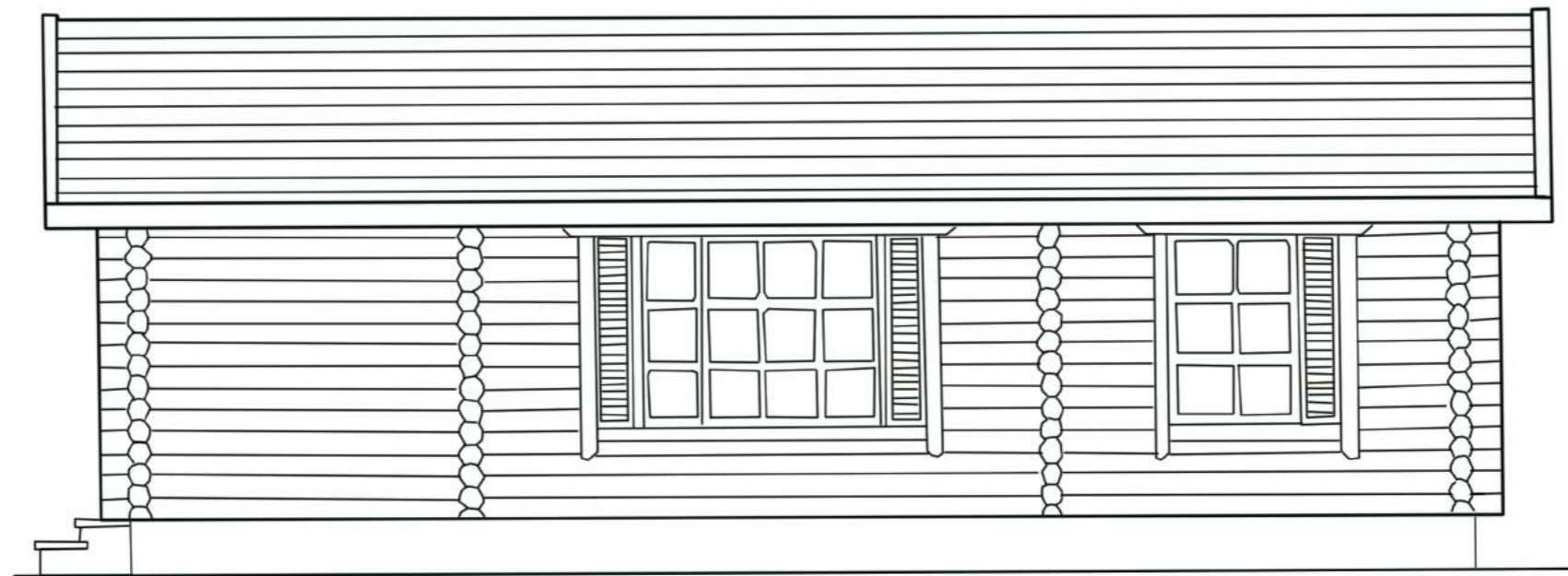
Walls - timber stained dark brown using 'Valtti' wood

Roof - slate pantile roof finish

Windows and door - timber with double glazing and sealed units



Front Elevation

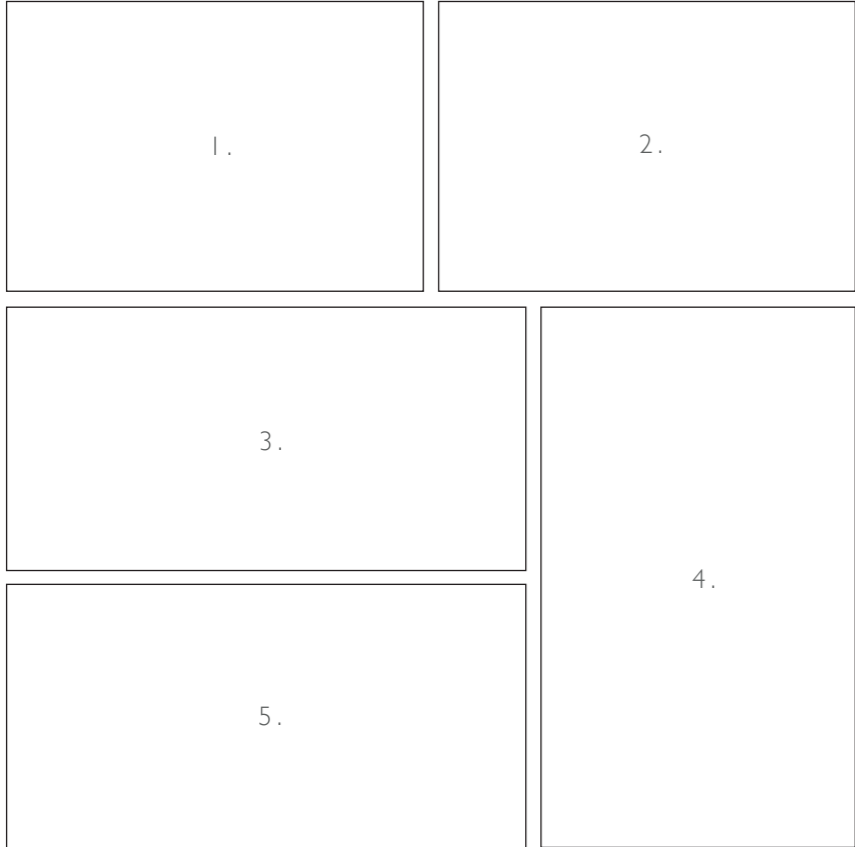


Rear Elevation



PHOTOGRAPHS OF FORMER OFFICE/ RECEPTION BUILDING TO BECOME MEETING FACILITY

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1. Elevation of former quarry office/reception to be retained to become meeting facility
 2. View of building, Weighbridge and quarry access road
 3. Elevation of former quarry office/reception
 4. Close up of elevation showing condition of brick work and some of the windows
 5. Photo showing entry points into the building

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To maintain the extensive existing tree planting which was completed four years ago



Grass pitches to break up the hard standing of this section of the quarry



Stone wearing gravel for access road into caravan and log cabin sites and visitor parking area



Additional tree planting in and around the sites will help to reduce the impact of the development from the Quarry floor and screen the log cabins and caravan pitches



Newly planted trees to screen the log cabins, caravan pitches and visitor parking area



Existing track leading from the main quarry road to be stone wearing strips with central grass strip

ACCESS

Access for the site will be taken from the A170, using the established route for Spaunton Quarry. This existing access track provides the site with immediate access to the main road network, close proximity to the site, which is a key tourism corridor. Therefore, the site is in an ideal position for visitors on holiday or those involved in sporting and leisure activities within the area.

There is access to public footpaths and bridleways which surround the quarry. There are also bus services close to the entrance of the site, which will provide public transport links to wider areas and services in the area.

The proposed scheme includes private parking provision for users of the cabins and caravan pitches for either holiday or sporting use, such as during shooting season. In order to provide sufficient access to them, a new separate entrance point has been created to provide a clear definition within the site between the proposed tourist accommodation (log cabins and caravan pitches) and the wider quarry setting. This will keep the cabins and caravan site (leisure accommodation) enclosed from the rest of the quarry.

It is proposed to provide one access point for the leisure accommodation, with this route providing vehicle and pedestrian access to both the log cabins (North) and touring caravan pitches (South) from the A170.

Key

Proposed vehicle access point to log cabins (North) and touring caravan site (South)



1. Aerial of the quarry to show route to the proposed cabins from the A170
2. View of established entrance into Spauton Quarry from the A170 which connects to Pickering and surrounding towns
3. Tree lined route to the quarry which will be used by customer vehicles and users of the cabins



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MAY 2019

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DRAWING PACKAGE

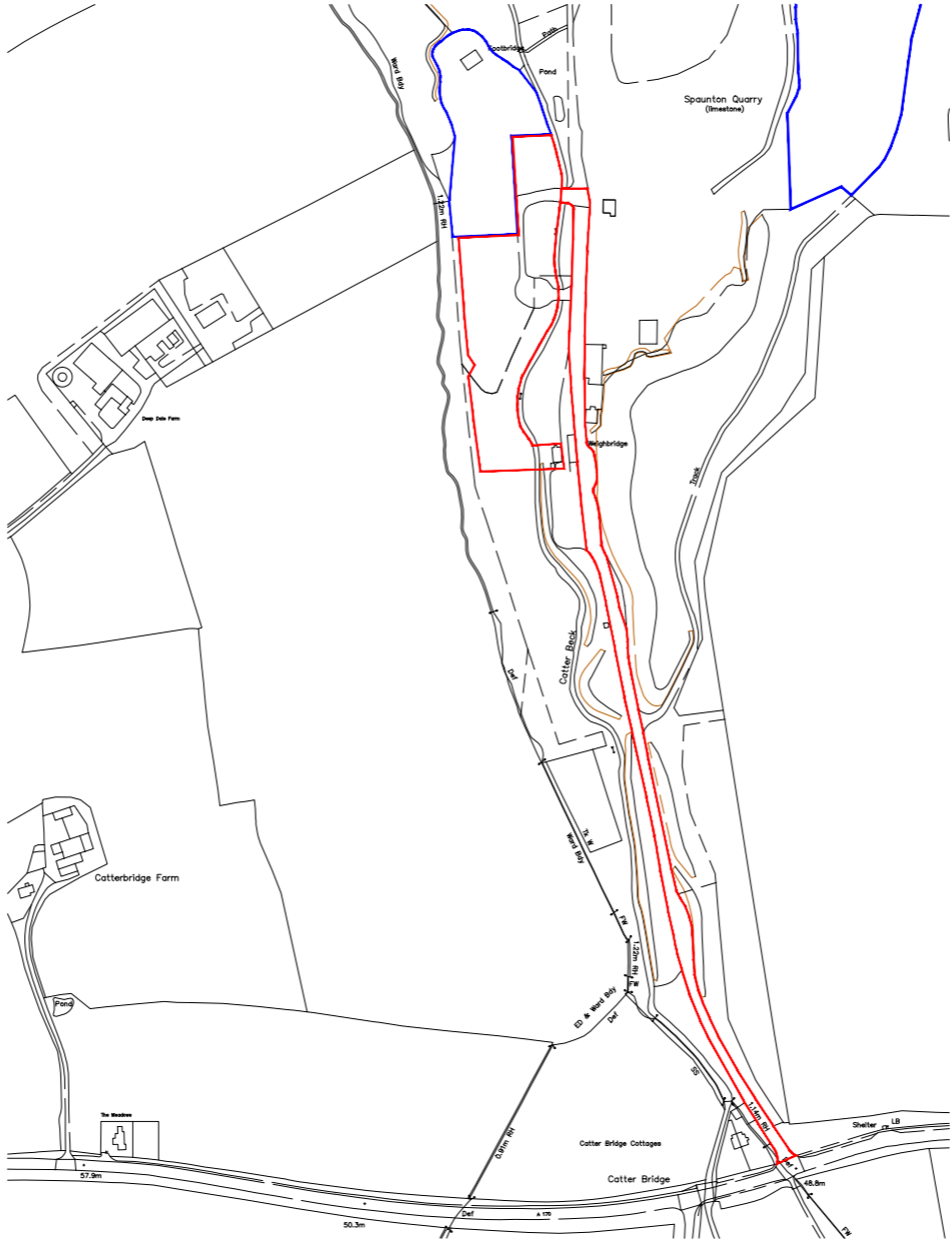
SPAUNTON QUARRY - LEISURE SCHEME
ON BEHALF OF GEORGE WINN DARLEY

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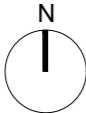
Site area
0.94HA / 2.33 AC

Key
Site area █

Land in ownership
of the Estate █

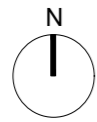
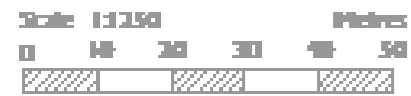
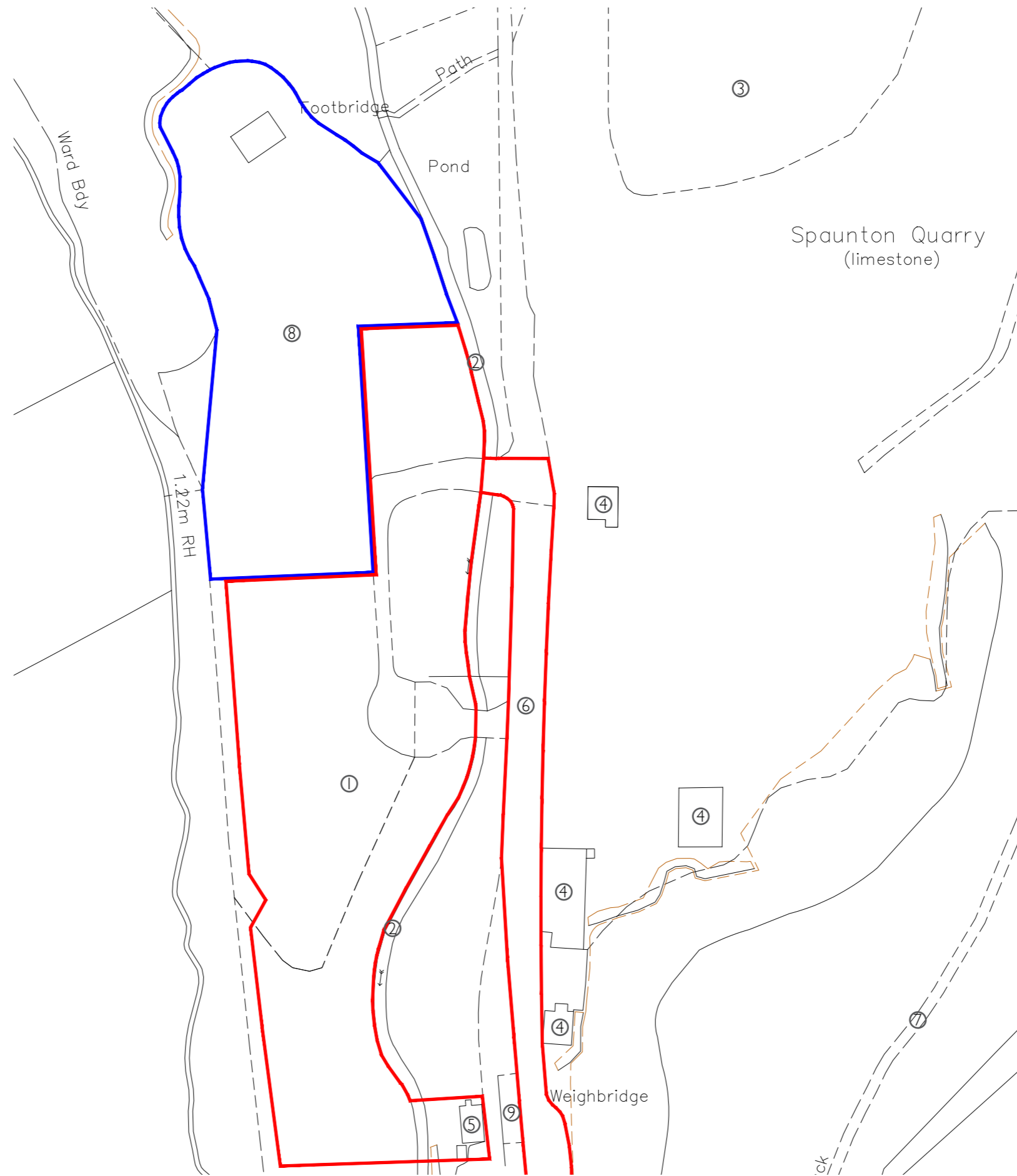


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Key

- ① Redundant quarry site (West of the quarry floor)
- ② Catter Beck
- ③ Woodland in front of quarry floor
- ④ Existing buildings formerly part of the minerals operation
- ⑤ Existing building formerly part of the minerals operation to be retained as part of the proposal as a meeting facility
- ⑥ Access track to leisure accommodation from the A170
- ⑦ Public access track
- ⑧ Land in Estate ownership
- ⑨ Weighbridge

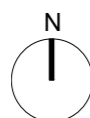


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- ⑰ Former quarry building (to be retained)

-  Existing trees
-  Proposed additional tree planting
-  Additional log cabin
-  Proposed access point into site



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Proposed 10m x 10 m pitches for 12 touring caravans (with space for vehicle parking and awning)



Existing trees



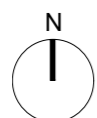
Proposed planting to screen the individual touring caravan pitches



Proposed access point into caravan site from log cabins (to the North)



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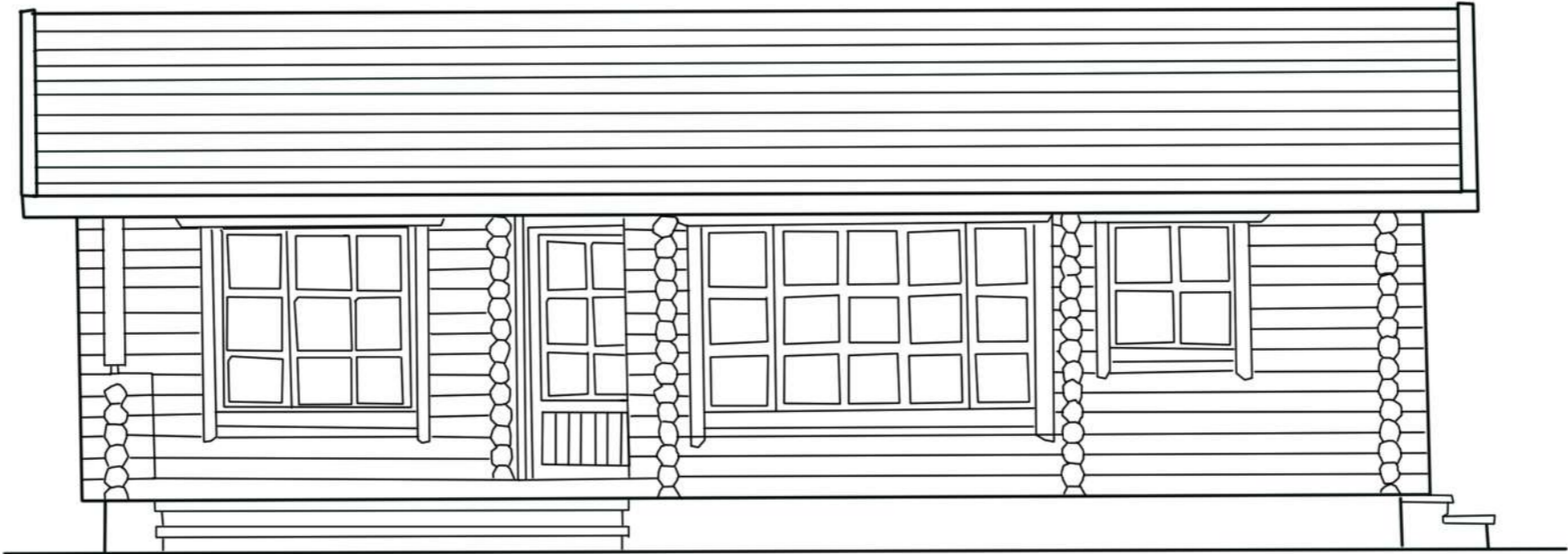
Log Cabins

PRINCIPAL ELEVATIONS OF ADDITIONAL LOG CABIN_AS PROPOSED 1:50 @ A3

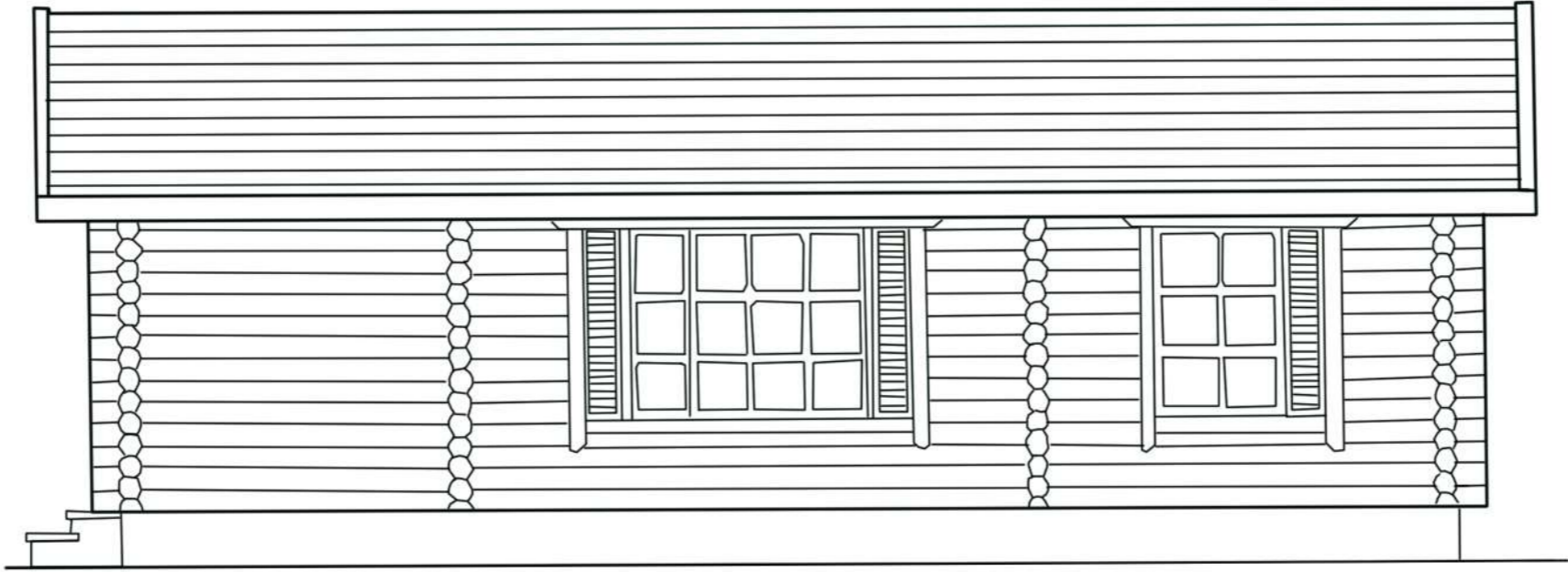
Materials

Walls - timber logs stained dark brown using 'Valtti' wood
Roof - slate pantile roof finish
Windows and door - timber with double glazing and sealed units

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Front Elevation



Rear Elevation

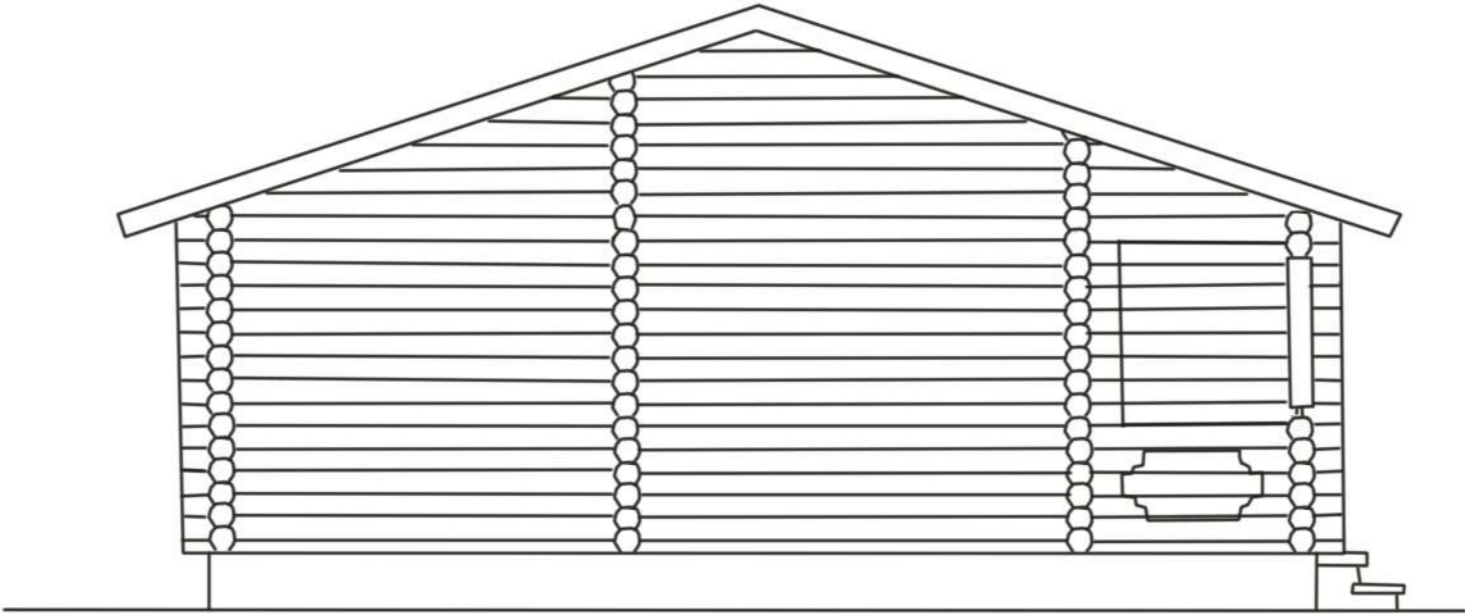


SIDE ELEVATIONS OF ADDITIONAL LOG CABIN_AS PROPOSED 1:50 @ A3

Materials

Walls - timber logs stained dark brown using 'Valtti' wood
Roof - slate pantile roof finish
Windows and door - timber with double glazing and sealed units

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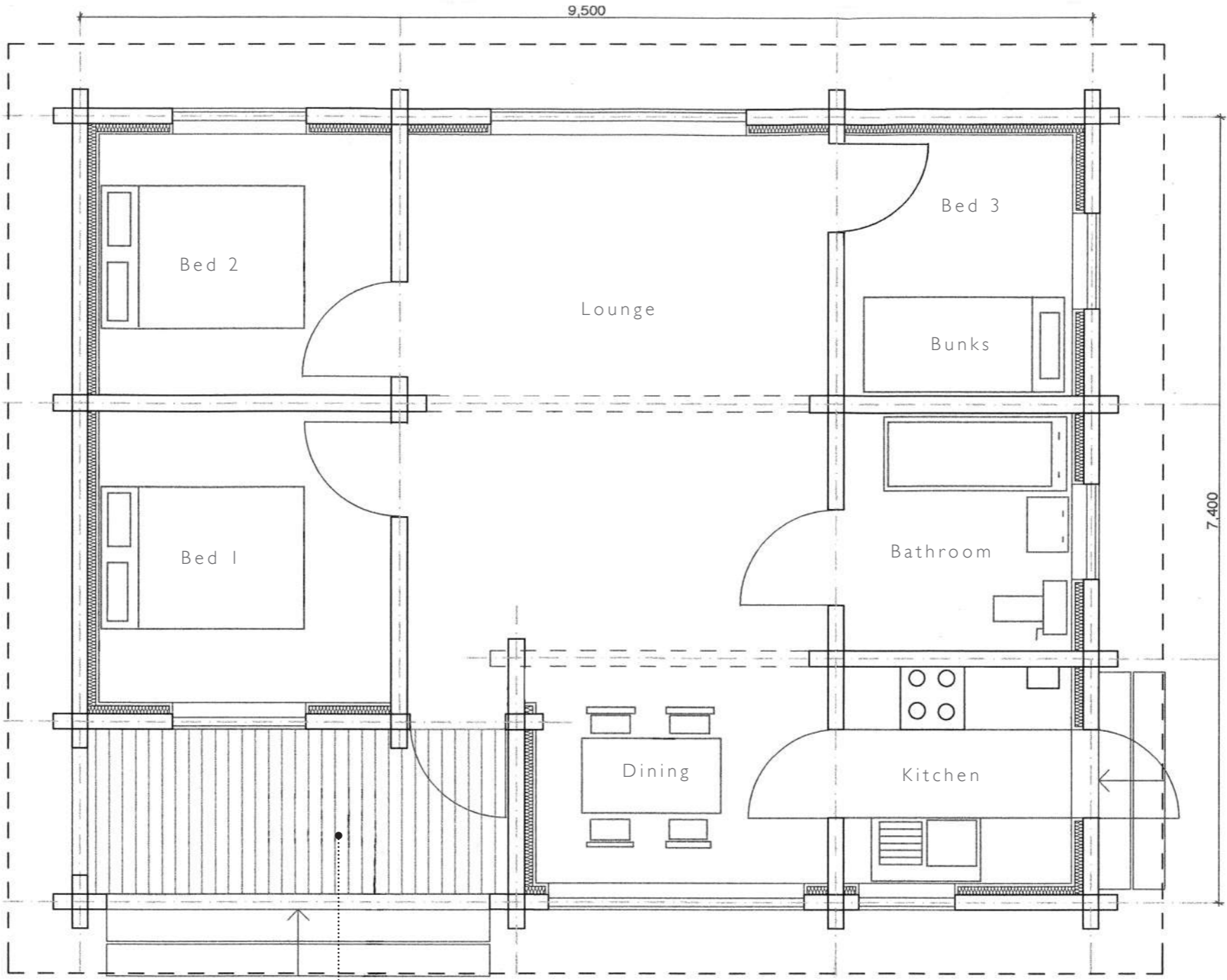
Side Elevation



Side Elevation



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300m timber decking on 50 x 100mm joints on top of floor slab

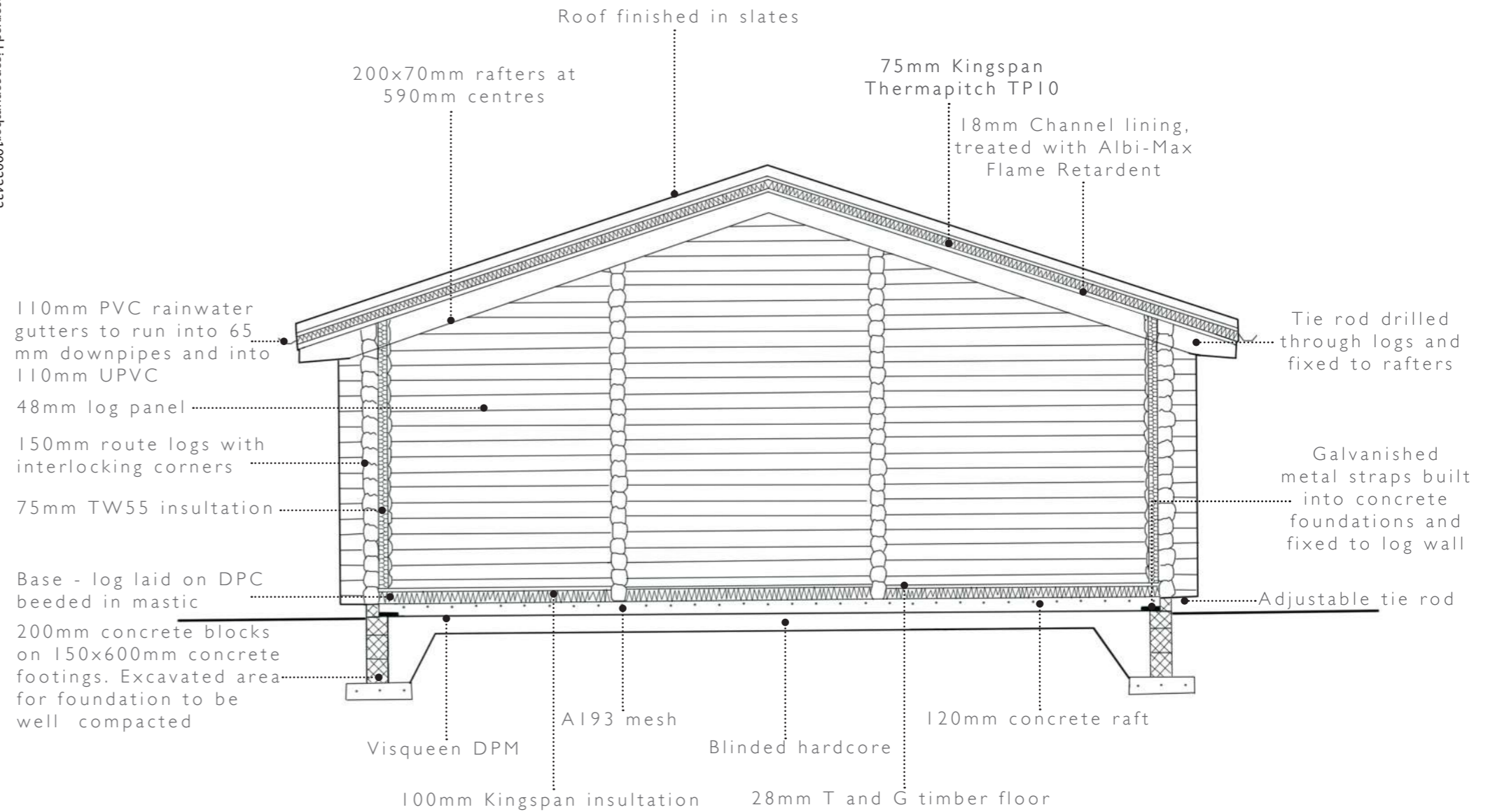


SECTION THROUGH ADDITIONAL LOG CABIN_AS PROPOSED 1:50 @ A3

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Plan of proposed site layout showing where section of the log cabin is taken



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