

NYMNP

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Planning, Design Statement

Proposed Display Room

Highgate Howe Holiday Home Park
Hawsker Lane
Hawsker
Whitby
North Yorkshire
YO22 4JY

For

Ms. Lisa Trotter



TM
bhd
partnership

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1.0 The Holiday Home Park

Highgate Howe is located in an elevated position, approximately three miles from Whitby town centre and is a family owned and run immaculate Holiday Home Park, with spectacular panoramic views of Whitby and its Abbey, the Moors, sea and stunning coastline. All the caravan holiday homes are owner occupied and none are available to let or sites for touring caravans.

There are many various walks and cycle routes nearby, including the coast to coast, the cliff top coastal path from Whitby to Robin Hoods Bay and Cindar track cycle track leading on to Ravenscar. From fossil hunting to rock pooling or moorland rambles in the beautiful North York Moors National Park, Highgate Howe is ideally positioned to provide easy access to it all.

Family owned and managed by the Trotter family from the early 1960's, this very attractive, well maintained Holiday Home Park provides a wonderful setting and continued outstanding service.

2.0 The Proposal

The owners of the Park now wish to construct a display room within a Courtyard area, formed by the existing buildings.

These consist of the Main Reception Office to the front elevation facing west and orientated North/South with an existing Cottage attached to the East and North. Whilst a single storey garage/store is located on the North side of the Courtyard area, shown in the existing and proposed plans and elevations.

The Courtyard area is approximately 7 metres long x 5 metres wide and it is proposed to "infill" this area with a single storey structure, incorporating a flat grp roof in grey, with a rectangular lantern style roof light approximately 1.8 metres wide x 4 metres long, positioned centrally on the roof.

Glazing to the front, West facing elevation, will match that which exists in the North elevation of the existing Reception Office.

A tall glazed panel, 1 metre wide, faces North, whilst the existing adjoining Cottage forms the South and part of the East elevation.

It is proposed to replace the existing single solid boarded external timber door/gate and the 2 metre high boundary wall on the remaining area of the East elevation with a pair of wide solid boarded external timber doors, which will provide a means of vehicular access into the proposed Display Room.

The existing glazed doors in the Reception/Office East facing elevation will be retained to provide a means of pedestrian access into the proposed Display Room.

The new walls to the West and North will consist of natural stone coursed to match that at the lower level of the existing Reception Office and steel frame clad in natural stone, with an ashlar finish.

3.0 Proposed Use

The proposed use is to provide a historical display and to house a refurbished 1960's caravan, along with a number of historical photos of the Holiday Home Park from that era to the present day.

This will provide a focal point of interest and talking point for the caravan owners and their families, along with the applicants.

4.0 Design Ethos

The basis of the design was to provide a light and airy space which would flow from the existing Reception Office, which is a very light and bright space.

By use of matching windows to the West elevation, a tall glazed panel to the North and lantern skylight in the roof, this combination will maximise the amount of natural light entering the space, whilst also ensuring that the stunning views to the West and North are maintained.

5.0 Compliance with Policies

This proposal is considered to provide an additional facet to the existing well-established, family owned and managed business, to enhance the existing tourist attraction by relating to the long history of the site.

Therefore, this proposal is considered to comply with the following policies: -

1. Core Policy A Developing National Park Purposes and Sustainable Development.
2. Core Policy G Landscape, Design and Historic Assets.
Development Policy 3 – Design.
3. Core Policy H Development Policy 14 – Tourism and Recreation.

Design Guide Part One – General Principles.

Therefore, for these reasons, consideration of approval of this application is requested.