

NYMNPA
11/06/2021

Design and Access Statement

Job No. 2721: Whitby HP

Site Address: Whitby Holiday Park, Whitby, North Yorkshire, YO22 4JX

Introduction

Whitby Holiday Park is an existing holiday park located on the North Yorkshire Coast immediately south east of Whitby.

The Park is in a heavily populated tourist area, with coastal frontage, and has the benefit of direct access to the beach. The area has several large holiday parks – the nearest being Stupe Cross (almost adjacent) and Highgate Howe, both of which provide a similar holiday product and are therefore in direct competition with Whitby Holiday Park.

The Park needs to continue to evolve and upgrade to meet the demands of holiday makers and enable it to compete with other holiday parks in the area and around the country.

The owners and operators of the Park wish to upgrade and refurbish the existing reception building.

Site

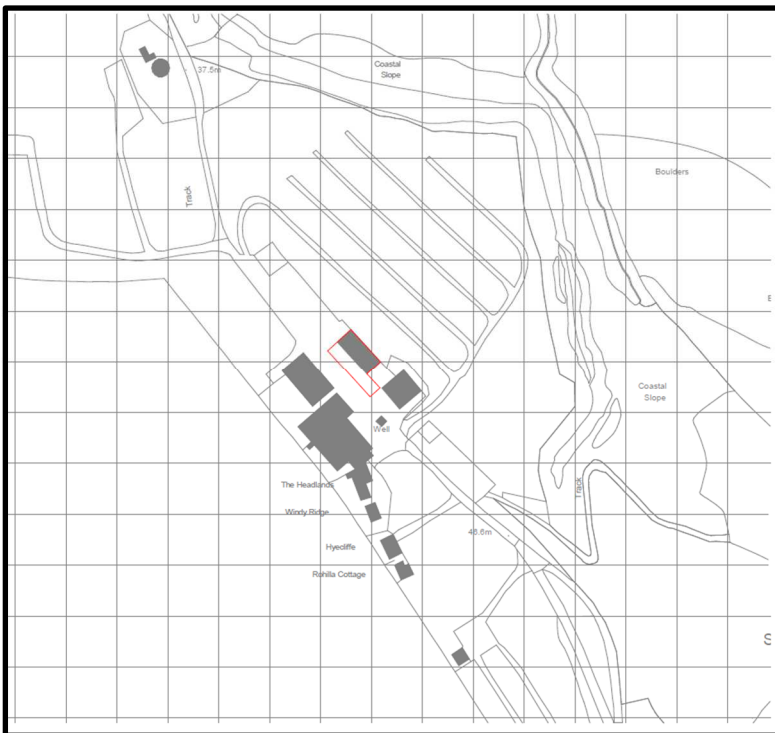


Fig 1: Existing Site Plan

The application relates to the existing reception building shown in red.

Brief/Use

The application is for the refurbishment of the existing reception building, including the following works:

- New canopy and pergola to entrance
- Replacement windows/ doors to entrance
- New cladding externally
- PV panels to roof
- Internal layout reconfigured

Site Access/Landscape

The site access and parking are to be unaffected by the proposed works.

Scale

New canopy and pergola to entrance. Scale and massing otherwise unaffected.

Design/Appearance

Fig 2: 3D Image of proposed front

The objective of the proposed works is to improve the appearance of the existing tired and dated reception building. The proposals aim to improve the quality of the existing building and bring it in-line with modern standards and efficiency. The proposed works internally aim to improve the functionality and relationship of the spaces.

Materials Palette

New composite linear cladding affixed to the face of the building. New powder-coated aluminum windows/ doors to the entrance - to match existing. The new porch canopy roof will be constructed in roof tiles to match the existing. The existing clay roof tiles are to remain in place with new PV panels.

Planning Policy/Conclusion

The proposals seek to upgrade and improve the existing reception building. There is no increase in floor area associated with the proposals and the works do not have any detrimental effects on the existing landscape on site. Materials are chosen to be in line with those featured on the existing structures. For these reasons we believe this development meets the requirements of the Adopted Core Strategy Policies of North York Moors National Park Authority.