

Design and Access Statement**Ref: 793**

Proposed Holiday Lodge Development At: Trig Point, Staithes, TS13 5AD.

Introduction:

This design and Access statement has been prepared by LARK Architects Ltd for and on behalf of Trig Point Properties Ltd in support of the planning application for the Proposed Holiday Lodge Development

This statement has been written in accordance with Government circular 01/206 section 3 Design and Access statement, enforced on the 10th August 2006 and has been prepared to demonstrate how physical characteristics of the scheme have been influenced through process of assessment, involvement, evaluation and design.

This statement will address the following factors:

- Context
- Use
- Amount
- Layout
- Scale
- Landscaping
- Appearance

This development will consider the Central Government guidance and Local Government policies.

Context:

The site is currently an existing caravan site with the proposal of 14 new lodges varying from 3 to 4 bedroom to be built.

Use:

The proposal is for 14 new lodges to be built on the existing site. The existing site is located next to a caravan site and will be used as holiday lodges.

Amount:

It is proposed for 3 different types of lodges to be built which will vary from 1 storey to 1 and a half storey with rooms in the roof space.

Unit A (6 Units) will have a GIA of 93m²

Unit B (4 Units) will have a GIA of 186m²

Unit C (4 Units) will have a GIA of 186m²

Layout:

Unit A

Ground floor would consist of large kitchen / dining sitting area, living room, utility, family bathroom, 2 double bedroom and en-suite bedroom with walk in wardrobe.

Unit B

Ground floor would consist of large kitchen / dining sitting area, living room, utility, family bathroom, 2 double bedrooms and a large entrance hall

First floor would consist of two large en-suite bedrooms one with a walk in wardrobe

Unit C

Ground floor would consist of large kitchen / dining sitting area, living room, utility, family bathroom, 2 double bedrooms and a large entrance hall

First floor would consist of two large en-suite bedrooms one with a walk in wardrobe

Each unit have large openings in the north elevation and have been positioned to give each unit a sea view with a terraced area in front.

Scale:

Unit A will have an eaves height of 2.4m and a ridge height of 4.68m from ground level. The external footprint will be 50ft x 22ft

Unit B will have an eaves height of 3.55m and a ridge height of 5.85m from ground level. The external footprint will be 50ft x 22ft

Unit B will have an eaves height of 3.55m and a ridge height of 5.85m from ground level. The external footprint will be 55ft x 22ft

Landscaping:

All proposed planting and landscaping details is in accordance with SBA General arrangement plan.

Appearance:

It is proposed for the lodges to be cladded in composite boarding horizontally, with UPVC framed windows and doors with a blue slate roof with Velux roof lights.

Each lodge has a feature full height opening on the north elevation to allow see views from each of the units.

Vehicular Access

Access to the site and parking areas to be served off the Car park from whitegate close.

Off street parking / turning for 2no. vehicles per unit.

NYMNP

10/08/2021



Heritage Statement

**Demolition of existing building and erection of 14 no. holiday lodges
with associated internal access road, parking and landscaping works at
Trig Point 49,**

**Trig Point
Staithes**

for

Trig Point Properties

Introduction

1.1 This heritage statement has been prepared in support of a planning application for a residential development on a former army camp within the village of Staithes, North Yorkshire.

1.2 The statement has been undertaken with regard to the *National Planning Policy Framework* as well as English Heritage guidance (*English Heritage Conservation Principles: Policies and Guidance - April 2008*).

1.3 This report includes a statement of significance of the site as a heritage asset in its wider context and setting and in relation to designated and undesignated heritage assets in the vicinity. It also examines the potential visual and physical impacts on designated and non-designated heritage assets in the area and the Staithes Village Conservation Area. It also includes an assessment of the design quality of the proposed development.

1.4 The site is within a Conservation Area. The site lies south of the village of Staithes accessed from Staithes Lane, via Whitby Road. The proposed development site was used as a World War I training camp with barracks latrines and other associated structures, all of which have fell into various stages of disrepair.

There are no Scheduled Ancient Monuments or other designated heritage assets on or in the near vicinity of the site.

1.5 The site is a derelict 20th century military camp on the south of the Staithes Village, which has in the past been used for tourist purposes in the form of a holiday camp, with permanent residents also sharing the site. The camp comprises of single storey blocks of accommodation, an officers' mess, latrines etc., and areas of hardstanding. There are no buildings recorded as being a locally significant heritage asset. The buildings are primarily pre-war.

1.6 The proposed development will partially remove the remains of the camp but not significantly impact on the overall site. The officers and other ranks dining hall will remain along with 4 other ex barracks. The impact is considered to be small and can be mitigated through a program of archaeological recording if so desired.

1.7 There will be no direct impact on any structure within the vicinity due to the secluded nature of the site.

1.8 The character of the adjacent residential buildings have no particular heritage merit, and the development has been designed to complement the sites character. The visual impact on the surrounding area will be minimised with the maintenance of existing ground and elevation levels and sympathetic

landscaping.

2. The project

Location (Figures 1 & 2)

2.1 The site is located on the south end of Staithes and is irregular in plan, and covers an area of approx 2 hectares. The site is surrounded by a variety of uses as per enclosed DAS with 19th and 20th-century housing immediately beyond.

Development proposal

2.2 The proposed development includes demolition of the single storey barrack blocks, latrines and associated buildings together with the removal of the areas of hardstanding. Following demolition, it is proposed to develop the area for holiday use, both 3 and 4 bedroom holiday lodges, providing a mix of accommodation in line with local planning policy guidelines.

2.3 Site levels would remain as existing where possible , with the eastern edge of the site approximately 2m below the footpath that runs along the western side of the development area. Mature trees on the southern part of the site will be retained. Views north and east towards the coast and North Sea will be retained and enhanced.

3. Heritage planning policies and guidance

National policy and guidance

3.1 The National Planning Policy Framework (NPPF) was issued in March 2012 and outlines the Government's planning policies for England with regard to the protection of all heritage assets and how these are applied. The framework is intended to be used in conjunction with local plans. This report has been conducted specifically with regard to chapter 12 of the framework, *Conserving and enhancing the historic environment*.

Local policy and guidance

3.2 English Heritage's *Conservation Principles: policies and guidance for the sustainable management of the historic environment* provides guidance on all aspects of the historic environment and combines its protection with the economic and social requirements of the public. It acknowledges that the historic environment is fundamental to England's cultural heritage and sense of identity, and should be recognised as a non-renewable resource sustained for the benefit of present and future generations.

4. The heritage asset

4.1 At the time of the survey the northern part of the site comprised an area occupied by late-19th century temporary structures and single storey brick structures with felt or sheet-metal roofs. The camp was surrounded by metal stave fencing. The site was separated from Staithes Lane by a strip of car parking. The ground was approximately 2m higher than the adjacent road.

4.2 Much of the area within the previous fenced compound was occupied by hardstanding and the buildings were in a tired dilapidated state. The central part of the development site was occupied by another single storey 1910s building (formerly latrine accommodation); that replaced an earlier building in this location.

4.4 The properties to the west of the site on Staithes Lane are a mix of brick detached and semi-detached houses.

4.5 The exercise areas that surround the camp were left as a grassed area. The north, eastern and southern corners of the site were marked by wooden posts.

5. Setting

5.1 Army training camps became common in the late 19th century early 20th century due to world hostilities and were frequently constructed on common or marginal land.

6. Extent of the asset

6.1 The proposed development site is to the east of Staithes Lane within the village of Staithes, The site area is approximately 2.0ha with a brownfield footprint of 1.7ha. The development area is largely occupied by 19th / 20th century buildings. The buildings are single storey and are arranged to form an internal lineal layout. There are areas of hardstanding around the buildings. And to the far west of the site. The site is accessed from Staithes Lane and at the southern part of the site via the public car park.

6.2 The site is not overlooked, from any aspect by any building of significant historical interest. Farm Houses overlooking part of the eastern aspect of the site are well set back in the distance. Those properties are mainly built in stone with some rendering. The roofs are either slate or red tile with some stone detailing on older properties. Housing in the vicinity of Staithes Lane were brick and render built from the 1920s to the 1950s.

The buildings

6.3 The buildings within the site are late 19th Century / 20th century date. The buildings set around the central access road were built at the early turn of the 20th century. None of the buildings is of particular architectural merit, and their removal may be considered to be an improvement to the area. There are no statutorily protected buildings within the site. No listed buildings will be affected by the proposed development.

Scheduled Ancient Monuments and other Designated Heritage Assets

6.4 There are no Scheduled Ancient Monuments within the proposed development area, or the near vicinity. The site is beyond the southern edge of the Staithes Village Conservation Area, which will not be affected by the development

7. Statement of significance

7.1 Trig Point is of no important historical significance.

8. Impact assessment

Visual impact

8.1 The visual impact of the proposed development would be minimised by maintaining and enhancing existing landscaping. The proposed development will also maintain the openness of the green belt and the current visual benefits, with the proposed houses orientated to maintain views across site to the coast. The scheme would improve views to the North Sea which are currently obstructed and the present site levels would also be maintained. The Design Access Statement illustrates that the development is in keeping with the character of the surrounding area, which is likely to be enhanced by the removal of the dilapidated structures.

8.2 Development of the site will have no impact on the Conservation Area or listed structures in Staithes village.

Physical impact

8.4 The physical impact of the proposed development would be through the demolition of existing buildings associated with the camp, levelling of the ground and construction of residential properties, as set out in the Design Statement provided by Lark Architects. This impact would be minimised by the photographic recording of these structures in advance of demolition; this can be conducted in accordance with English Heritage guidelines.

Conclusion

8.5 The removal of the camping pods and subsequent addition of the 3 & 4 bedroom units will have no significant impact on the site and can only enhance the overall impact of the development. The alterations are of a minimal nature from the previously approval.