

## Design and Access Statement

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### New Store for Plant and Machinery Sandfield House Farm Caravan Park, Whitby, YO21 3SR

NYMNPA

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## 1.0 General

### 1.1 The Statement

These details have been produced to accompany a planning application for a new Store building for Machinery and Plant.

As the property name suggests, it was once a farm and the existing farm buildings which are currently used to store the equipment are unsuitable to house the modern plant and machinery which are now required.

The application will be considered by the North York Moors Planning Authority, The Park boundary is immediately adjacent (to the east) of the site area.

Details of the proposed works are shown on drawings: -

D11412-20	Existing location plan
D11412-21	Proposed store plans and elevations

### 1.2 General Background

The site forms part of a caravan/leisure site on the west of Whitby. It sits adjacent to the A174, approximately 2k from the town centre and 500m from the sea front.

Its position makes it a very 'sustainable' site, occupying a relatively level area of land, close to the town, on a regular bus route and with footpaths linking it to both the coast to the north and open countryside to the south.

The new modern building will enable the rationalizing of storage for the plant and machinery required for upkeep of the caravan park. Whilst the old buildings have character, their use as functional storage space has become inadequate. Subsequent applications have allowed the traditional buildings to be converted to more suitable uses.

### 1.3 Liaison

The site in its entirety has been the subject of a number of formal applications and more informal advice at regular intervals over a number of years.

Previous contact was made about an application for a Plant and Machinery Store during an onsite meeting.

## 2.0 Proposals

### 2.1 Proposals Design/Siting

#### Store

The new store will be situated at the north end of the tennis court and to the west of the existing range of barns.

The new store will be of modern construction, steel frame, block walls to 2.5m high with green profiled sheeting above. The roof is to be green profiled sheeting and Steel roller shutter doors to each end. Naturally raised ground levels to the North will reduce the visual mass of the building and a stone wall will further soften the appearance. This wall will be built using reclaimed stone from the previous wall.

### 2.2 Requirement

Sandfield House Farm Caravan Site is a successful and quality tourist site, which serves areas of Scarborough Borough and the National Park.

The rationalizing of the storage of plant and machinery will enable the caravan park to run more efficiently. It completes the holistic approach to the layout and use of the range of buildings around the original Farmhouse.

## 3.0 Context/Policies

### 3.1 Policies

During the design of this proposal the following policies have been considered:

- Strategic Policy C
- Strategic Policy J

## 4.0 Access

### 4.1 External

Generally as existing but with improved access for the plant and machinery. The development separates the land and building maintenance from the general public areas of the park.