



Design and Access Statement for the proposed extension to the Go Ape Cabin at Dalby Forest

Name and address of applicant:

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Name and location of destination:

Go Ape
Dalby Forest
Low Dalby
Thornton-le-Dale
Pickering
North Yorkshire
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INTRODUCTION

Go Ape is the multi award winning provider of high ropes adventure courses within the UK and has successfully operated one of its popular Tree Top Adventure courses at Dalby Forest since 2007. In 2012 Go Ape added a Forest Segway experience to Dalby Forest, and in 2013, a Tree Top Junior Adventure. In that time an excellent working relationship has been established between Go Ape and the Forestry Commission. Go Ape are committed to improving the range of activities that are on offer within the forest and so it is with this in mind that Go Ape are working closely with the Forestry Commission to improve the reception and storage facilities for the Go Ape Adventures.



The scheme has been discussed with the Planning Team at North York Moors National Park Authority.

LOCATION

Dalby Forest is a popular multi-use forest situated within the North York Moors National Park. Close to the park's southern boundary the forest lies approximately four miles North East of Pickering. The Low Dalby area of the forest is an important recreational hub with the impressive Visitor Centre and associated facilities including parking, toilets and refreshments.

DESIGN & ACCESS STATEMENT

This application is for the addition of a specially adapted container to act as an office for the Go Ape Manager, internal storage and space for staff. More space is required in order to better serve customers. The extra space needed is relatively small and as such it is felt that a prefabricated container is the most appropriate method. The container will not cause any changes to how people access or use the site and with the container sited adjacent to the existing reception cabin means no areas are adversely affected.

Given the location of the container it is important that it matches the character of the existing buildings at site. To this end we have specified that the container be clad in British Larch with a natural finish. This has worked well at other sites, the larch weathers sympathetically and an example can be seen on the attached photographs.¹

DIMENSIONS

The internal floor space of the building Go Ape occupies currently measures approximately 33sqm. The new container would increase the internal floor space by 22.25sqm to 55.25sqm. The height of the extension will be 2.6m.²

MATERIALS & FINISHES

The adapted shipping container will be insulated internally and externally will be clad with British Larch wood with a natural finish which weathers well.

The scale of this container will sit well below the surrounding woodland canopy. The impression given by this addition to site will be one of sensitive scale and use of material. The accent in design has been to utilise natural wood products to harmonise with the surrounding trees.

¹ See Appendix 1 Example of Container Clad in British Larch

² See "290416_DalbyContainerPlan&Elevation A3@1to50.pdf"



Windows

The new windows will be 1000mm x 1000mm, double glazed, and fitted with anti-vandal shutters.

Doors

Access to the container will be directly from the existing decking through a multi-locking security personnel door.

Shutters

For the necessary security of the building, all windows will have anti-vandal shutters installed on the outside of the building in order to prevent break-ins.

AFFECT ON THE ENVIRONMENT

Dalby Forest is an important site both for recreation and conservation, but there will be no negative effects on the environment and ecology of the site from the extension. There are no trees in close proximity, so any works for the installation of the container will not cause any ecological damage. As mentioned above, all measures are being taken to ensure that the container fits into the surrounding built environment.

The proposed container will be situated adjacent to the existing cabin and attached decking. No foundations are needed, only some minor levelling and a base frame of sturdy timber for it to sit on to ensure the floor level matches that of the decking that it is accessed from.³

The installation of the building is designed to be quick and with minimal impact on the ecology of the area. The location is of low interest from an ecological point of view; this area of Dalby Forest was surveyed in 2013 by the Forestry Commission Ecologist, and no protected or significant species were deemed at risk in this area.⁴ The container will be delivered to site and craned into location. Given the proximity of the forest track to the location of the cabin, the lorry should not have to deviate from the road. The building will then be connected to electricity and water using spurs from the existing Go Ape cabin.

³ See attached "030616DalbyContainerCabinBlockPlanPlanA2@1to500.pdf" and "030616DalbyContainerCabinLocationPlanPlanA1@1to1250.pdf"

⁴ See attached "Go Ape DA TTJ FC Eco Survey"



CONSULTATION

All plans for the location of a container adjacent to the existing Go Ape reception and storage building have been discussed and agreed with the Forestry Commission who are more than happy with the plans.