

## Design and Access Statement

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Demolition of existing shed/store  
Construction of 9 No. Self-Contained Letting Bedrooms

for

The Hare and Hounds, Hawsker  
YO22 4LH

NYMNPA

15/12/2017



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## 1.0 GENERAL

### 1.1 The Statement

This statement has been produced to accompany a planning application to North York Moors National Park for the creation of 9 no. Letting bedrooms at the Hare & Hounds in Hawsker.

The details are shown on drawings:

D11168-01	Location & Block Plan
D11168-02	Existing Plans & Elevation
D11168-05	Proposed Plans
D11168-06	Proposed Elevations
D11168-10	Proposed Block Plans

### 1.2 The Existing Situation

The Hare and Hounds is a popular village pub located within Hawsker, approximately 2½ miles out of Whitby and close to the A171 Scarborough Road.

The main Public House sits within a traditional stone and pantile range of buildings to the North East edge of a large parcel of land within the village.

On the same parcel of land to the South West of the pub sits a large Store/Shed with a footprint of approximately 146m<sup>2</sup>. This is a rather uninspiring building which is to be demolished to allow room for the proposed structure.



Photo 1  
South East Elevation of Existing Shed



Photo 2  
North West Elevation of Existing Shed

As can be seen this building is a plain rendered structure with profiled sheet roofing.

The pub is well known for its high quality of meals and serves the tourist trade whilst keeping its focus as a Local Village Pub with the local community continuing using it to its potential as a village asset.

### 1.3 Liaison

This application follows a formal 'Pre-Application Enquiry' where sketch schemes were submitted and commented upon by senior officers at the National Park. Suggestions have been accepted and the proposed details reflect the advice given. Full description is given in section 2.0.

## 2.0 PROPOSALS

### 2.1 Design/Siting

As noted in 1.3 the final design for consideration of the Authority is the culmination of close liaison with Planning Officers. Previous taller more compact versions have been replaced by a lower level, predominantly single storey proposal laid out in a similar way to a traditional farmstead.

The low level buildings reflect the heights of residential dwellings to the West of the site and the slightly higher one room element sits to the North closer to the 2 storey main building.

The client was very keen to incorporate a variety of traditional materials to reflect the rural location and the local vernacular. Therefore, the externals are a mix of stone, brick and timber to the walls with pantile, slate and profiled sheet to the roof.

In keeping with the natural evolution of a commercial site the element formed using profiled sheet and timber board, gives relief from the stone and brick whilst housing the 'utility' functions.

Solar panels have been incorporated to South facing slopes to ensure a more sustainable construction is achieved by reducing reliance on mains services.

As previously noted the site is relatively large and substantial areas of open space are still available which avoids a visually overdeveloped vista.

The majority of the new building sits on the footprint of the existing Store building although it has been moved away from the South West boundary. The 3 rooms to the North West are positioned adjacent to a turning head on 'Beechfield'.

The existing Quiots pitches (2 No.) will be re sited to slightly further North East.

## 2.2 Requirement

Our clients have supported and improved this village pub to ensure its survival over a time period that has seen the demise of numerous similar village facilities. The proposals in this application seek to continue this trend. It will build on the previous investment made when refurbishing and raising the standard of the Pub/Restaurant and shows a huge commitment to further secure the business into the future.

The new rooms, which are designed to be more spacious than most, will provide an alternative and additional source of income, helping to carry the business through the quieter times of year.

## 3.0 CONTEXT/POLICIES

### 3.1 Policies

We anticipate that this application will be considered against the following policies.

Core Policy A	Delivering National Park Purposes and Sustainable Development
Development Policy 3	Design
Core Policy H	Rural Economy
Development Policy 10	New Employment and Training Development
Development Policy 14	Tourism and Recreation

### 3.2 Context relating to Policies

#### Core Policy A

Extension of both the building and improvement of the business will undoubtedly strengthen the local rural economy. It will continue to provide employment and training. Our clients have recognized that continued improvement of the business is a requirement for economic viability.

Sustainability will be achieved by strengthening the business and environmentally by provision of a modern energy efficient structure.

#### Development Policy 3: Design

The design as described in 2.1 has been carefully produced to add to general amenity of the area by use of suitable materials and keeping to a footprint that sits well within the site as a whole.

The new construction has been moved away from the South West boundary and the lowest element of construction the Store and Plant Room sited at this point. The eaves of this part of the building will be lower and the ridge will be no higher than existing and it will be 3m away from the boundary where the current building actually forms the boundary.

Room and facility layouts ensure the scheme is inward looking with minimal openings to the South East elevation and no openings to the South West elevation.

#### Core Policy H, Development Policies 10 and 14

The existing business as a Pub and Restaurant in a village setting form an integral and important part of the local economy. It encourages village community and adds to the enjoyment of the National Park for both locals and visitors to the area.

The proposals will only strengthen compliance with these policies, creating employment, allowing training, adding to the local economy in the area and providing a direct facility for tourism and recreation.

The sites close proximity to the Whitby to Scarborough Cinder track and Cleveland Way footpath increase this compatible service.

#### 4.0 ACCESS

##### 4.1 External

The Business already has the infrastructure and services in place to accommodate the new development and its proximity to the A171, the main footpaths and bridleways adds to its suitability. A regular bus service into Whitby and Scarborough passes the site.

##### 4.2 Internal

As is often the case a new development allows improvements on accessibility and therefore full inclusion. The new scheme is a good example where the layout has been designed in excess of current legislation to ensure extra space is provided for circulation and on room sizes. In addition, the site levels are very even so good accessibility from parking areas will be achieved to all rooms.