



PROPOSED EXTENSION + ALTERATIONS

COAST CAFÉ BAR + DELI
NORTHCLIFFE HOLIDAY PARK
BOTTOMS LANE
HIGH HAWSKER
WHITBY

for

NORTHCLIFFE + SEAVIEW HOLIDAY PARKS

design + access statement



date: August 2010
job ref: 09-17

DESIGN + ACCESS STATEMENT

1. INTRODUCTION

This planning application seeks permission to alter and extend an existing commercial building, improving the facilities with a contemporary design solution that will include energy saving installations and employ sustainable construction principles.

2. SITE ASSESSMENT

The application site is located on a well established holiday park and at present comprises a single building being used as a shop and tea room with adjacent patio/garden area. The facility is an important part of the amenities offered to those who stay on the site in static holiday homes and seasonal touring caravans. The amenities are also frequently used by walkers.

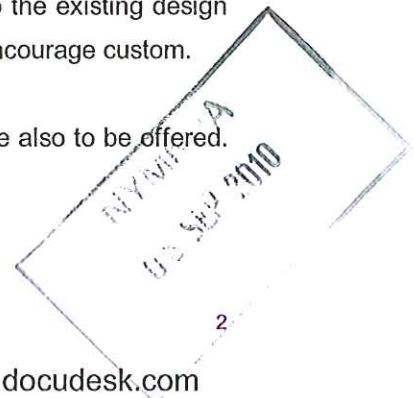
The existing building is constructed of 'Bradstone' walling with a concrete pantile roof and has dark stained timber windows. The building and accommodation is rather 'dated' and therefore it is felt that the external appearance and amenities offered should be improved in keeping with the high quality holiday accommodation that is offered on both the Northcliffe and Seaview holiday parks.

3. DESIGN

The design concept put forward will create an attractive, traditional yet contemporary building with material finishes matching those found in the area. The design will extend the building footprint with a simple pitched roof extension to create improved kitchen and storage areas. The existing 'stepped' floor levels will be maintained and a new main entrance created with a secondary entrance to the higher floor level.

Careful thought has been given to the design and layout in order to meet the design brief of the applicants and the needs of those using the holiday parks. The new main entrance will open into the main café bar area which will offer teas, coffee, light refreshments and lunches. The servery will also offer alcoholic drinks and an extended menu to include meals and Sunday lunches. The servery will also have a Deli counter to offer fresh produce such as meats, pastries and breads. There will also be provision for the sale of 'basic items' such as newspapers and milk. All these products are offered at present but due to the existing design and layout these are not presented in a cost effective or attractive way to encourage custom.

The upper floor area is to be used as a games area and Wi-Fi facilities are also to be offered. The existing WC facilities will be refurbished.



Material finishes

The walls are to be finished in a high performance polymer render, colour; off white. The new pitched roof will be finished in concrete pantiles to match existing. All windows and doors are to be timber construction, double glazed, with frames painted in a cream colour to be approved. Infill panels below window openings are to be timber boarding painted to match the window frames.

Environmental Assessment

The proposals will incorporate sustainable and energy efficient design principles. These are to include the following:

- Mechanical Ventilation Heat Recovery (MVHR) system to be installed to create air circulation and provide a comfortable environment.
- An air source heat pump is to be considered to provide hot water and space heating. This would replace the LPG run heating system.
- Glazed areas to have high performance double glazing giving maximum light intake and reducing artificial lighting requirements during daylight hours.

4. USE

The building will be used by visitors to the holiday parks and walkers. The existing use will be enhanced to offer a wider range of meals and refreshments and a deli counter incorporated to offer the sale of fresh food for self catering needs.

The opening times of the facility will be 8.00am to 12 midnight, Monday to Saturday with 11.00pm closing on Sunday. The facility will be open during the seasonal opening times of the holiday parks.

5. SCALE

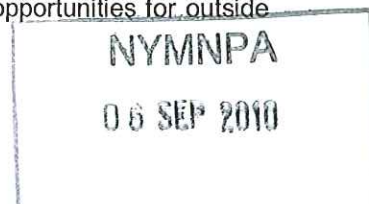
The size and proportion of the proposed extension is in keeping with the scale of existing buildings and the surrounding architecture. The roof pitch will match the existing.

6. LANDSCAPING

The existing adjacent patio/garden areas are to be improved to offer opportunities for outside dining and better links with the internal space.

7. ACCESS

Access to the property will use a re-positioned main entrance and a secondary entrance that will ensure level entry to all areas.



8. CONCLUSION

The proposal provides an opportunity to create a high quality amenity that is much needed on the holiday parks. The concept also provides an opportunity to include innovative energy efficient measures, sustainable design principles and increased job opportunities.

END OF STATEMENT

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