

Design and Access Statement

York House Caravan Park High Hawsker Whitby

NYMNPd
22 FEB 2011

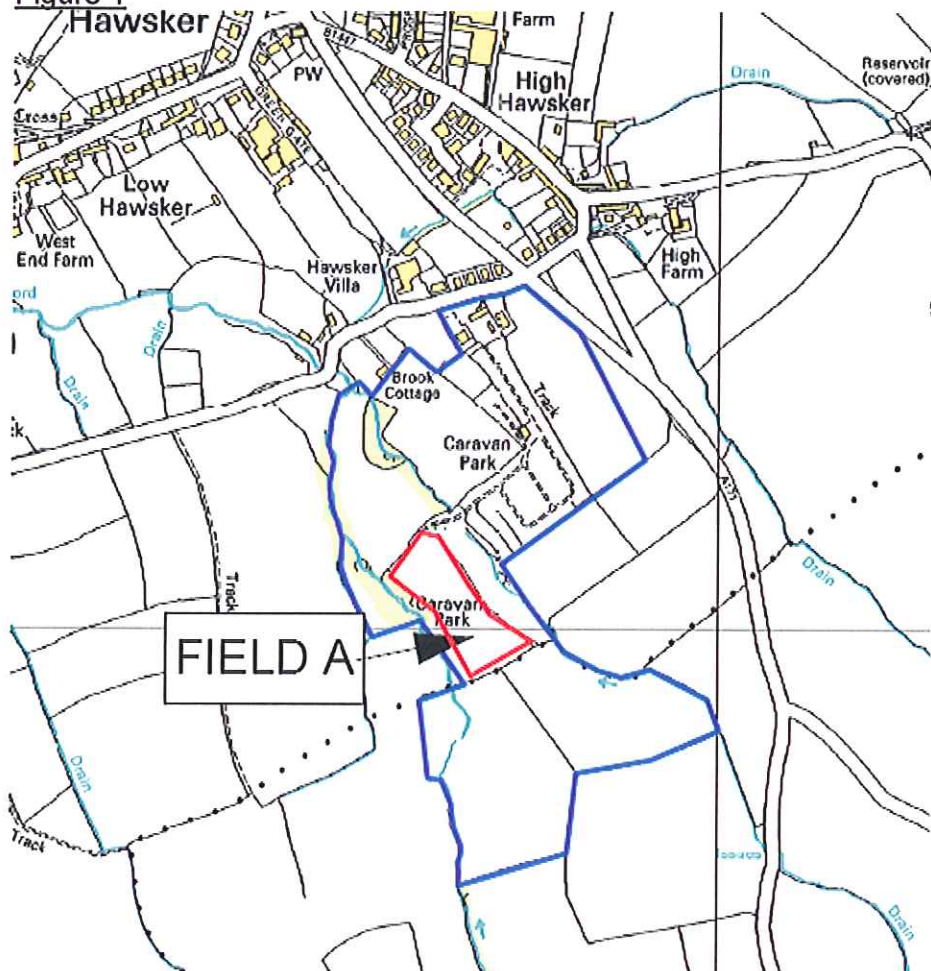
Proposed Development

Erection of Amenity Block and Change of Use of land to campsite

Site Location

The application site 'Field A' (edged red in Figure 1 below) lies to the south of High Hawsker and on to south western edge of York House Caravan Park .

Figure 1



Site Description

Application site is a well maintained grass field that forms part of York House Caravan Park and is currently used for camping (tents) by tourists for 28 days each year under Permitted Development rights. The remainder of the time

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this part to of the site is vacant. . The application site is bounded to the west, north and east by wooded beck valleys. This is supplemented by more recent planting around the periphery of the application site.

Scale/Massing of Development

The proposed amenity block is a single storey building with an overall footprint extending to approximately 148 sqm . (18.5 x 8m) It will have a main eaves height of 5.2m .Its purpose is to supplement the existing limited facilities on site with new toilet, shower, washing, laundry and dish washing facilities. It will be available for use by visitors to the campsite as a whole. The scale and mass of the building is proportionate to these needs.



Appearance, Design & Materials

The design of the proposed amenity block is contemporary in character . Proposed external materials to be agreed but the following are suggested:

- Walls: horizontal cedar wood cladding with the option of insulated white render panels
- Roof: Cedarwood shingles
- Windows /Doorsets/Doors: hardwood.

It is considered that the design and proposed materials are well suited to this location and the proposed use and will weather in an attractive fashion.



Layout

The proposed amenity block is located at the north eastern corner of the field to be used for camping at a point closest to the existing caravan site. In this location it would be central and easily accessible to both occupants of tents on the new 'camp field' and the occupiers of touring caravans/motor homes on the existing site.

Consideration was given to placing the facility within the adjacent beck valley, where it would be less visible, however this could only be achieved through

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extensive earth works involving the removal of part of the valley wall to create a large enough development platform.

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Landscaping

There is already a substantial amount of mature forestry along the beck valleys either side of the application site. In recent years the applicant has also planted a large number of indigenous trees around the periphery of the application site. Further screen planting is proposed around the amenity block as shown on submitted plans. This will involve a mix of indigenous trees and shrubs. The exact mix to be agreed by the Park Authority

The proposed development will be well screened from the east by the existing caravan park & landscaping, and from the west and north by existing mature trees and forestry and built development in High Hawsker. It is accepted that the site and building will be visible, in the early years, in some long distance views from the south however existing tree planting around the perimeter of the site will quickly mature. This together with planting proposed in the immediate vicinity of the proposed amenity building will soften and in time fully screen views of both the tents and the amenity block. The materials proposed for the walls and roof of amenity block are largely natural and will also weather ensuring that the development blends into its surroundings.

Any views of the application site need to be read in the context of the adjacent caravan park and white touring caravans and the background of buildings that form the settlement of High Hawsker. The proposed development will appear as a minor and less prominent extension to this use. It will not appear isolated but as part of the wider settlement.

Access

Access to the application site will be via the existing access to York House Caravan Park. There is a ramp access to the amenity block to allow disabled access.

Policy Context

Adopted planning policy in relation to Design and Access Matters is provided by the Core Strategy (Core Policy A, Core Policy G, & Development Policy 9) and the Design Guidelines DPD Part 1 General Principles.

The current proposal complies with this policy context as the development is compatible with its surroundings, is of a high standard of design, is sustainable and a satisfactory landscaping scheme forms part of the proposal.

As highlighted above the development will not, because of its surroundings, be prominent in the landscape and as a result will not detract from the special qualities of the National Park.