

## Design and Access Statement

### Design Aspects

#### Context

Ability Outdoors was set up in 2002 moving to its current location in 2007 and gaining permanent planning in April 2010.

Ability Outdoors has grown over these years and now provides high quality outdoor activities for a range of groups including local people and tourists, giving people the opportunity to enjoy and explore the National Park and take part in activities to increase their health and wellbeing.

The proposal is to change the location of the business to the location shown on the attached plans. There are several reasons for this as described below;

- a) It will improve the environmental sustainability of the business. Currently customers to Ability Outdoors are met in the Forestry Commission car park at Dixons Hollow and transported to the activity site in our vehicles. The new location would mean that customers would be met at Dixons Hollow and taken on foot to the new activity site. This would remove the need for the 2 vehicles therefore increasing our environmental sustainability.
- b) The new location would enable Ability Outdoors to tap into the current tourism market in Dalby Forest. Dalby Forest is already an area of high recreation value and a tourist destination. The move of location of our outdoor activity business would mean that the opportunities to enjoy and explore the outdoors would be more accessible to all visitors to the forest in line with Development Policy 14 and Core Policy H.
- c) The move in location would allow people visiting to access us using sustainable transport – with the moorsbus having a stop at Adderstone Field.
- d) Removing the need for vehicles to transport customers will enable increased opportunities for employment and training of young people in line with Development Policy 10. At present insurance costs and license restrictions for the minibus makes this difficult.

The move in area has the full support of the Forestry Commission (*see Appendix 5*). The new area has undergone the Forestry Commissions internal Environmental Impact assessment. The area has been assessed against biodiversity including protected species, archaeology and other heritage features. There are no wildlife or features of concern in the area.

## **Amount and type of development –**

The Forestry Commission have insisted that all development take place at least 30m inwards from any of the areas boundaries. This ensures that a thick cover of both mature and regeneration conifers screen the development from view.

Customers will be met at the car park and escorted into the activity area. Parking and foot access route make use of existing facilities. Please see existing car park and foot access - marked on location map. (*Appendix 2*)

The proposed development includes:

### **1 - The staff/kitchen building-**

We propose to relocate the staff/kitchen building from our current site, recycling 90% of the building and therefore massively reducing both the need to purchase new materials and landfill produced from the relocation. We would extend the length of the existing building by 2m. *Please see Appendix 1*

### **2 - Customer seating area – Attached to the staff/kitchen building-**

We propose to extend the size of this area in length by 4m, the current seating at our present site is too small on busy days. The extended area would not be decked, simply using the forest floor with wood chips to create a more natural feeling. *Please see Appendix 1.*

### **3- Shipping container-**

This is needed for secure equipment storage. This will be wood clad with a pitched roof (dark grey orduline sheets) to blend into the other timber constructions and surrounding woodland. *Please see attached photos and dimensions – Appendix3 – Fig 3.*

### **4 – Archery shooting shelter-**

This will be an open fronted shooting shelter with a freestanding 4"x2" timber frame and clad with 1<sup>st</sup> cuts from local timber yard. Most of the timber will be recycled from our existing shooting shelter. The shelter will be roofed with dark grey orduline sheets. *Please see Appendix 3, Fig 1*

### **5 - Paintballing marker shelter-**

This will be an open fronted freestanding timber shelter, the same design as the archery shooting shelter but smaller. This would be a relocation of an existing shelter. This will be roofed in dark grey orduline sheets. *Please see Appendix 3 – Fig 2*

## **6 – Gallows banner structure-**

This will be erected at the entrance to existing car park in keeping with other signage throughout the forest. *Please see Appendix 2 For design specification see Appendix 6.*

## **7- Activities-**

*Please see Appendix 7*

**Layout** – *Please see location map Appendix 2*

### **Scale**

The staff/kitchen building– Length - 11m, width – 5m

Customer seating area – Length – 10m, Width – 13m

Shipping container – Length – 20ft, width - 9ft

Archery shelter – Length – 10m, width - 3.5m, height - 3m.

Paintball marker shelter – Length – 7m, width – 3.5m, height – 3m.

### **Landscaping**

**Removal of trees** - An area measuring 30m by 40m would be selectively felled, stumps removed and ground levelled to make space for the main building and shipping container.

The trees are Scots Pine and Japanese larch. The area has been through the Forestry Commission's internal Environmental Impact assessment. The area has been assessed against biodiversity including protected species, archaeology and other heritage features. There is no wildlife or features of concern in the area.

The removal of the trees in this area would be minimal compared to long term forestry plans; tree cover will remain over the rest of the site. Trees to be removed are medium sized conifers and have been agreed with the Forestry Commission.

**Hard surfacing** – 40mm – dust will be used on areas to be surfaced to blend with existing boundary forest track.

Surfacing required is minimal and includes;

Access track to building - Length 40m, Width 2m

Access track turning space – 8m by 6m

Base for shipping container - 8m by 3m

Concrete raft - 4" depth – 12m by 7m for location of staff/kitchen building.

13m by 6m for the location of the customer seating area.

Proposed 4m x 13m front end extension to customer seating area will not require a concrete base. This would be wood chipped.

## **Appearance**

**Buildings appearance** – Please see *Appendix 1*.

### **Staff/kitchen building**

This will have a pitched roof. The roof timbers will be clad with ply, felted & covered with existing orduline sheets recycled on the exterior.

5 x keylite roof centre pivot thermal windows. Size – 780cm x 1140cm will be installed. As the site is surrounded by trees, very little natural light will be come from the wall windows therefore the roof windows are needed to ensure that there will be enough natural light to operate. This negates the need for artificial light, except in winter time reducing carbon emissions. Electrical lighting will be supplied by solar panels.

The walls will be a timber construction clad with log lat.

Materials will be recycled from the existing building wherever possible; an estimated 90% of timber and roofing sheets will be recycled reducing the environmental impact of the relocation.

### **Customer seating area –**

The roof will be covered with orduline sheeting.

The walls will be a timber construction; the sides will be clad with log lat with an open frontage.

Materials will be recycled from the existing building wherever possible; an estimated 90% of timber and roofing sheets will be recycled reducing the environmental impact of the relocation.

Native climbers and shrubs will be planted around the main buildings to help them to blend in.

### **Shipping container –**

This will have a pitched orduline sheeted roof and will be clad with 1<sup>st</sup> cut timber from a local timber yard. *Please see Appendix 3, Fig3*

**Archery shooting shelter-**

This will be an open fronted shelter with a freestanding 4" x 2" timber frame and clad with 1<sup>st</sup> cuts from local timber yard. Most of the timber will be recycled from our existing shooting shelter. The shelter will be roofed with dark grey orduline sheets. *Please see Appendix 3, Fig 1*

**Paintballing marker shelter-**

This will be an open fronted freestanding timber shelter, the same design as the archery shooting shelter but smaller. This would be a relocation of an existing shelter and will be roofed in dark grey orduline sheets. *Please see Appendix 3, Fig 2*

**Access**

The main reason for this application to relocate is due our current access. We meet our customers in Dixons Hollow car park and transport them 3miles along forest tracks to the activity centre in our vehicles. Relocating to the proposed new area will eliminate the need for transport, therefore making Ability Outdoors a more environmentally friendly & sustainable business.

The proposed new site is adjacent to the forest drive with large existing car parking facilities at Adderstone field and Dixons Hollow.

A gated track runs from the Dixons Hollow overflow car park directly to the proposed new area, allowing safe pedestrian access from the car park. This is a stoned road making the area accessible for the less able.

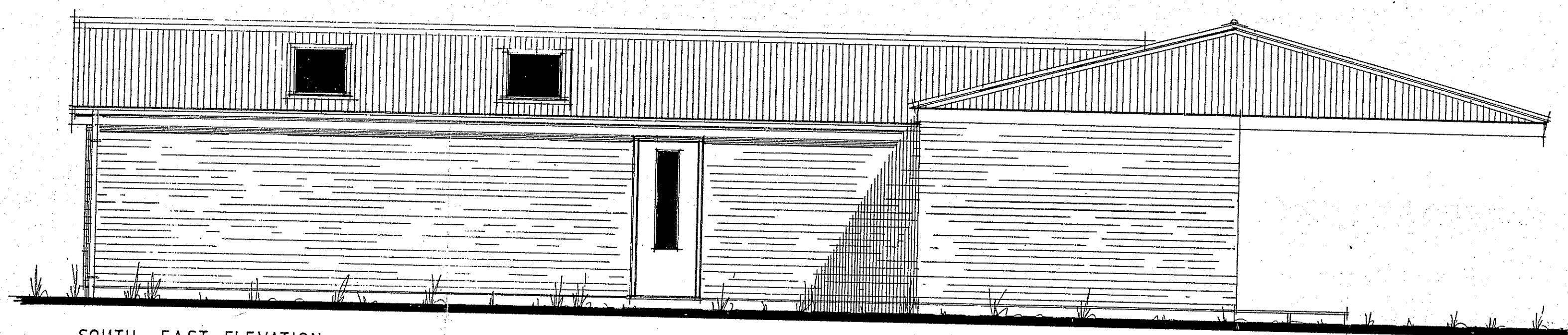
There is a Moorsbus stop at Adderstone field and we would actively encourage our customers to use this service.

We currently work with a range of clients with learning difficulties and transporting them in our vehicles can cause issues. For example sometimes some clients need to leave before others due to their specific physical needs; this can prove very difficult when the member of staff that needs to drive the shuttle vehicle is also running an activity session. This relocation would allow clients to come and go more freely as they required.

PROPOSED REFRESHMENT, OFFICE &  
STORAGE BUILDING  
FOR: ABILITY OUTDOORS

SCALE : 1:50

DATE : JULY 2011

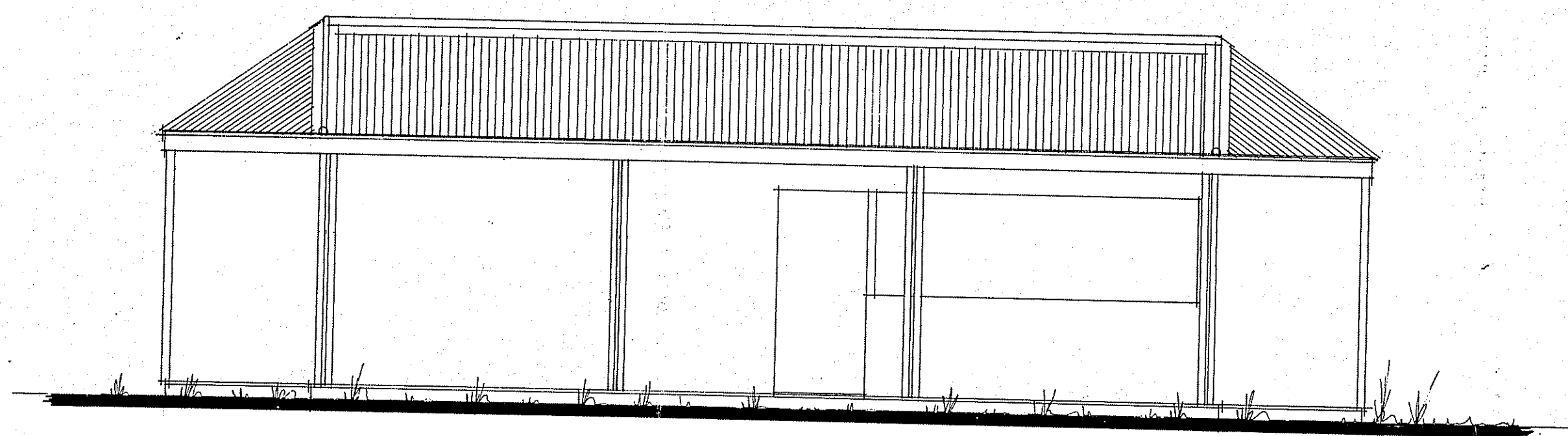


SOUTH EAST ELEVATION

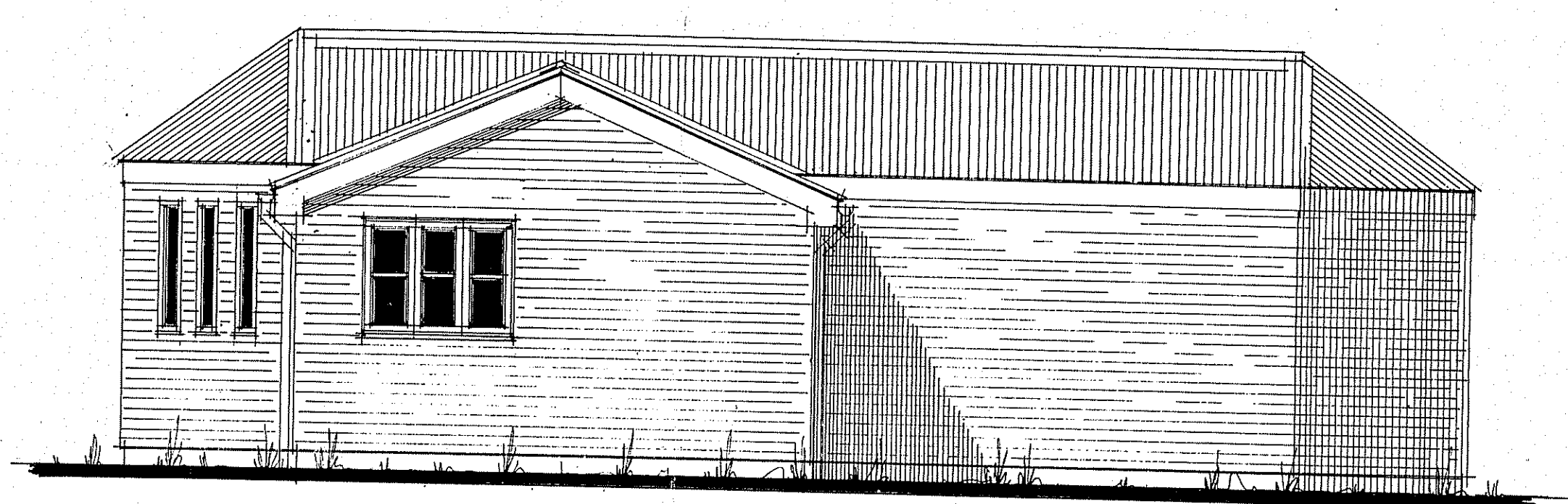
HORIZONTAL T & G TIMBER BOARD CLADDING TO WALLING;  
CORUGATED OCEANLINE SHEET ROOFING  
PAINTED TIMBER WINDOW FRAMES  
VELUX ROOFLIGHTS (780 x 1100mm HIGH)



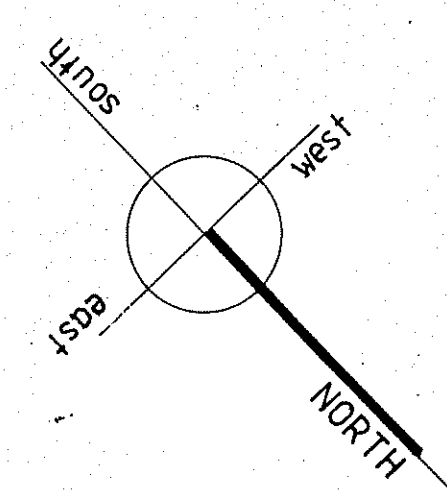
NORTH WEST ELEVATION



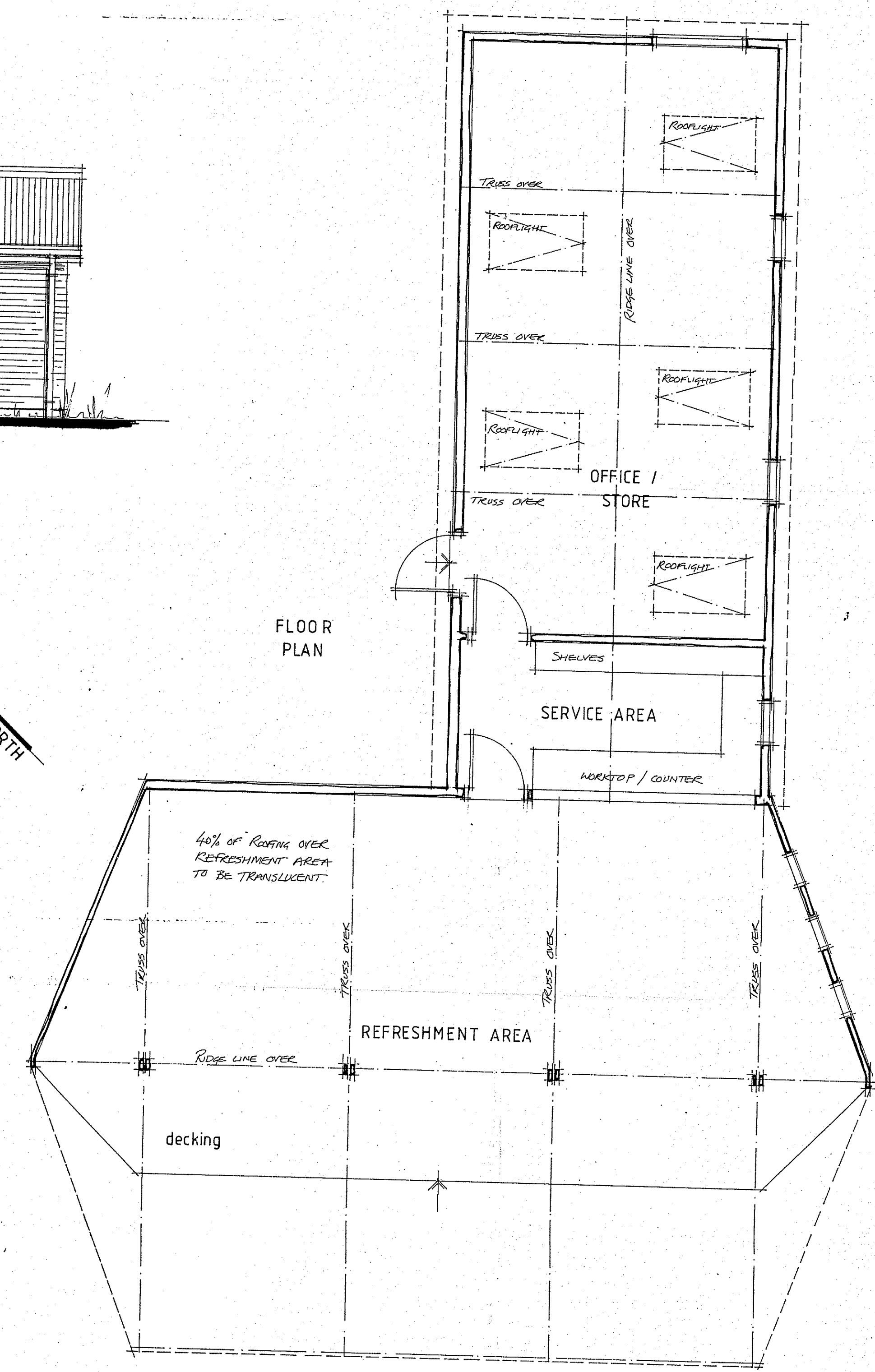
NORTH EAST ELEVATION



SOUTH WEST ELEVATION

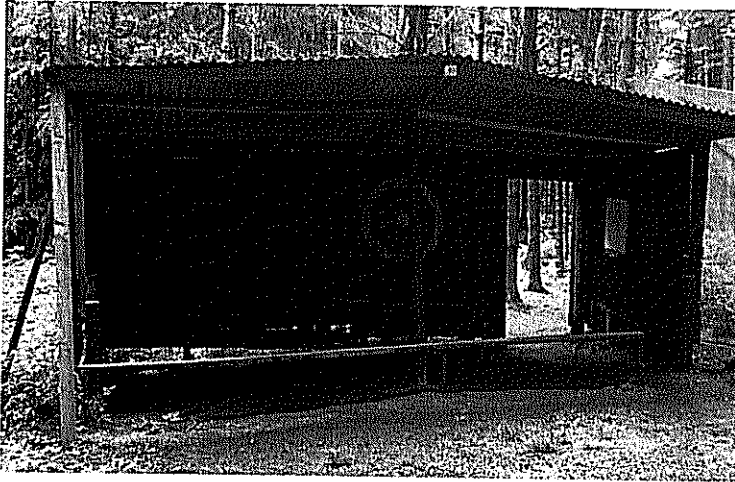


FLOOR PLAN



## Ability Outdoors – Appendix 3

**Fig 1 – Archery shelter**



**Fig 2 – Paintball marker shelter**



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**Fig 3 – Size and layout of shipping container.**

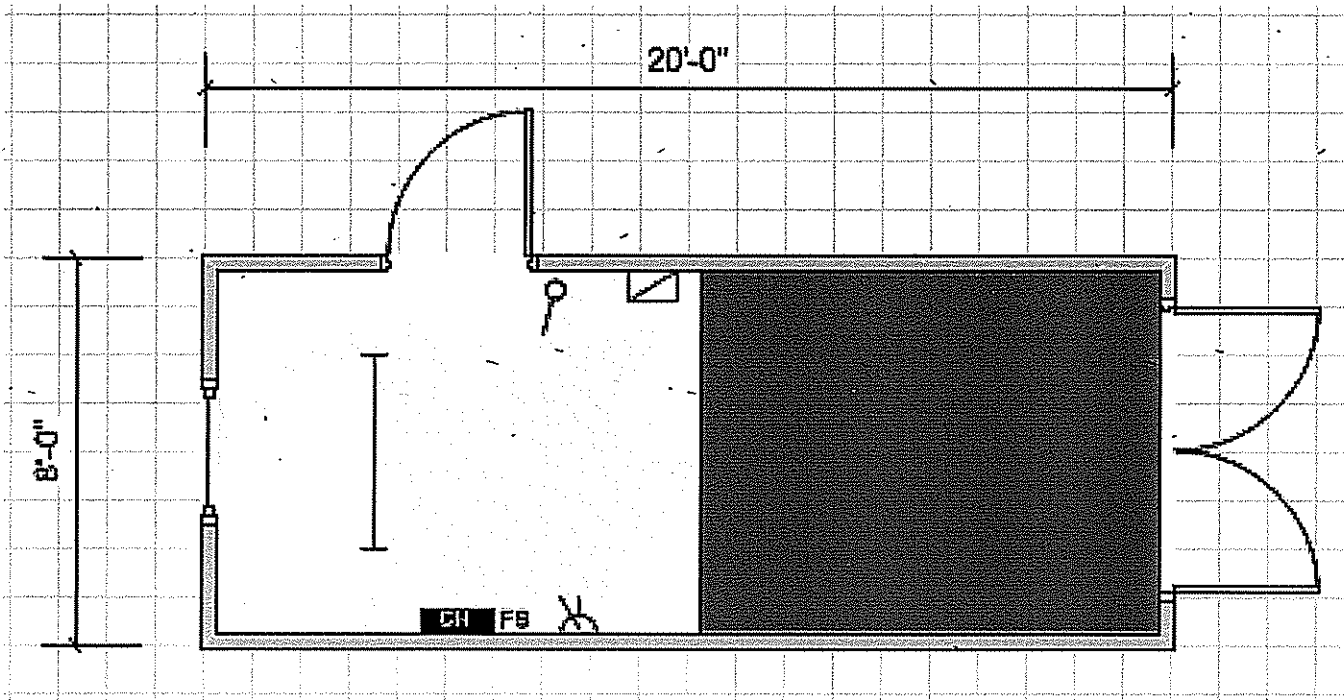
***Container unit will be clad and a pitched roof added as described in the design plan.***



**Please see an example of design details on the reverse of this page.**



# Unit Information



Key			
	Carpet Tiles		Vinyl Flooring
	Flourescent Light		Cat 2 Light
	Consumer Unit		Light Switch
	Water Heater		Bulkhead Light
	Single Switch Socket		Double Switch Socket
	Convector Heater		Guarded Tubular Heater
	Fan Heater		Fused Spur
	Kitchen Sink		Worktop
	Double Sink		Urinal
	Hand Basin		Toilet
	Door		Aperture
	Window		Jackleg

## Specification:

**Doors:** 1 no. Set of outward opening external doors.  
1 no. External outward opening personnel door.

**Windows:** 1 no. Sliding window with external shutters.

**Lighting:** 1 no. Fluorescent light.

**Power:** 1 no. Consumer unit.  
1 no. Double socket.

**Heating:** 1 no. Convector heater.

**Floor Coverings:** Office: Vinyl flooring.  
Store: Ply wood flooring.

**Wall Coverings:** Office: Vinyl faced ply.  
Store: Bare steel.

**Ceiling Coverings:** Office: Mono white.  
Store: Bare steel.

**Other Information:** Exterior wall: Trough steel.

ANN / 2011 / 0498 / 088 / 088

**North York Moors Forest District**

Outgang Road  
Pickering  
YO18 7EL

Richard Bashforth  
Ability Outdoors,  
15 Rosedale Abbey,  
Rosedale,  
Pickering,  
North Yorkshire,  
YO18 8SA

Recreation & Environment Manager  
Paul Cody

Our Ref: FR5/25

30<sup>th</sup> June 2011

Dear Richard,

**Letter of Support for Planning Application**

We would like to offer our support for your planning application to relocate your Ability Outdoors facilities to near Adderstone Field in Dalby Forest. In our view the new site is more suitable for your activities than your current location. It offers several advantages; including a more robust forest area, close proximity to the Forest Drive and being located close to established forest adventure activity areas. Moving to near the Forest Drive would significantly reduce the number of vehicle miles your customers currently have to travel and put you close to the Moorsbus network enabling customers to use public transport to reach your new site which would significantly improve accessibility. We believe that the relocation to near Adderstone Field would make your business more sustainable both economically and environmentally.

For your information the Forestry Commission have carried out an internal environmental assessment (Ops1) of the new site and found nothing to obstruct your move.

If there is anything that we could assist you with please feel free to contact me.

Yours sincerely

Paul Cody

# Banner Structure

Forest park: Dalby Forest

Forest District: North York Moors

Amount: x1

Construction notes:

**Timber specification:** Larch. FSC approved, Lightly sanded. Treated to current BS.

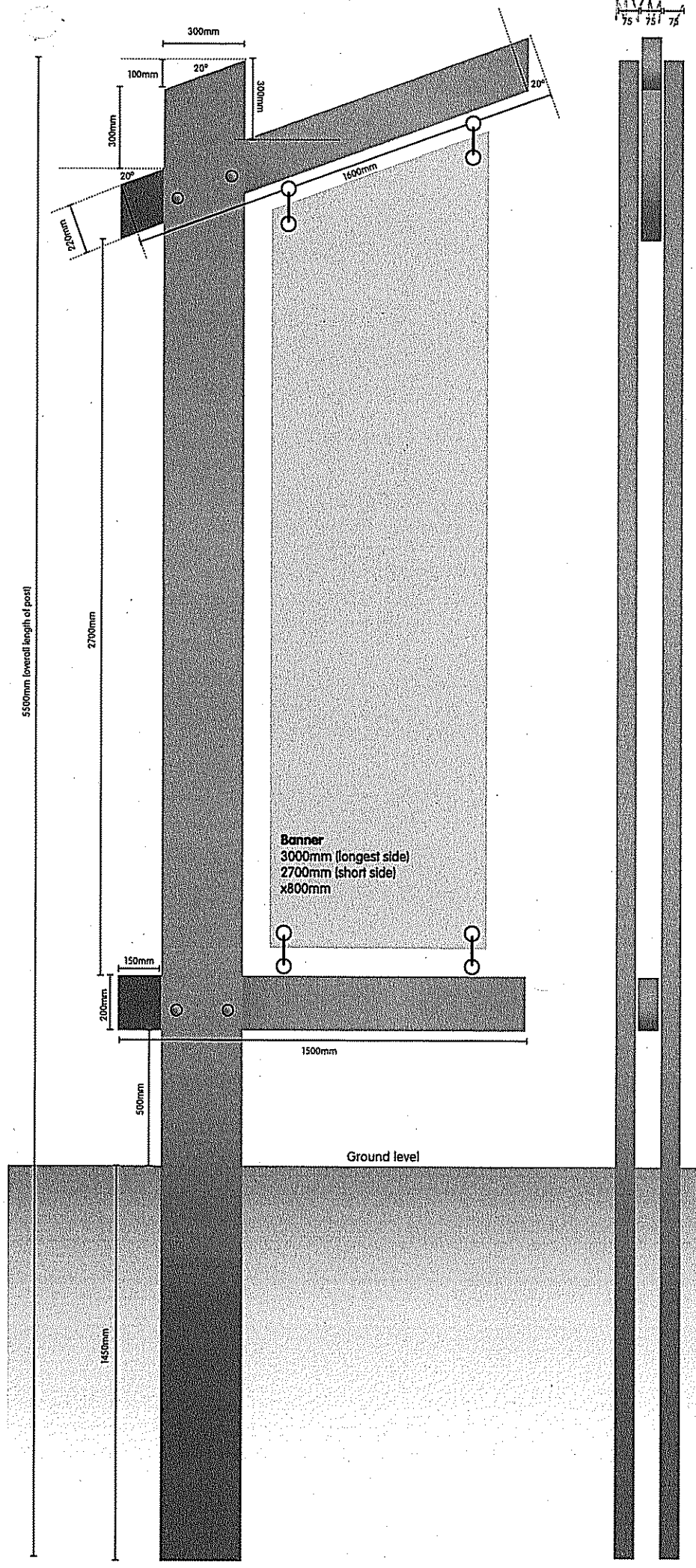
**Timber finish:** Natural unpainted finish.

### Finishing

All signs to be supplied as a kit, they should come with pre-drilled planks and coach screws to fit. All bolts, washers and nut fixings to be galvanised.

### Contractors

**Structure:** Duncombe Sawmill, Helmsley.  
**Banner:** C3 Imaging, Bristol.



Design & Interpretation  
340 Bristol Business Park  
Coldharbour Lane Bristol BS16 1EJ

## Ability Outdoors - Appendix 7

### Activities

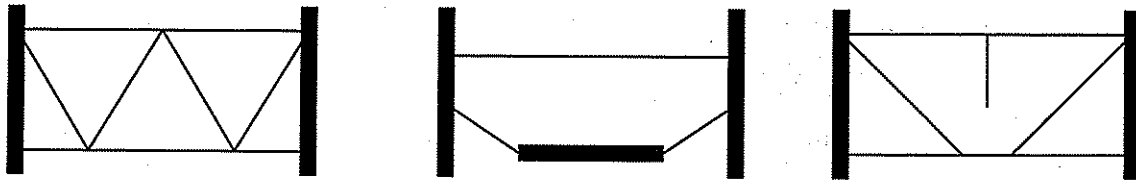
*Proposed activity locations marked on location map. Multi activity area shaded red, paintballing in blue and laser tag in green.*

*Please note - The whole of the proposed activity area will sit a minimum of 30 metres from any of the marked boundaries, making the activities very difficult if not impossible to see from any of the surrounding forest tracks. Safety signage and netting will be erected where necessary.*

### Low ropes course –

Course elements are no higher than 2ft from the floor and all elements are of a rope, chain or log construction. All elements of the course are attached to the trees using a specifically designed tree bracket, which is removable and causes no damage to the supporting trees.

Examples of low ropes course elements –



### Archery –

The archery range will be located in an area currently clear of any mature trees, *please see activity location map Appendix 2*. Only minimal clearance of small regeneration conifer trees will be needed to provide the required space.

The range would have archery backstop netting at the rear and further green netting with warning signs on all sides. The range would be positioned so that any overshooting would be at an angle facing away from any of the proposed site boundaries. Any such overshoots would fall into a 50m exclusion zone that will not contain any other activity.

The range would contain an open fronted shooting shelter. This would be of a freestanding timber construction, 4" x 2" frame timber and clad with 1<sup>st</sup> cuts from local timber yard. Most of the timber will be recycled from our existing shooting shelter.

This kind of shooting shelter is required as an aid to group control and safety as well as providing shelter from weather. *Please see Appendix 3, Fig 1*

### **Team – tasks -**

A selection of rope and pole based initiative tasks. Many of these tasks consist of portable equipment with the remaining being attached to trees with tree brackets as described in the low ropes course description.

### **Tree climb –**

A high ropes climbing activity using specifically designed climbing holds (removable) attached to the tree to provide the hand and footholds. A steel core anchor cable is positioned at the highest point of the tree climb to provide the safety rope anchor point. Tree protection blocks are used to protect the tree at this point.

A ladder to a height of 10ft is needed to gain access to the first climbing holds, this ladder is removed from the Tree climb when not in use, so the activity cannot be accessed by anyone except fully supervised customers of Ability Outdoors.

### **Jacobs Ladder –**

A high ropes team activity where 8 x 12ft long wooden poles are positioned horizontally between 2 x large anchor trees. The poles are positioned using steel cable that is anchored to the trees using protection blocks to protect the tree.

Below the poles 2 x removable rope ladders are used to gain access to the Jacobs ladder. These are removed when the activity is not in use, ensuring only fully supervised Ability Outdoors customers can access the Jacobs ladder.

A separate cable is attached above the top horizontal pole providing the anchor for the 2 x climbing ropes that are used to ensure the climbers safety.

### **Nite – line-**

A blindfold woodland team course – constructed from ropes and wooden poles, this activity uses the trees as anchors and all equipment is attached to trees with the removable tree brackets.

This is a low level course, with none of the course elements requiring participants to leave the ground.

### **Orienteering –**

To use the existing Forestry Commission Adderstone orienteering course.

**Paintballing & Laser tag-**

The remainder of the area on the location map, will be split into 2 x sections. The Green shaded area will be used for laser tag and the blue shaded area for Paintballing. The Paintballing area is located furthest away from the forest drive.

The whole of the paintballing area will be safety netted to a height of 3m, with regular safety signage clearly located along the netting.

Both the Laser Tag and paintballing area would be divided into smaller game areas. We propose to relocate our existing game props, these consist of self standing wooden constructions – small huts, barricades, small bridge, cammo netting, barrels etc. Very little new timber will be required.

Paintballing does require an open fronted freestanding timber shelter, same design as the archery shooting shelter, we propose to re - site our existing shelter. *Please see Appendix 3 – Fig 2*

This is for the temporary storage of the paintballing markers whilst participants have breaks from playing. As the markers will be live during the sessions, it is essential to keep the equipment safely contained. This proposed storage area would be positioned near to the storage/customer eating area to ensure the paintball markers are never left unattended.