



DESIGN AND ACCESS STATEMENT

APPLICANT: Mr Kieran Robinson
PLANNING PORTAL REF: PP-01601042
OUR REF: 033 Ladycross Plantation Caravan Park

1. Preface

1.1 This document is a Design and Access Statement to support the Planning application with Planning Portal reference PP-01601042

1.2 The proposal consists of the following:

- o Erection of an outbuilding to house an electric substation, workshop and fuses/switches room.

2. Site

2.1 Ladycross Plantation is a caravan park is located in the North Yorkshire Moors National Park, near to the village Egton.

3.0 Project history

3.1 The planning application has been made for two reasons:

- o The wish to remove the existing generator mounted approximately six mtrs in the air on two poles at the entrance to the site and is the first vision of the site by tourists as they arrive and has no visual merit



Existing Transformer pole mounted at the entry to the site



- o The recent planning (decision No. NYM/2011/0111/FL) for the lodges, additional tourers and camping pods will require a greater electrical demand and CE Electric (previously NEDL) have confirmed the need for a ground mounted transformer of 400 Kva supply housed within its own purpose built substation.

4.0 Use

4.1 The planning proposal is to build one new building that will be split into three separate areas:

- o **The new CE Electric substation**

The new CE substation is a predefined space which must be provided for their equipment

- o **All caravan parks switchgear and main fuses**

The caravan parks switchgear and fuse boards are presently located in three separate positions the back office, reception and the entrance store whereas the new building will provide one area to the rear of the CE transformer where all electrical switches will be housed and would be far easily accessible and maintained.

- o **The new workshop**

The proposal includes a new workshop which is presently at the rear of the main office reception building and contains the park machinery i.e. two ride on mowers, flymos, strimmers, gardening tools, fuels, work bench etc. The proposal for moving the existing workshop into this new building will remove the day to day workings of the park away from the office, reception and customers. The existing workshop area within the main office reception building will enable expansion of the office shop and reception in the future. This future expansion would be required because of the anticipated increase in business and staff generated from the new planning of lodges, pods statics and additional tourers will generate (decision No. NYM/2011/0111/FL).

5.0 Layout and Design

5.1 The proposed position of the new building is in an area that is presently used for storage and the building has been designed to fit within this area with the benefit of leaving the existing mature trees as a border enclosing the area and reduce the buildings visibility.

5.2 The building will be constructed in brick and pantile roof to represent an old farm building.

