



DESIGN AND ACCESS STATEMENT

PLANNING PORTAL REF: PP-02167589
 OUR REF: 052 Aislaby Quarry Log Cabin proposal
 REV C



25th January 2013

1. Preface

This document is a Design and Access Statement to support the Planning application with Planning Portal ref PP-02167589.

The proposal consists of the following:

- o A small scale log cabin site, to include the erection of three log cabins
- o Extension of the private road to service the log cabins, and associated pathways

2.0 Introduction

A meeting was held on site on 4th November 2011 between Paul Craven (client), Mark Hill (NYMNP) and Barrie Snoxell (Bell Snoxell Ass). During this meeting the diversification of the business to provide a small scale log cabin site was discussed and encouraged by Mark Hill.

This small scale log cabin site is to be located within the site of Aislaby Quarry. Aislaby Quarry is situated to the east of Whitby and near to the A171 road from Whitby to Guisborough. Mr Craven's company Eskdale stone currently operates the quarry. Areas of the site that are not quarried are dominated by Birch scrub. It is an area of Birch scrub and clearance that this log cabin site is proposed. The client wishes to diversify into this small-scale tourism proposal in order to compliment the main quarry business.

3.0 Proposal

This application seeks approval for the erection of three modest scale log cabins under NYMNP Development Policy 14 Tourism and Recreation and Development Policy 16 Chalet and Camping sites. The proposal is for 0.192 hectares of land to be used for the access and location of this small-scale log cabin site.

The site is located within an area of woodland that is well established with birch scrub species of trees. The proposed development is set back away from the boundaries of the overall site and therefore cannot be seen from the site boundaries: we believe that it does not harm the Park's special qualities. The site is physically and functionally linked to the existing business of Eskdale Stone and can therefore be managed appropriately without the requirement for additional permanent residential accommodation. The site is in close proximity to the existing private road that serves the quarry: this is easily accessed from the A171 road. Due to the scale of the proposal, it will not result in an increase in traffic generation that would be harmful to the character of the area or highway safety. The proposal also adheres to the following recommendations stated in NYMNP Core strategy and development policies: *The scale of the development and the design of the structures proposed and associated works together with the anticipated levels of activity will not adversely affect the special qualities of the National Park.*

The log cabins are designed to be a timber framed structure on a chassis floor system that enables the cabin to be demountable and therefore minimises the level of permanency of the cabins. Therefore, they can be removed when they are no longer required without damage to the natural landscape.

4.0 Design

The design of the log cabins has been carefully considered, resulting in compact cabins that are modest in footprint and height. The proposal makes use of an existing clearance for the access. The cabins are to be of a timber frame construction with integral insulation and external timber cladding. The roof will be tiled in slate. The access road, drop off hard-standing and pathways will be constructed of reclaimed sandstone rubble (MOT type 1) from the quarry, resulting in an environmentally friendly and permeable surface. The three log cabins will create approximately 184 square meters of useable floor space.

The erection of the log cabins will require localised removal of birch scrub, this however is seen as a positive activity given that removal of this species will encourage re-growth of heather. The removal of birch trees and retention of important trees has been carefully considered following a tree survey carried out by D.E.R. Horticultural Consultancy, and referenced on the drawing *052 02 Site Block plan rev D*.

5.0 Access

The landscape that the log cabins are sited on varies in levels. The Log cabins will be accessed from the car drop off area by a sloped footpath. However, due to the nature of the levels of this site some of the cabins may need to incorporate steps or ramps along the entrance footpaths. There will be level thresholds into the cabins.

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