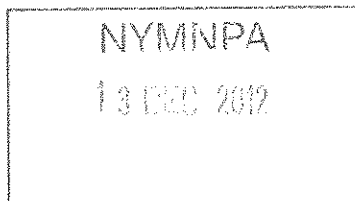


Design and Access Statement

**Proposed development
comprising the provision of six
Family Style camping Pods at the
Falcon Inn
Whitby Road, Cloughton,
Scarborough**



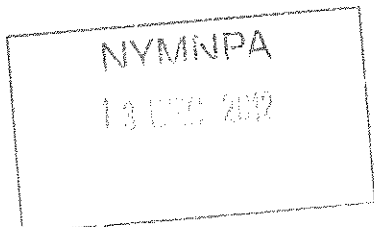
**for
Mr Ray Owen**

**Prepared by
Messrs Lawson Harper in
association with Architectural
Design**

December 2012

Contents

- 1.00 Scope of the Design and Access Statement**
- 2.00 Description of Site**
- 3.00 Site History**
- 4.00 Proposal**
- 5.00 Design Parameters**
- 6.00 Vehicular Access**
- 7.00 Disabled Access**
- 8.00 Sighting of Pods**
- 9.00 Screening and Planting**
- 10.00 Pod Construction**
- 11.00 Crime Prevention**
- 12.00 Foul Drainage**
- 13.00 Verge Crossing**
- 14.00 Other**



Scope of the Design and Access Statement

This application shares background and survey information with the approved Planning Application no. application no NYM/2012/0636/FL. and provides for six camping pods in the undeveloped woodland associated with the Falcon Inn and in close proximity to an approved development for six holiday chalets.

- 1.01** For the previously approved chalet development, it was agreed with Mrs H Saunders, Planning Team Leader for the North York Moors Planning Authority, that the scope of the Design and Access Statement could be limited to the significant relevant information relating to the specific design and construction requirements necessary to successfully integrate the development into the existing woodland. The same is assumed for this application.
- 1.02** It is specifically noted that the application is in line with general policy and as such, an assessment of the Planning Policy framework would not be required.

Description of Site

- 2.01** The site comprises an unnamed shaped plantation to the north west of the Falcon Hotel extending to 1.2ha. For the purposes of this report, and to differentiate the site from adjoining woodland, it will hereafter be referred to as the Falcon Hotel Plantation.
- 2.02** The Falcon Hotel Plantation is surrounded to the north and west by extensive forestry plantation but is physically separated from the adjacent woodland by access / fire break drives.
- 2.03** To the south and east lie the hotel buildings and open farmland which appears to be permanent, improved pasture.

Site History

- 3.01** In the winter of 2004/5 The Falcon Hotel Plantation suffered significant wind throw when exposed following the clear felling of the adjacent forestry commission plantations.
- 3.02** A survey was completed showing the extent of the damage and the effect this had on the remaining trees. See drawing number 1016-19
- 3.03** The options for the future management of the plantation were discussed with the Local Authority Tree Officer and it was concluded that the woodland was no a viable stand of timber. It was over mature but with good regeneration and in need of significant works to avoid the stand deteriorating further. Options discussed included clear felling and

replanting. The woodland does have landscape value being adjacent to the main A171 road and serving to screen the public house/hotel and provide a setting for the building.

- 3.04** It was considered desirable to retain the Falcon Inn Plantation in management but acknowledged that this was not viable from a forestry perspective and that tourism development may be an appropriate solution.

This could include clearance of the fallen timber, stabilisation and development in conjunction with the Falcon Inn.

- 3.05** Between 2005 and 2010 various discussions on the form of the development have taken place with the Planning Authority. During this time the owner had steadily cleared the fallen timber allowing for a slow adjustment of the remain trees thus ensuring stability.

- 3.06** There has been no further wind throw and this slow considered approach has been highly successful.

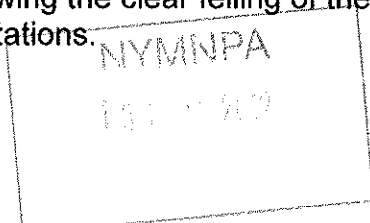
- 3.07** Approval for the erection of six no chalets along with the associated access and landscaping works ancillary to the Falcon Inn was approved on 7th November 2012.

Proposals

- 4.00** It is now proposed to develop part of the Falcon Inn Plantation with the introduction of six camping pods.

Design Parameters

- 5.01** The design is informed by a comprehensive Arboricultural survey of each tree in the woodland.
- 5.02** This survey considered the age, condition, height, landscape value and condition. Making recommendations for any remedial work required to make the woodland safe, for arboricultural reasons and to encourage regeneration. The survey identified trees to be removed as well as significant trees which were considered inviolate for their landscape impact.
- 5.03** With all woodland of this age and mix, the interlocking root plate structure is a significant limiting factor. Damage to the rooting system of one or a group of trees can have a destabilising effect on others. The woodland has already suffered significant wind throw when exposed following the clear felling of the adjacent Forestry Commission plantations.

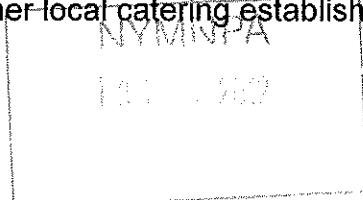


Vehicular Access

- 6.01** Vehicular access will be provided as approved for the adjacent chalet development from the existing paddock gateway, south of the Public house, across the adjacent paddock and also from the existing car park, which will provide parking spaces for the development.
- 6.02** The roadway within the paddocks will be excavated and stoned with geo-textile and grassed / surface to retain the existing character of the paddock.
- 6.03** Disabled access will be provided via a 'drop off' point close to the circular footpath serving the camping pods. There will no vehicular access to the individual pods which will be located in close proximity to the access road. This will eliminate the requirement for vehicular access within the designated area of woodland for maintenance and emergency vehicles.
- 6.04** Car parking will be provided within the existing Falcon Inn car park.
- 6.05** The pods will be supported on a timber frame (e.g. reclaimed railway sleepers) thus avoiding the need for excavation or deep overlaying construction. This construction method will retain the free draining surface and avoid severance of roots and compaction.
- 6.06** It is anticipated that on suitable ground conditions the woodland track access would be a constructed using the performance specification of Eroc cell Tree Root Protection. The leaf litter will be gently scraped back and the Eroc cell will be laid without excavation, backfilled with gravel chippings and edges graded by hand to level. The leaf litter will be redistributed over the surface to maintain the appearance of the woodland floor.

Disabled Access

- 7.01** Whilst full and equal access for all users with physical or mental impairment is desired it is recognised that the natural woodland location does provide natural limitations on what can be reasonably achieved. As far as practical, design solutions have been found to overcome issues arising.
- 7.02** All Pods will be compliant with current DDA standards.
- 7.03** The design of the Pod provides a simple camping layout which can be accessed by users of all abilities. The Pods provide sleeping accommodation only and can be considered similar to a conventional tent in concept and facility. These 'Family Pods' do not have individual washing, toilet or cooking facilities; visitors will use the enlarged toilet and shower block facilities attached to the hotel and will eat at the hotel, other local catering establishments or provide their own food.



- 7.04** The internal woodland track is suitable for use by wheelchairs, scooters and those with walking difficulties. Decking will be provided at the entrance of each pod to facilitate access. In addition, a ramp will be provided for disabled users. This will allow access for all visitors to enjoy the woodland environment. The path is designed to appear as close as possible to a natural woodland floor in order to maintain the 'natural' setting and character.

Sighting of Pods

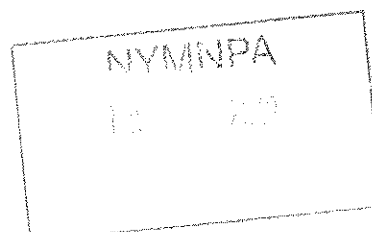
- 8.01** The location of Pods within the woodland has been determined following the principals that as far as possible trees are retained other than those scheduled for removal for Arboricultural reasons.
- 8.02** Notable trees have been identified in the tree survey and are to be individually protected.

Screening and Planting

- 9.01** The Pods will be screened from existing roads and surrounding areas by the existing woodland vegetation, and are sited so as to ensure they are effectively screened from public vantage points from construction.
- 9.02** The Pods are to be set approximately 8.00m apart and located so as not to overview each other.
- 9.03** Privacy between pod is provided by woodland sub-story which will be established through management of the rapid re-growth experienced in previously cleared areas of the woodland. This is predominantly birch but will be managed and where appropriate planted/seeded with the birch acting as initial screen and nurse crop for the permanent planting.

Pod construction

- 10.00** See attached drawings and catalogue supplied by the manufacturers for full constructional details, size and appearance.
- 10.01** The Pods are to be set on simple timber raft foundations to minimise impact on the root plate.
- 10.02** The above surface construction allow the Pods to 'float' above the woodland floor so as not to sever roots or impede ground water flow. this allows Pods to be sited close to existing trees and to be readily relocated.
- 10.03** Any excavation to level the supporting structure will be by hand and adjusted to prevent root damage.
- 10.04** No foul water drainage is required.
- 10.05** The units are produced in the UK.



- 10.06** The use of natural locally available materials results in significant reductions in CO2 emissions during the manufacturing process and from reduced lorry movements when transporting to site.

On site, the process generates no spoil and hence eliminates the need to transport material to landfill. The lightweight flexible nature of the timber sections allows them to be installed without cranes and in a way that significantly eliminates the impact of construction on site.

- 10.07** The pre-constructed Pods allows for a tight and well defined construction area which prevents any damage to the woodland during. Work areas will be restricted to existing clearings and will be well defined with protective fencing marking the boundary.
- 10.08** Construction areas will be clearly marked and fenced on site to prevent access to construction traffic to all areas of retained planting.

Management and Crime Prevention

- 11.00** The site will be managed through the Falcon Inn
- 11.01** The general access to the site will be controlled through reception at The Falcon Inn and all visitors will have to 'book in'.
- 11.02** All Pods will be fitted with suitable locking and security measures.
- 11.03** Consideration will be given to the need for CCTV to monitor the site.

Verge crossing

- 12.00** The verge crossing will be as approved by, and in accordance with, condition no.11.i on decision notice NYM/2012/0636/FL.

Other

- 13.00** The Park's Senior Archaeological Conservation Officer, Graham Lee, confirmed during the previous consultation for the chalets, that there was no archaeological implications associated with this site.
- 13.01** There will be no chemical storage within the woodland area.
- 13.02** No open fires will be permitted within the woodland area.

Lawson Harper in association with Architectural Design
December 2012

