

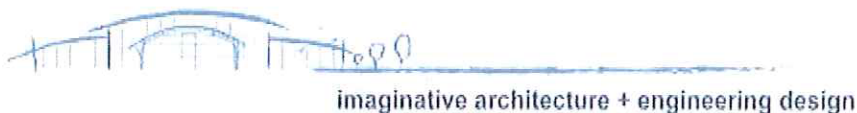
DESIGN AND ACCESS STATEMENT

**CONVERSION OF PART LIVING ACCOMMODATION
TO FORM HOLIDAY COTTAGE**

**HORNBLOWER LODGE, HIGHLIGHTS,
HAWSKER YO22 4JY**

FOR

MR. & MRS. EVANS



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1.0 GENERAL

1.1 Statement

This statement is produced to accompany the planning application to North York Moors National Park for conversion of part of the living space to form a Holiday Cottage.

Details of the proposals are shown on drawings:

D10345-01 Location and Block Plan
D10345-02 Existing and Proposed plans

1.2 The Building

Whilst not being listed the building is of significant interest and unique character.

It was purpose made as a fog Horn with living accommodation. The horns are still retained on the roof giving an instant idea of the building previous use.

As can be seen from the photograph below it was constructed as a substantial single storey structure close to the cliff.

Following its decommissioning as a Fog Horn it has had a chequered history with previous owners trying a variety of alterations and uses with limited success.

The current owners have opted for a grounded sustainable process. With a future vision to include the holiday use applied for as well as their own living accommodation and an existing holiday cottage.





General View from the Drive

1.3 The Site

The site is approximately 0.4 hec, situated approximately 3k as the crow flies to the East of Whitby.

As previously noted it occupies a cliff top position with the North boundary formed by the cliff itself. At this extreme edge and separated from the main buildings and site by a stone wall is the 'Cleveland Way' footpath.

Access to the site is via a minor road/lane approximately 1.5km in length.

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2.0 PROPOSALS

2.1 Description

The drawings indicate that the Western end of the main building is to be used for the new holiday cottage. Currently this area is separated by only one door making it easy to split off from the remaining building.

The existing large open spaces allows easy conversion including creation of an open plan living and sleeping space.

The design specifically limits the occupation due to its open plan nature. It will create a high end cottage without large numbers of occupants.

2.2 Design and Ethos

The alterations can be carried out with very little structural alteration to the building.

The only real changes include the separation to the remaining building and formation of the bathroom.

The property already has plenty of existing openings including external doors for ease of access.

The porch to the North elevation will have the openings opened up after they were blocked off by the previous owner.

Formation of a large holiday cottage (82m²) with minimal sleeping options represents a reduction in potential occupancy of the building.

This has been a deliberate attitude by our clients to create a sustainable ecologically sound business. Vehicular numbers and trips will automatically be low due to restricted occupancy levels.

It is also anticipated that the location will automatically reduce reliance on cars. The location is ideal for outdoor activities such as walking and cycling. Both will be able to access tracks and footpaths on their doorstep with the very popular cliff path (Cleveland Way) actually on site.



3.0 CONTEXT

3.1 Policies

This application is likely to be considered in relation to the following policies.

Development Policy 3	Design
Core Policy G	Historic Assets
Development Policy 14	Tourism

3.2 Development Policy 3

This policy seeks to ensure that the basic guidelines of good design are considered and allowed to influence the design of all structures.

Externally the unique character and remaining architectural features are left untouched by these proposals.

Internally the existing basic shapes are still apparent with little alteration to the main building fabric.

3.3 Core Policy G

There is only a loose connection with this policy based on potential affect on 'Historical Assets'. As explained in section 3.2 the proposals allow retention of the current situation but importantly will give economic viability and therefore sustainability to the building.

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3.4 Development Policy 14 Tourism

The proposals have been designed with policy specifically in mind.

Opportunity will be created for people to enjoy an area of the Park by using an existing building requiring minimal modification.

As the building undoubtedly represents part of the heritage of this area of the coast, its continued existence should be encouraged as well as its proposed use which will give occupants a greater sense of history absorbed by the building itself.

As previously noted the limited number of beds for a relatively small number of guests presents a reduction of potential vehicular use and general levels of activity on the site.

Also given that the expected guests are likely to engage in outdoor activity and the sites remoteness it is not anticipated that any conflict of use will exist.

Another positive contribution to this policy is the use of part of an existing building.

4.0 ACCESS

4.1 External

This is not affected by the proposals.

4.2 Internal

All new areas have been designed to comply with the Building Regulations Approved Document Part M.

This ensures an inclusive environment is created.

