

R BRYAN PLANNING



DESIGN AND ACCESS STATEMENT

2 HOLIDAY UNITS

SHAWN RIGGS CARAVAN SITE, RUSWARP

NYMNP  
12 MAR 2014

## INTRODUCTION

This statement should be read in conjunction with the Planning Statement submitted with this application, which explains the planning case. The following Statement is concerned only with Design and Access issues.

## SITE and SURROUNDINGS

The site is on the southern edge of the village of Ruswarp approximately 1.8 miles south of Whitby and forms part of the Glen Esk Caravan Park. It abuts the national park boundary with Scarborough Borough Council and lies on Glen Esk Road (B1416), approximately 300 metres to the east of the Victorian iron bridge over the River Esk.

The site marks the end of development on Glen Esk Road as it follows the bank of the river closely along this stretch. Development is along the southern side of the road and consists of detached dwellings of inter war and post war periods, none of which really represent the local architectural vernacular of the area.

The site area is the lowest part of the village, which is primarily on the relatively steep northern bank of the river.

The site measures approximately 645 square metres and forms the flat lower road frontage part of the caravan site, which is approximately 0.6 hectares in total.

The remainder of caravan site consists of the steeply sided Shawn Riggs Beck as it enters the River Esk.

The application site is surfaced with loose gravel and is used by the Caravan Club as a certified site for stationing a maximum 5 touring vans at any one time with each van having a maximum stay of 28 days.

The remainder of the site consists primarily of section 3 woodland that wraps around the application site and extends up the river valley. Beyond the wooded area is an open area of land, which contains the nine caravan pitches, which contain static vans arranged around a single tarmac access road.

Application site



THE SITE

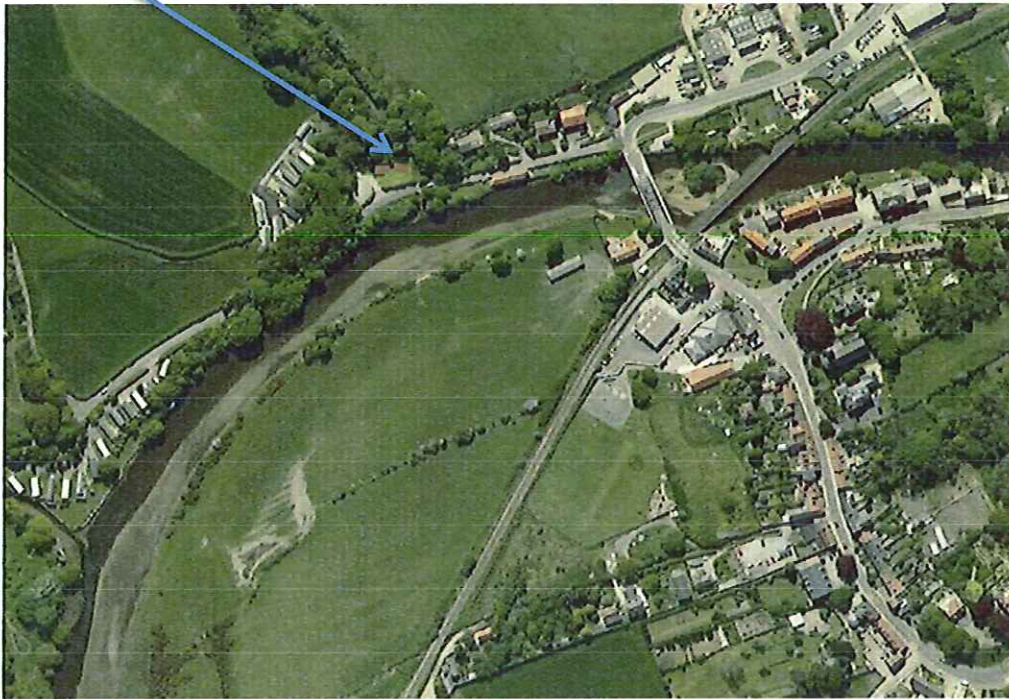


Figure 1 Aerial view of site in context of the village



Figure 2 View of the site from the road to the west

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Figure 3 View of site looking west



Figure 4 top part of the site containing vans

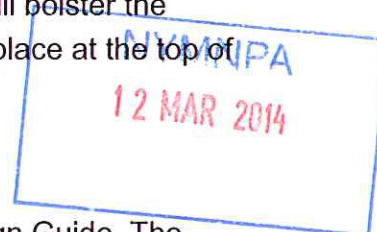
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## THE PROPOSAL

1. The application is for two small holiday cottages on the lower flat part of the site utilizing the existing access, foul sewerage and water supply.
2. The units are single storey with two bedrooms with a floor area of 77 square metres. The dwellings will sit on brick piers on top of strip foundations.
3. No further groundworks are proposed apart from a short 1 metre wide slabbed path to one of the units.
4. Materials will consist of natural sandstone and interlocking, clay terra cotta pan tiles.
5. No trees will be felled and secondary planting behind it will bolster the substantial frontage hedge. Further, new planting will take place at the top of the bank to the stream on the western boundary.

### Design concept

6. This has been based on advice from the Authority's Design Guide. The dwelling units are simple low-level, single-storey buildings with a horizontal emphasis and narrow gables, which reflect the traditional artisans cottages in the area. Fenestration is also horizontal in proportion.
7. The design has been influenced by the need to minimize the visual impact of these structures to respect the national park landscape character.
8. The height to the dwellings is low (5 metres) and in order to avoid ground engineering and combat potential flooding they are placed on brick piers ranging from 1 metre to 0.1 metres high. The brick piers will allow the dwellings to easily be removed, if no longer required, without significant ground disturbance. If the dwellings are removed the strip foundations can simply be covered over with soil with minimal disturbance to the terrain.
9. The dwellings will not be prominent in the landscape aided significantly by the topography. The site itself is on land, which is at the lowest level in the immediate locality, and the steep sided valley of the Shawn Riggs Beck wraps round it. It is in effect in a wooded semi-circular amphitheatre. The only possible views of the site are from the north and existing mature shrubs, hedges and trees, mitigate these substantially. Figures 2 and 3 illustrate the strength of the screening of the existing hedges and trees. Extra planting of an evergreen and deciduous nature to the northern and western boundary will increase screening.



10. In effect, even in winter, these dwellings will only be seen from glimpse views to the north and from this view the two small buildings will be recessive in the heavily wooded background.

11. There will be no domestic outbuildings and the curtilages will be left as gravel. These are holiday units and the applicant is willing to accept conditions removing permitted development rights for any domestic outbuildings or alterations to external elevations. There is no objection to extra control of lighting in the interests of minimizing the visual intrusion.

12. The design concept is also based on the aesthetic principles of traditional local vernacular design incorporating local materials. It is felt that despite the fact that this is holiday accommodation, which can easily be removed, it should demonstrate a commitment to the local vernacular.

#### Landscaping

13. There is no intention to remove any trees, hedges or vegetation. There will be extra planting as explained above on the northern and western boundaries, which will consist of native deciduous and evergreen species. A new beech hedge will be planted adjacent to the internal access road.

14. Fencing of an appropriate design to be agreed as part of a landscaping scheme, will be placed "inside" the new screening on the western boundary, in the interests of the safety and the need to protect persons from the relatively steep drop into the Shawn Riggs Beck.

15. The only hard surfacing will be the slabbed footpath, which will be of natural sandstone slabs.

16. As an offer of planning gain, the applicant is prepared to introduce new structural planting around the borders of the top portion of the caravan site to offer screening to the existing static vans, which are highly visible in the landscape

#### Ecology

17. The importance of the wood for flora and fauna is accepted.

18. If permission is granted the applicant will implement a series of measures to create and protect habitats on the site including a landscaping scheme to encourage biodiversity on the site.

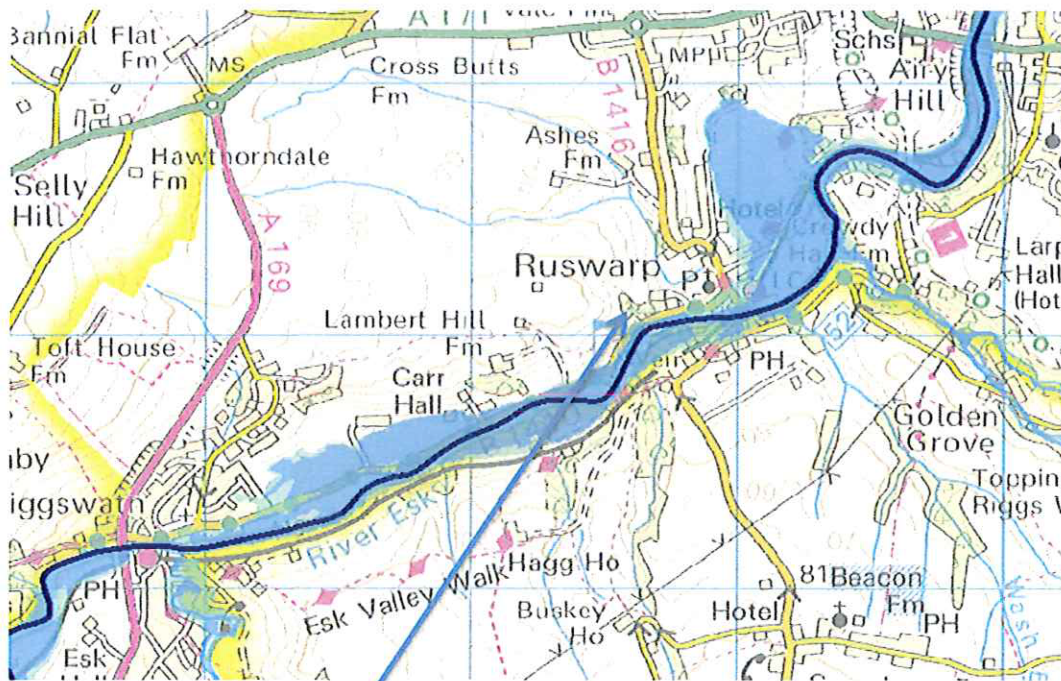
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19. The construction work will be sufficiently removed from the trees to not result in any damage to them or their role as wildlife habitats.

Flood Risk

20. It should be noted that the site is not within a zone considered as susceptible to flood risk and where a flood risk assessment is required. Indeed in the recent exceptional rainfall the site did not flood although much land on the northern bank of the river did. The positioning of the buildings on brick piers at a maximum height of 1 metre above ground although not necessary in flood risk terms will afford even extra protection.

21. The river is tidal at this point and the site is offered protection by the deep channel of the Shawn Riggs Beck along the western boundary. Below is an extract from the Environment Agency Flood Risk map. The blue area is flood zone 3 and the light green flood zone 2



**Figure 5 Environment Agency Flood Risk Map showing site outside of Flood Risk area**

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Access

22. There is flat access to the site and one of the units has a ramped access and space to turn a wheelchair within the entrance hall.

23. Five parking spaces are provided in the existing gravel area one of which will be reserved for disabled persons.

#### Sustainable Design features

24. The scheme will incorporate a number of sustainability features to seek to achieve level 4 of the Code for Sustainable Homes:

- Natural stone and pan tiles, which are locally sourced, will form the external elevations.
- Triple glazing and high thermal mass will be achieved in the external walls. Roof insulation in the loft space will be a minimum of 270mm.
- Existing permeable surfaces will remain and no hard surfaces will be installed. In the curtilage of the dwellings the gravel surface will be replaced with grass adding to the natural drainage potential
- Grey water will be recycled and rain water will be harvested

