

NYM
11 JUL 2014

BOGGLE HOLE

ISSUE 1 - JUNE 2014



DESIGN AND ACCESS STATEMENT

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BOGGLE HOLE

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Section I - The Site

INTRODUCTION:

This document has been produced to accompany a planning application for the replacement of an existing accommodation block that forms a part of the YHA's Boggle Hole hostel. The building, known as 'The Annex' sits apart from the main hostel on a hillside to the north west. The existing structure houses bedrooms with 44 bed spaces and related ancillary accommodation along with a classroom.

The building is accessed via a set of steep external steps cut into the hillside or a winding path traversing the slope and is surrounded on 3 sides by tree with an open aspect to the front, south elevation across the river valley.

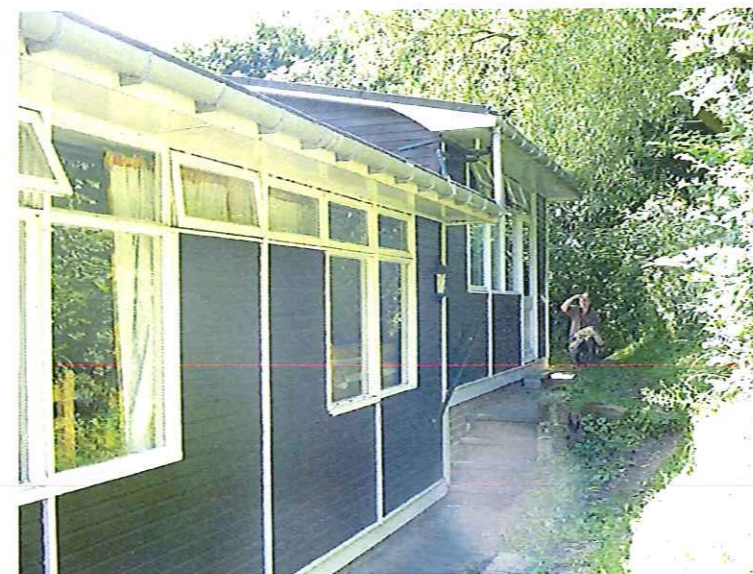
The proposal is to replace this existing building with a new facility that provides the same number of bed spaces but with much improved guest facilities, bringing the building in line with modern guest expectations. In order to accommodate this the classroom facilities are to be relocated to a building within the hostel's main courtyard complex.

This document sets out the ideas and concepts behind the design of the new building in line with the CABE recommendations for the writing of Design & Access Statements.

ADDRESS:

YHA Boggle Hole

Mill Beck,
Fylingthorpe,
Whitby,
North Yorkshire
YO22 4UQ



Photographs of existing annex building

SITE HISTORY:

BOGGLE HOLE HISTORY

The name 'Hob' has been noted as a generic term given to a goblin, boggle or brownie. Hobs are frequently described as short, hairy, ugly and bad tempered. Despite some claims that they have also been known to heal and help the Bogart is more commonly characterised by malevolence and causes mischief by souring milk, turning stock lame and hiding peoples' belongings. If you were unlucky enough to find your house inhabited by a troublesome Hob running away would not help as you would only be followed! The very worst thing to do would be to give the Bogart a name as once this has been done there will be no reasoning with him. Whilst commonly a household creature several of Whitby's local beauty spots have links with Hobs and Bogarts which can be seen reflected in their names; Boggle Hole and Hob Hole being the most obvious.

Boggle Hole lies between Whitby and its coastal neighbour Robin Hoods Bay. In local folklore Boggles were believed to be little people that inhabited many of the caves running along the coast and these tales may have been the inspiration for the characters found in the pages of Robin Jarvis' trilogy 'The Whitby Witches'. In reality it is thought that this natural coastal cave was actually used by local smugglers as a place to unload and hide their contraband. Hob Hole lies near the fishing village of Runswick Bay and is said to be inhabited by a Hob with an uncommon gift. The local fishermen and their families are said to have believed that the cave's resident Boggle could cure whooping cough. Whilst the fishermen themselves were apparently too fearful to cross the entrance to the cave at night their wives are said to have shown more courage in times of need by carrying their sick children down to the cave with them to call upon the Hobs' mystical healing powers.

(Extract from www.whitbyonline.co.uk)

EAST COAST MILL HISTORY

Although the east coast of Britain is much drier than the west coast it still receives sufficient rain that, coupled with the steep sided valleys, leads to rapid run-off and powerful streams, an ideal location for the siting of water mills. Although only about a dozen mills are recorded for the area in the Domesday Survey (1085/6), by early medieval times they were well established throughout the North York Moors.

The early medieval mills were simple structures consisting of a wooden mill wheel and one set of millstones. The mill usually belonged to the Lord of the Manor for whom the miller worked. Local farmers transported their grain by pannier horse and waited until it was milled before returning to the farm. A proportion of the grain was taken as payment by the Manor.

By the late 18th century mills were getting more complex, using bigger wheels and cast iron gearing. The miller was now his own man, paying rent for the mill and charging for his services. Carts had replaced pack horses as the means of transport and buildings were increased in size to accommodate ancillary machinery and storage.

One hundred years later, by the close of the 19th century, millers were facing competition from farm based mills and also from roller milled flour carried on the developing railway system. By the middle of the 20th century milling in the North York Moors had all but ceased.

Two mills in Robin Hoods Bay made good use of the local streams. The mill at Boggle Hole close to the shore on the appropriately named Mill Beck was milling flour and cattle feed until 1928. This was the scene of a tragedy in 1857 when a house opposite the mill was washed away after the mill dam burst following torrential rain. Although three people in the house escaped, the housekeeper and a dog were washed into the sea and drowned.

The old mill at Boggle Hole is now a very popular Youth Hostel visited every year by hundreds of adults and children, many of them walking the Cleveland Way National Trail. Ramsdale Mill further up the valley is now a private house where the owner has recently reinstated the mill race and installed a new mill wheel.

(Extract from www.coast-alive.eu)

YHA BOGGLE HOLE TODAY

The hostel provides UK beach breaks, activity breaks or just accommodation. It is nestled on the beach in an old smuggler's cove, Boggle Hole is the perfect holiday hideaway for family breaks.

This iconic hostel provides a traditional UK coastal holiday 'beside the seaside', so building sandcastles, fossil-hunting and paddling are in, while mobile phones and Playstations are out. There is also the chance to explore the Yorkshire Heritage Coast and delightful villages along the way.

The hostel also provides a fully catered restaurant and self catering facilities for guests.



The Hostel in 1962

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USE

The new building is a direct replacement for the existing demolished annex building that houses sleeping accommodation as part of the wider hostel complex.

The proposals do not seek to increase the bed numbers or overall capacity of the hostel but to provide a much higher quality of accommodation that meets the expectations of guests in the 21st century with the provision of larger rooms and a number of en-suite guest bedrooms.

This upgrade to the existing offer will encourage a wider mix of visitor to the site, being more appealing to couples and families and not just larger groups and school parties, making the space a more inclusive and welcoming environment.

AMOUNT

The scale of the proposed development takes into account what is suitable for this location and the restrictions posed by the relatively remote location.

The bedroom numbers mirror those already provided so as not to put any additional pressure on the highways and pedestrian access and the compact scale of the building takes into account the topography and surrounding trees.

The increased size of the individual bedrooms has resulted in the building being unable to accommodate a classroom without making the building too large for its location, therefore this element of the existing accommodation, which is essential for the delivery of the hostel's educational packages is being relocated to another building within the site.

LAYOUT

The layout of the building, as illustrated overleaf is designed to take the greatest advantage of each of the hostel's business groups, the two separate business streams are Families and Individuals (F&I) and Groups, each of which as different needs.

The F&I stream has a requirement for smaller rooms, either three or four bed spaces with preferably en-suite facilities. The groups stream has a requirement for larger bunk rooms with less need for en suite facilities, with the ability to zone different areas of the building to accommodate school group sizes arranged around 'leader rooms', which are 2 person en suite bedrooms for group leaders.

The building is split into three sections to allow for it to be zoned and each zone has an equal number of en suite 3 bed rooms and 4 bed bunk rooms to give the highest level of flexibility to the space. In addition there is an entrance lobby / reception area to allow for a meeting point for groups and a space for tea making and relaxation for all users.

The layout is also designed so that the maximum number of bedrooms face to the south and east, which are the more open aspects of the building, with the majority of the service spaces to the rear of the building.

SCALE

The scale of the proposed building is in keeping with the scale of the existing structure on the site. The three sections of the building step down as the structure follows the slope of the land, each sitting on a stone plinth as the existing structure does, with a single storey timber clad building sitting on top of this plinth.

This approach to the building design allows for the structure to remain below the tree line above and prevents it from being over-dominant within the landscape. The building is designed to nestle into the trees to the east and west, enveloping the building within the landscape.

LANDSCAPING

As part of the planning application a full arboricultural survey and protected species survey are being undertaken, the recommendations of which will be taken up as part of the implementation of the scheme.

The existing structure sits naturally within its setting with no formal landscaping and this natural surrounding habitat is to be protected during construction and reinstated once the building is constructed where disturbance is unavoidable.

A few immature trees and one large failing tree are to be felled as part of the scheme and these are to be replaced with a more varied range of species that have a higher ecological value and diversity. In addition features such as bird and bat nesting boxes and insect refuges will be provided to attract more wildlife, which will have educational benefits as well as significant environmental enhancement.

APPEARANCE

The appearance of the building has been carefully considered to be both modern and striking whilst also referencing vernacular barn architecture and the existing building on the site.

The building has the same scale and proportions of a traditional farm out building and has a crisp geometry and black stained cladding to give it a modern intensity.

The building is embedded at the rear in its sloping site. The gabled roof is oriented perpendicular to the hill, and the ridge is skewed in order for the eaves to follow the slope of the site.

The vertical timber cladding, with its dark weatherproof coating is an allusion to the sober materiality of vernacular barns, whilst the contrast warm timber varnish around the entrance area gives this section greater prominence and a welcoming quality.

The building volume is rotated slightly to face the river valley to optimise views, emphasising the dynamic relationship of building to landscape, and a set of timber framed stairs will rise from the existing steps cut into the landscape that wind their way to the building entrance.

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Elevation Concept

HISTORICAL USE OF WEATHERBOARDING

Timber weatherboard cladding has been pegged to the framed walls of barns and other farm buildings at least from the late 16th century. Early weatherboarding was of oak or elm and was pegged to the structural timbers. In this country horizontal boarding was customary, in dwelling houses though vertical boarding with a cover strip was sometimes used. But this was much more prevalent in barns and outbuildings. Vertical boarding has also been used in the past for church towers.

Vernacular architecture in the area is generally of a local stone or brick construction as evidenced by the mill building. However a large number of agricultural outbuildings in the area, in common with much of the rest of the UK are constructed using a dark vertical timber cladding as the image of a farm on the road towards Whitby below shows; it being a precursor to the modern profiled metal cladding used today on many barns and large agricultural buildings.



BOGGLE HOLE

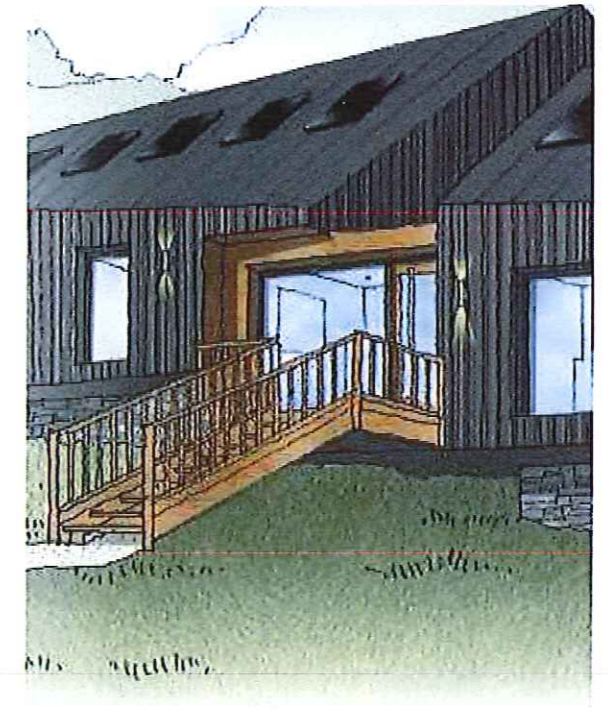


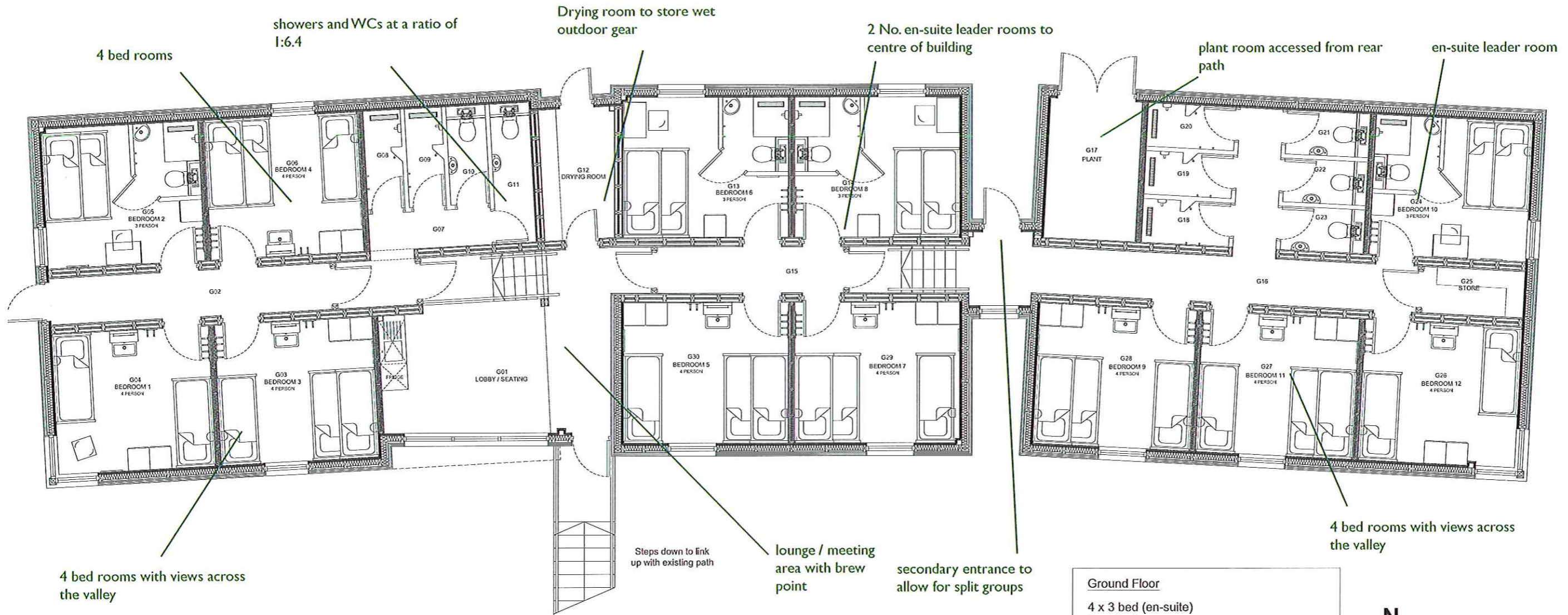
CONFIDENT CONTRAST

The overriding concept behind the new building is that of architecture contrasting with nature to create a confident juxtaposition between modernity and the rich and complex landscape in which it sits, as well as being a salute to the rural outbuilding style as discussed above and the existing building on the site.

The building is a sharp black mass, designed to be a silhouette on the horizon. It is a robust exterior wrapped with a restricted palette, devoid of fussy detail. To mark out the entrance this toughness is inverted through the inclusion of a warmer timber cladding finish on a plane that cuts in to the stark geometry of the building.

The roof forms are particularly striking, forming a series of linked gables that are asymmetric and rhythmic, accentuating the slope of the hillside; this coupled with the restricted palette creates a consistently detailed and well crafted building that provides an intellectually stimulating response to the unique rural setting.



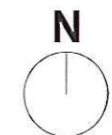


Ground Floor
 4 x 3 bed (en-suite)
 8 x 4 bed

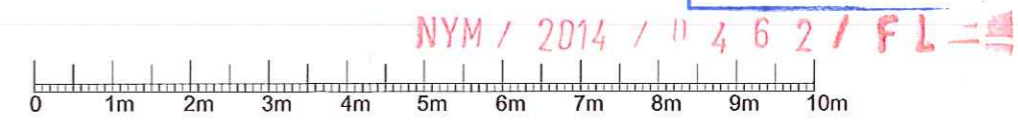
En-suite - 5.2%
 5 x WC Provision = 1:6.4
 5 x Shower Provision = 1:6.4

GIFA = 2720sqft

GROUND FLOOR TOTAL: 44 No. beds

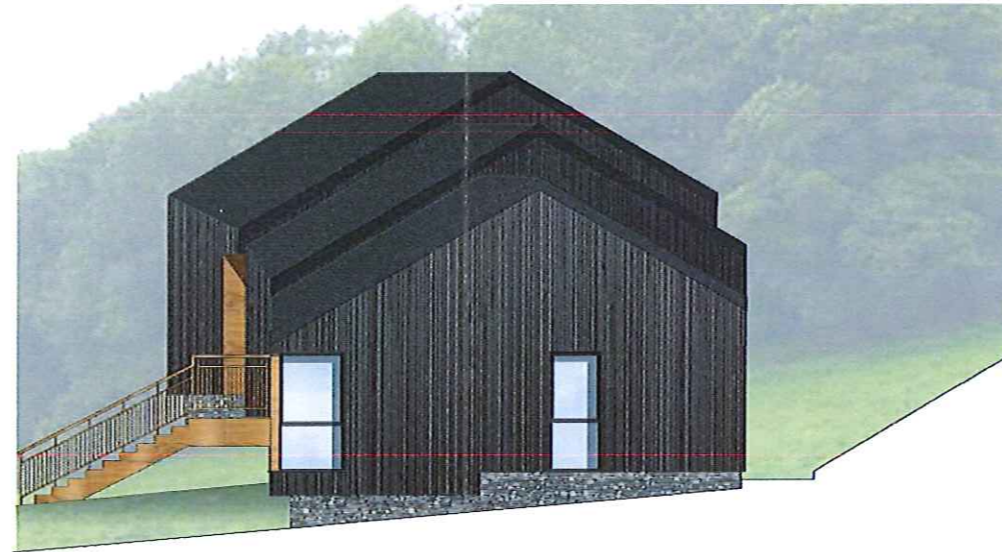


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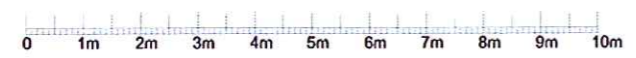


PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION

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JUST ARCHITECTS



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

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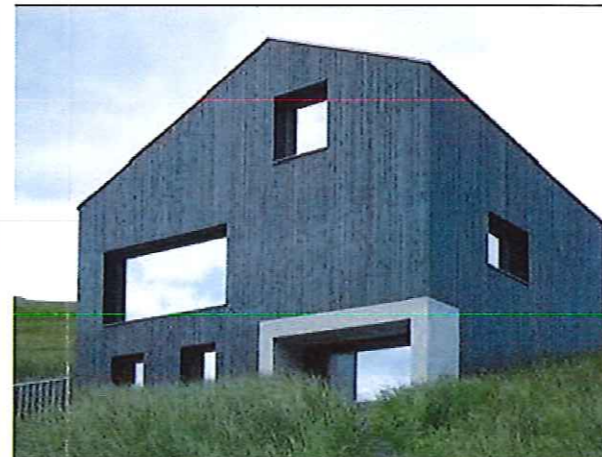


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Following the slope.....
 Gabled roof accentuating the slope with agricultural vernacular materials.



Contrasting warm timber cladding to underside and deck



Crystalline geometry



Inset contrasting timber feature entrance

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Vertical dark stained timber cladding

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Sustainability Statement

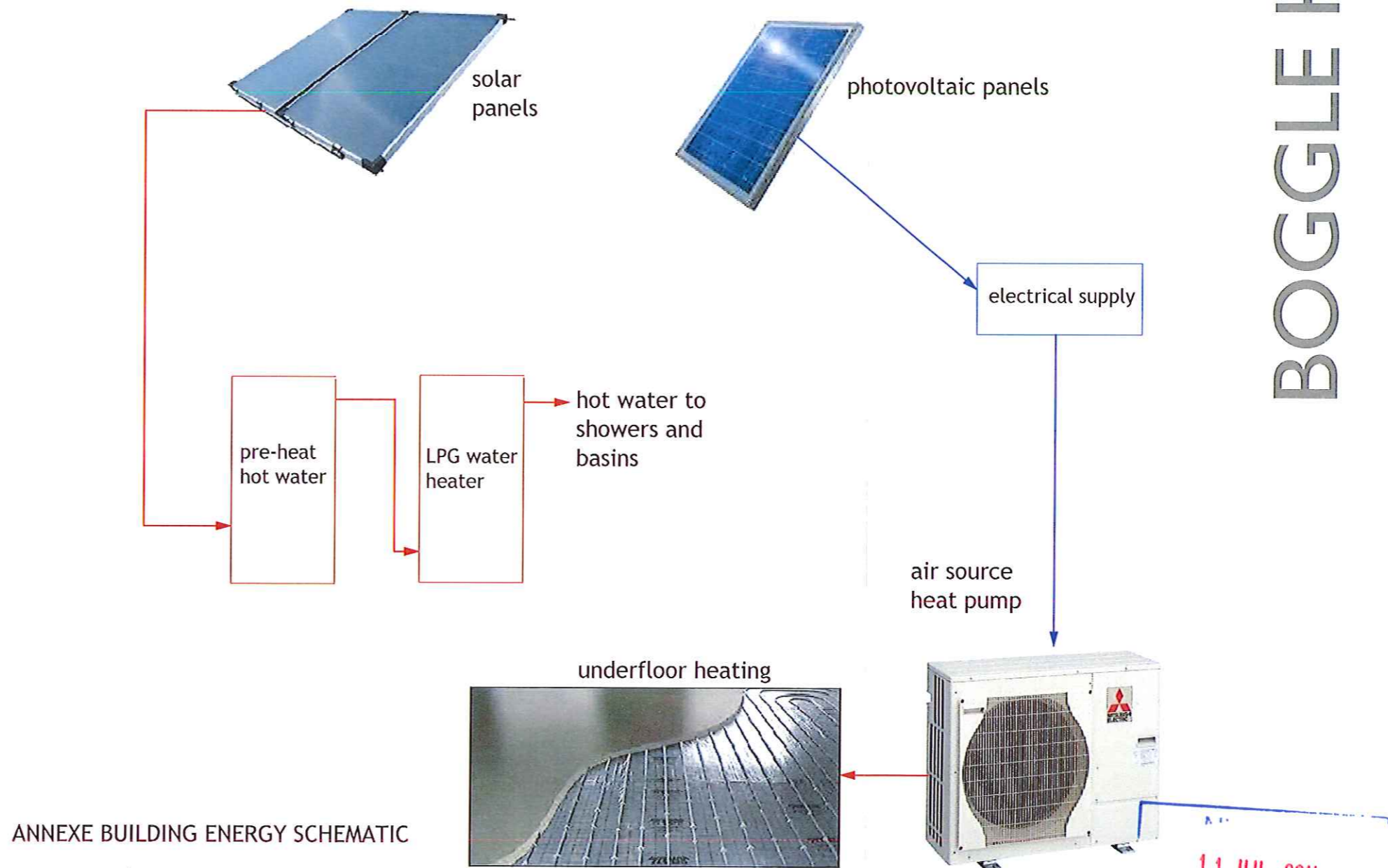
The proposed new-build annexe creates an opportunity to provide an environmentally sustainable, low energy building that demonstrates current best practice. Combining high standards of thermal performance, sustainable non-toxic building materials and renewable energy systems will allow a healthy and comfortable internal climate to be provided whilst minimising associated carbon emissions. The water installations will be designed to minimise consumption in order to reduce energy consumption and the load on the drainage system.

The new building incorporates roof mounted pv panels, with space for a 14kW installation which will save over 5 tonnes of co² per year. Hot water will be provided by 10m² of flat plate solar panels, with additional heat provided by an lpg water heater. All lighting is high-efficiency led with PIR sensors to communal areas.

This holistic approach to the building fabric and services design is in keeping with the BREEAM ethos of reducing environmental impact of energy consumption, water use, embodied impact of building materials and resource efficiency and also exceeds the requirements of part L2A of the building regulations by limiting heat gains and losses through high insulation levels and providing services that are energy efficient, have effective controls and are commissioned, tested and adjusted as necessary to ensure they are energy efficient.

In addition the new development meets Planning Policy Statement 1 as it promotes rural regeneration to improve the wellbeing of communities, improves facilities, promotes high quality and safe development and creates new opportunities for the people living in those communities. It also meets PPS1 in relation to planning and climate change as it ensures opportunities for renewable and low-carbon sources of energy supply and supporting infrastructure, including decentralised energy supply systems, are maximised.

The internal electrical load for this building will be mainly lighting and thus relatively small (estimated at no more than 35kWh/m²). The 7,200kWh of electricity generated a year by the photovoltaic panels should thus provide over 50% of the 10,200kWh annual total. As the heating for the building is also provided entirely by renewable energy technology the overall contribution of renewable energy will be well in excess of the 10% required under local planning conditions.



ANNEXE BUILDING ENERGY SCHEMATIC



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Section 3 - Access Statement

SITE ACCESS ISSUES

The hostel sits in a remote bay close to Whitby. There is no vehicular access to the site, which is serviced by a car park situated 0.25 miles from the hostel. In order to reach the site customers must travel on foot from the car park down a narrow country lane, down the banks of an inlet and across a footbridge. In addition the annex is situated on a steeply sloping hillside behind the hostel, accessed by a set of steps cut into the hillside. As a consequence of this siting there is no wheelchair access to the hostel and therefore no facilities for non-ambulant disabled customers.

Taking into account the access issues as detailed above it would be impractical to provide fully DDA compliant bedroom, living or sanitary facilities within the new building, however the needs of other less able users such as those with visual impairment are to be taken into account in the design of the building.

BUILDING APPROACH

The building approach is from a steeply sloping hillside, therefore stepped access is unavoidable in this circumstance. The new steps to the building will be designed to take into account ambulant disabled guests including landing dimensions, hazard warning surfaces, handrails and nosings and lighting to meet disabled access criteria.

PEDESTRIAN ACCESS

The entrance doors to the building itself are to be level access with manual opening doors designed in line with Part M of the Building Regulations.

BUILDING ACCESSIBILITY

The proposed building is designed to take into account the needs of all users and allow them to participate in activities equally, with choice and with dignity, minimising unnecessary barriers and exclusions.

The selection of proposed materials for new finishes will follow latest practice guidance in terms of space provision, surface finishes to walls, floors and ceilings, colour and luminance, contrast lighting and features such as control panels and switches.

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