

NYMNP
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DESIGN AND ACCESS STATEMENT - MILL BUILDING



SECTION 1 - THE SITE

INTRODUCTION 3
ADDRESS 3
SITE HISTORY 4

SECTION 2 - DESIGN STATEMENT

USE 5
AMOUNT 5
LAYOUT 5
SCALE 5
LANDSCAPING 5
APPEARANCE 5
PROPOSED ELEVATIONS 6 & 7
PRECEDENT STUDIES 8

SECTION 3 - ACCESS STATEMENT

SITE ACCESS ISSUES 9
BUILDING APPROACH 9
PEDESTRIAN ACCESS 9
BUILDING ACCESSIBILITY 9



Section I - The Site

INTRODUCTION:

This document has been produced to accompany a planning application for the construction of a new seating deck to the courtyard in front of the mill building that forms a part of the YHA's Boggle Hole hostel.

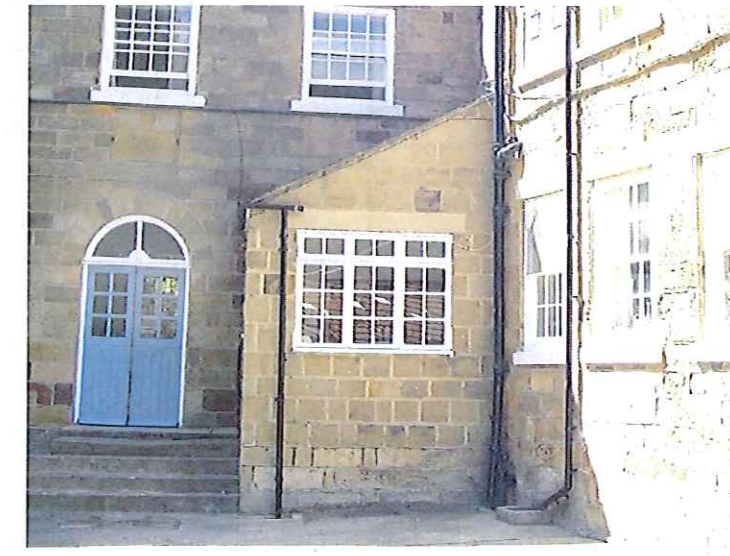
The construction of the deck is to enhance the existing seating provision for diners and drinkers to this area, providing safer access from the kitchen and bar to outside seating and a more welcoming space for visitors. In addition in order to facilitate the remodelling of the space it is the intention to provide a new fire escape stair to the upper floor of the hostel and relocate the refuse enclosure.

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 building

BOGGLE HOLE

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.

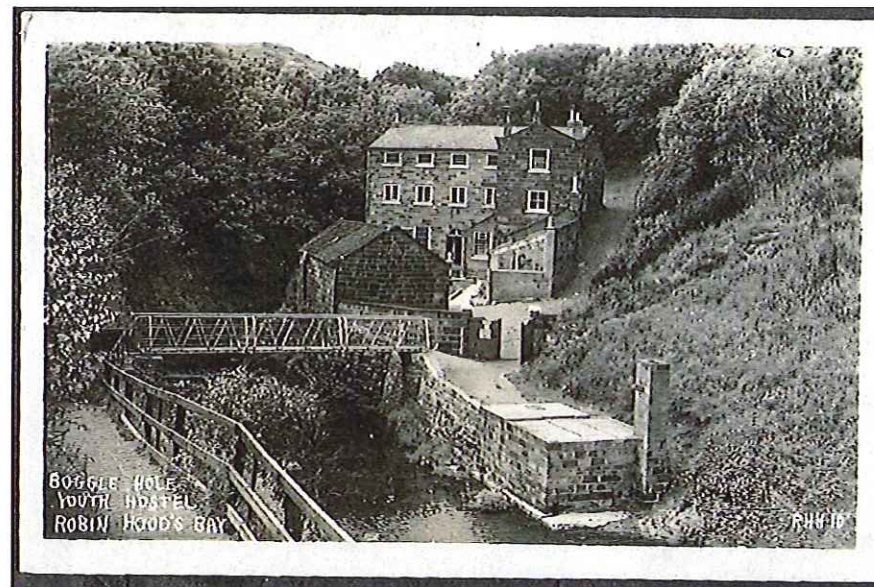
(Extract from www.coast-alive.eu)

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



Section 2 - Design Statement

USE

The food and beverage operation for the hostel is concentrated on the ground floor of the main building serving the buffet breakfast, cafe bar menu and group evening meals. There are 45 covers in the dining room. The café forms a critical part of the hostel offer and is served from the dining room. In addition, the s/c kitchen is located off the groups' dining room and the self caterer's eat in the dining room.

There is significant pressure on this space and they have to operate 2 sittings for groups. It is difficult to service the café when the hostel is full with families dining or self catering as there is no EPOS terminal or till within the dining room and not enough covers, so it is acknowledged that the layout is not configured in a way that allows the operation to run smoothly.

There is a huge business opportunity to reconfigure the dining room to incorporate the reception and bar, making the staffing more efficient by providing a combined reception and café/bar to deal with check in's and café sales, and giving direct access into the kitchen.

In addition this gives the hostel the opportunity to refurbish the self catering kitchen to provide better facilities and some dedicated seating as well as converting the current accommodation within the north wing of the building to a single large groups dining space and multi-function room.

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 reconfiguration of the hostel interior at ground floor level as proposed above gives the YHA the opportunity to also create a more attractive and welcoming area to the front of the hostel. Therefore the new decked area at the level of the raised ground floor is proposed to provide more accessible and attractive outdoor seating to both the cafe bar and groups dining areas.

The amount of area proposed for the new deck is 60sqm



LAYOUT

The existing layout of the building is not very practical in that the main entrance and reception for the hostel is tucked away around the corner from the courtyard, on the first floor to the north of the building. Many first time visitors are drawn straight to the large courtyard entrance door that is visible from the gates and many enter the hostel at the wrong point.

The reconfiguration of the internal space will rectify this issue, moving the reception to the ground floor level, accessed through the courtyard and the provision of the new deck and sail canopies will help to reinforce this reconfiguration by adding additional interest to the courtyard.

In addition the existing refuse enclosure, which is within the courtyard space is to be relocated to the side of the hostel close to the access point for the refuse vehicle, further enhancing the appearance of the courtyard space.

SCALE

The scale of the proposed deck area is in keeping with the scale of the existing structure and will not be over dominant within the space but will add to the visual interest. The current access steps that run individually up to each door on the facade are under scaled and impractical, giving the feel that the windows to the ground floor are too high up in relation to the external area. The new deck will make the relationship between the internal and external spaces more coherent and make the external space more inviting to diners.

LANDSCAPING

The courtyard area is currently a hardstanding space and this would be kept intact. The new timber deck will add a softer finish to the area. No wider landscaping to the site is to be affected by this proposal.

APPEARANCE

The existing aesthetic of the hostel is very distinctive and gives it a unique appeal to YHA customers. The managers have cultivated a highly quirky style over the years making use of recycled and found objects as well as second hand furniture and even old boats to create an experience for visitors that has ensured that this building remains one of the most iconic and best loved hostel destinations in the country.

The design for the new decked area tries to follow this ethos through, making use of a boat motif in both the structure and the proposed canopy above. The decking itself is curved in two directions, along the length of the building and in profile to mimic the outline of a boat sat against the side of the building. This concept is to be carried through in the design of the interior cafe bar spaces.

The concept is reinforced by the use of second hand boat sails strung between the pergola uprights and the building to create a canopy to shade the diners. This also has the additional benefit of being a temporary canopy solution that allows for the fabric to be taken down in rough or wintery weather and for cleaning as an when necessary.





Elevation A

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Elevation B





Elevation C



Elevation D

APPROVED
17 SEP 2014



SECTION 2
Design Statement





Making use of second hand boat sails to create an interesting canopy.

BOGGLE HOLE



Pergola structure above decking to carry sails



deck is curved along the front face....



....and also in section to mimic the outline of a boat



Sails attached back to building over entrance



SECTION 2
Design Statement



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 stepped banks of an inlet and across a footbridge. 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 access to the new decked area, however the needs of other less able users such as those with visual impairment are to be taken into account in the design.

BUILDING APPROACH

The building approach is to doorways that are raised significantly from ground level within the tight space of the courtyard, 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 to meet disabled access criteria.

PEDESTRIAN ACCESS

The entrance doors to the building itself are to be level access, in line with Part M of the Building Regulations, which will also make the serving of food from the kitchen and bar areas safer for the staff

BUILDING ACCESSIBILITY

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

