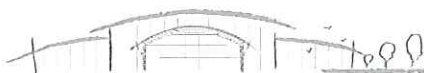


NYM / 2011 / 0754 / FL - 1

**DESIGN AND ACCESS STATEMENT**

**REPLACEMENT TOILET BLOCK  
SANDFIELD HOUSE FARM CARAVAN PARK  
SANDSEND, WHITBY, YO21 3SR**



imaginative architecture + engineering design

**bhd**  
partnership

**Address:** Airy Hill Manor,  
Whitby,  
North Yorkshire,  
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16 APR 2012

## 1.0 GENERAL

### 1.1 The Statement

This statement has been produced to accompany a planning application to North York Moors National Park for demolition of the existing old toilet block and its replacement with a new modern toilet block.

The details are shown on drawings:

D10091-01	Location and Block Plan
D10091-02	Existing Plans and Elevations
D10091-03	Proposed Plans and Elevations

### 1.2 Existing

The current block is old (probably original) constructed early in the Parks history.

It is now showing signs of its age, both functionally and visually hence the need for substantial investment by our clients.

The current external finishes of artificial stone and fibre cement profiled roof sheet are looking aged and required uplifting.



**Existing Front Elevation**

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The site lies just to the West of Whitby close to the coast and is split by the Planning Authority boundary with Scarborough Borough Council.

1.3 Liaison

Officers of the North York Moors National Park have been involved on various aspects of this site and in a general nature will be aware of the buildings.



## 2.0 PROPOSALS

### 2.1 Design/Siting

The new block whilst being larger by 1.8m and 2.0m in length and width sits on the same footprint as the existing block.

Its main purpose is to improve the existing facilities for all users of the site and specifically improve accessibility for people with impaired movement. This is provided by general improved circulation and a specific easily accessible room with its own showering and toilet facilities.

Externally the building will be finished with coursed natural stone walls, clay pantile roof, timber windows and doors and a timber exposed truss to carry a roof overhang.

The materials chosen reflect the adjacent original Farmstead and will give good durability.





### 3.0 CONTEXT

#### 3.1 Policies

We anticipate this application will be considered against the following Policies.

- Development Policy 1 – Environmental Protection
- Development Policy 3 – Design
- Development Policy 14 - Tourism
- Core Policy M – Accessibility and Inclusion

#### 3.2 Development Policy 1 – Environmental Protection

This generic policy seeks to protect the natural character and amenity of the National Park, recognising that it is an area of special interest and importance.

We feel this application complies with this policy as there is no Change of Use and visually there will be an improvement.

The new building replaces an existing building and services an existing demand.

#### 3.3 Development Policy 3 - Design

This policy seeks to maintain and enhance the distinctive character of the National Park.

To this requirement we have given the required consideration.

The building has been designed to ensure improved facilities for the Park users. The existing building, whilst being functional is in need of substantial refurbishment and given its poor external appearance to internals only was appropriate.

The modest increase in size allows for a purpose designed and built structure to encompass many more functional improvements.

The siting of the building should not be contentious as it sits predominantly on the footprint of the existing which is also close to the main range of buildings.

Externally the stone, pantile and timber finishes will provide improved aesthetics for the area as a whole.

To improve sustainability solar thermal panels will be used to assist with water heating.

3.4 Development Policy 14 - Tourism

The quality of tourism as a product within the National Park is of great importance.

This renewed building will improve the service provided to an existing business which is itself an asset to the National Park.

This improved service will be obtained by minimal increase in the build environment.

3.5 Core Policy M - Accessibility

The proposals are being driven by our clients wish to improve accessibility and inclusion. A fundamental part of the scheme is the provision of a highly accessible shower room and toilet facility.

This will compliment a site that does have generally good accessible routes because its topography has level and gently sloping areas. This is fortunate in an area known for steeper and less forgiving terrain.



#### 4.0 ACCESS

##### 4.1 External

Good external access exists and will remain.

##### 4.2 Internal

The new layout has been designed to comply with Building Regulations Part M to ensure an inclusive atmosphere is created, see 3.5.

##### 4.3 Access for Building

Currently during winter months all caravans have to be brought in from the outlying pitches and stored close to the main buildings and surrounding the existing toilet block.

It is requested as part of this application that during the 2012/13 winter a number of the caravans can stay on their pitches to allow demolition and construction works to take place. All available areas close to the main buildings will still be used for the storage.

This is only required for this winter.

