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Design and Access Statement

Dalby Bike Barn
Dalby Courtyard
Low Dalby

On behalf of The Forestry Commission

July 2012



1.0 INTRODUCTION

- 1.1 This Design and Access Statement has been prepared to accompany and support a planning application submitted to North York Moors National Park by the Forestry Commission for alterations to the eastern elevation of the Bike Barn at Dalby Forest Courtyard to enable the building to function more efficiently and securely.
- 1.2 The Design and Access Statement has been prepared in conformity with the Circular 01/2006 (Guidance on Changes to the Development Control System), and Good Practice Guide produced by CABE. A planning statement has been prepared to accompany the planning application, which deals with the relevant planning policy context.

2.0 ASSESSMENT

- 2.1 The assessment of the site explains how the site was initially appraised, identifying the opportunities and constraints of the site and how this has informed the proposed development. As a starting point it considers the local context which examines the physical, social and economic characteristics of the site and the relevant local and national planning policies.

Physical Considerations

- 2.2 Dalby Forest Courtyard is located in the forest village of Low Dalby and comprises a community hall, workshops and offices, biking centre and associated facilities within a courtyard environment. The planning application relates the Bike Barn which is currently used for the hire of mountain bikes.

Economic Considerations

- 2.3 The external alterations to the eastern elevation of the Bike Barn will enable the cycle hire business to function more efficiently and securely. Ultimately the cycle hire business contributes towards the economy of Dalby Forest and the surrounding area.

Social Considerations

- 2.4 The proposed alterations to the eastern elevation of the Bike Barn will have a positive and harmonious relationship with the surrounding area and there would be no fundamental limitations or potential adverse impact likely to be generated from the changes.

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Historical Context

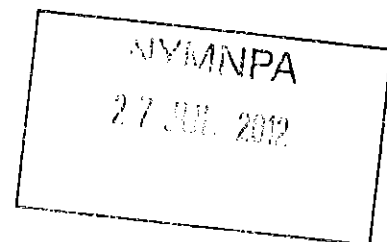
- 2.5 The site is located within the existing and established courtyard development. The historical context of the site is examined fully in the accompanying Planning and Heritage Statement.

Planning Policies

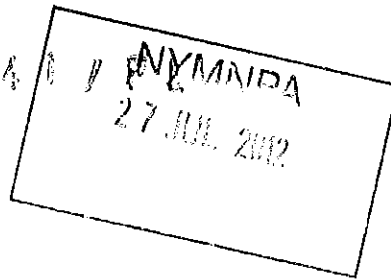
- 2.6 We have had regard to national, regional and local policy guidance in considering the development proposals. We have set out below a summary of policy and guidance we believe is relevant to this proposal by nature of its location and form.
- 2.7 Section 38 (6) of the Planning and Compulsory Purchase Act 2004, requires that applications should be determined in accordance with the relevant development plan unless material considerations indicate otherwise.
- 2.9 The statutory development plan for the site comprises the The North York Moors National Park Core Strategy and Development Policies.
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- 2.10 In depth consideration and description of the planning policy context relevant to the proposal is detailed within the Planning Commentary which should be considered in conjunction with the content of this Design and Access Statement.

3.0 EVALUATION

- 3.1 The proposed alterations to the eastern elevation of the Bike Barn are acceptable in terms of national and local planning policies. This is demonstrated in the Planning Commentary which is submitted as part of the planning application package.



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Land Use and Amount

- 3.2 The Bike Barn will continue to be used for the hire of mountain bikes and therefore there will be no change to the use of the building as a result of the minor alterations
- 3.3 The principle of the development accords with the provisions of all national, regional and local planning policies. The proposed development has been designed to take account of its context within the open countryside.

Appearance and Scale

- 3.4 The proposed alterations to the eastern elevation are small in scale and reflect the existing character and style of the building. There would be minimal alteration to the eastern elevation of the barn with a glazed wooden door inserted in the location of a previous door which has been blocked up in the past. Three steps are also proposed from the new door to the path which leads to the paved courtyard. The existing solid wood door currently used as an emergency exit will also be replaced with a glazed wooden framed door to allow more light to come into the building.

Access

- 3.5 ~~The total number of car parking spaces would remain unchanged. The front access would also remain unaltered.~~ In this regard the proposed alteration to the eastern elevation will not materially alter the level of trips to and from the units.

4.0 CONCLUSIONS

- 4.1 The solution and rationale for the use of the site has evolved and been informed by the pre-application enquiry.
- 4.2 On the basis that the principle of this proposal is acceptable and the particular matters of detail fully explained in this submission, as a consequence, it is considered that the proposal is an acceptable form of development.
- 4.3 The proposal is therefore considered to be wholly appropriate for the site. The report details the justification and design evolution of the scheme, the design principles and the basis on which the proposals were developed.