



Design and Access Statement for the proposed extension to the Go Ape Cabin at Dalby Forest

Name and address of applicant:

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Name and location of destination:

Go Ape
Dalby Forest
Low Dalby
Thornton-le-Dale
Pickering
North Yorkshire
YO18 7LT

INTRODUCTION

Go Ape is the multi award winning provider of high ropes adventure courses within the UK and has successfully operated one of its popular Tree Top Adventure courses at Dalby Forest since 2007. In 2012 Go Ape added a Forest Segway experience to Dalby Forest, and in 2013, a Tree Top Junior Adventure. In that time an excellent working relationship has been established between Go Ape and the Forestry Commission. Go Ape are committed to improving the range of activities that are on offer within the forest and so it is with this in mind that Go Ape are working closely with the Forestry Commission to improve the reception and storage facilities for the Go Ape Adventures.

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The scheme has been discussed with the Planning Team at North York Moors National Park Authority.

LOCATION

Dalby Forest is a popular multi-use forest situated within the North York Moors National Park. Close to the park's southern boundary the forest lies approximately four miles North East of Pickering. The Low Dalby area of the forest is an important recreational hub with the impressive Visitor Centre and associated facilities including parking, toilets and refreshments.

DESIGN & ACCESS STATEMENT

This application is for a small extension to the building which acts as a reception point and storage space for Go Ape at Dalby Forest. More space is required in order to better serve customers and increase and improve the internal storage and space for staff. The extra space needed is relatively small and as such it is felt that an extension to the existing building is the most appropriate method. The extension will not cause any changes to how people access or use the site and extending the existing building to the rear means no areas are adversely affected.

Given the location of the building it is important that the extension matches the character of the existing buildings at site. Wherever possible matching materials and construction techniques have been chosen.

DIMENSIONS

The internal floor space of the building Go Ape occupies currently measures approximately 33sqm. The new extension would increase the internal floor space by 27.6sqm to 60.6sqm. The height of the extension will be 2.6m.¹

MATERIALS & FINISHES²

Walls and Roof

The extension to the existing cabin will be of insulated stud construction with larch cladding coloured to match the existing Segway store on the other side of the cabin. The roof will be covered with green stone felt roofing.

¹ See "010815Dalby Cabin Extension Plan and Elevation A3@1to50"

² See "010815DalbyExtendedCabinBlockPlanA2@1to500" & "010815DalbyExtendedCabinLocationPlan3A1@1to1250"

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The scale of this extension will sit well below the surrounding woodland canopy. The impression given by this extension will be one of sensitive scale and use of material. The accent in design has been to utilise natural wood products to harmonise with the surrounding trees.

Windows

The new windows will be constructed of wood to match the existing windows. Three high level windows 300mm deep by 1000mm wide will be situated across the back of the extension to let it natural light, and two further 700mm square windows will be fitted to the front and eastern side elevations.

Doors

Access to the extension will be via the existing cabin, with a door in the north western corner of the back wall, and a further door between the two rooms in the extension.

Shutters

For the necessary security of the building the two larger windows will have wooden shutters on the outside of the building in order to prevent break-ins.

Foundations

The foundations for the cabin will be provided by five spot footings 500 x 500mm each, the standard depth of which would be 1500mm. These will then be connected by concrete beams on the shorter span.

AFFECT ON THE ENVIRONMENT

Dalby Forest is an important site both for recreation and conservation but there will be no negative effects on the environment and ecology of the site from the extension. There are no trees in close proximity so any excavations and other works for the extension will not cause any ecological damage. As mentioned above all measures are being taken to ensure that the extension fits into the surrounding built environment.

The proposed extension will be built behind the existing cabin and set slightly into the slope at the rear. This area of the site is unused and the extension will be all but hidden behind the existing cabin.

This area of Dalby Forest was surveyed in 2013 by the Forestry Commission Ecologist and no protected or significant species were deemed at risk in this area.³

³ See attached "Go Ape DA TTJ FC Eco Survey"

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CONSULTATION

All plans for the extension of the existing Go Ape reception and storage building have been discussed and agreed with the Forestry Commission who are more than happy with the plans.