

DESIGN AND ACCESS STATEMENT

NYM/2015/0230/FL
- 5 AUG 2015

Project

Proposed reception cabin adjacent the Falcon Inn, Whitby Road, Cloughton for Mr Ray Owen

Justification

- 1.00 Following planning approval for twenty four camping pods, granted by notices NYM/2013/0566/FL and NYM/2015/0230/FL, it is necessary to provide dedicated reception and associated facilities .
- 1.01 The original intention was to have a reception area situated within The Falcon to cater for visitors using the camping pod site. However, this has proved impractical as there is insufficient space to accommodate the proposed facility as the entire ground floor is dedicated to servicing the Falcon Inn.

Cabin

- 2.00 For reasons of economy, it is proposed to utilize a Portakabin which would be refurbished internally and modified externally by the addition of vertical timber boarding and the provision of slate effect pitched roof to resemble a traditional timber cabin. A cedar shingle roof covering had been considered but because of the close proximity of the adjacent trees, the life expectancy would be reduced. The aluminium framed windows would have external timber frames formed during the application of the vertical boarding and the doors painted an appropriate colour. The colour of paint finishes and staining would be agreed prior to application. Rainwater goods: black uPVC.
- 2.01 Visitor access would be provided by a ramp for disabled users and steps bounded by natural stone walling. The balustrade would be a specialist glazed panel system with a stainless steel support system.
- 2.02 The proposed site of the cabin is well screened from the A171 and the approach road by existing mature trees.

Sustainable Energy

- 3.00 Heating will ultimately be supplied by a biomass boiler. This will be the subject of a separate application.



Intended use

- 4.00 Reception area including small sales area for basic provisions only e.g. bread, milk, eggs, bacon, newspapers, etc.
- 4.01 General administration office incorporating first aid post.
- 4.02 Staff room.
- 4.03 Staff toilet.
- 4.04 General storage for the pod site including beds, linen, chairs, tables, camping and other equipment, tools, BBQ units for hire, etc.

Staff and job creation

- 5.00 The cabin would be managed independently by staff whose responsibilities would also encompass the day to day running, maintenance and security of the camping area. It is envisaged at least two additional jobs would be created.

Drainage

- 6.00 Both soil and surface water to existing systems.

Parking

- 7.00 It is appreciated that the siting of the cabin will reduce the number of parking spaces from twenty, as previously approved, to twelve. However, the existing car parks can accommodate forty vehicles which is more than adequate both for the Falcon Inn and the camping pods. Two disabled parking bays will be provided.

Access

- 8.00 Vehicular access will be provided as approved for the camping pods (Phase One) and as constructed for subsequent development from the existing paddock gateway, south of the Public house, across the adjacent paddock and also from the existing car park, which will provide parking spaces for the development.

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