DESIGN AND ACCESS STATEMENT

Project

Proposed Log Store and Boiler House adjacent the Falcon Inn, Whitby Road, Cloughton for Mr Ray Owen.

Justification

1.00 As part of the applicant's sustainable energy strategy.

Sighting

2.00 The location follows closely that already established for the Falcon Inn site generally and does not necessitate the removal of any major trees other than those scheduled for removal for Arboricultural reasons.

2.01 Notable trees in the wider vicinity have been identified in the previous tree survey and are to be individually protected.

Screening and Planting

3.00 The Log Store will be screened from the A171 and the approach road by existing mature trees and shrubs so as to ensure effective screening from public vantage points. See attached photo.

Size of facility

4.00 The size of the building has been determined by the cubic content of the stacked timer and manoeuvring allowance of a sideloader forklift truct.

Materials

5.00 Roof: Slate effect pitched roof to resemble a traditional timber cabin as as approved for the Reception 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.

5.01 Rainwater goods: Black Upvc

5.02 Walls: South and West elevations - stained vertical Yorkshire boarding with smooth faced block work plinth. North and East elevations - natural stone plinth. The existing stone wall fronting the main car park will be rebuilt and form part of the building. The stone walling to the East elevation will be extended up to the existing stone wall fronting the slip road.

5.03 External frames: main access - dark green powder coated roller shutter - height determined to give access to forklift truck. Personel door - dark green painted softwood.

5.04 Boiler flue pipe: twin wall stainless steel - painted black above roof line.

Sustainable Energy

6.00 The provision of the Biomass boiler is primarily to replace the existing LPG fired system currently installed at the Falcon Inn and be part of the applicant's sustainable energy strategy. The system will also supply heating to the recently approved Reception Cabin granted by notice NYM/2015/0558/FL

6.01 Timber will be supplied from the applicant's own forest where non destructive forestry techniques are employed.

6.02 After preliminary procedures at source, the timber will be delivered to Teydale Farm, also owned by the applicant, for further processing.

6.03 After processing, the timber will be transported to the Falcon Inn and it is envisaged that, once operational, only one delivery per year will be necessary and comprise approximately 350 cubic metres when stacked to assist air drying.

6.04 The fuel used will meet the new RHI revised sustainability requirements, as introduced on 5 October 2015, and comply with the greenhouse gas (GHG) emissions limit and specific land criteria.

Benefits of biomass heating

7.00 The use of biomass in heating systems is beneficial in so far as it uses agricultural, forest, urban and industrial residues and waste to produce heat and electricity with less effect on the environment than fossil fuels. This type of energy production has a limited long-term effect on the environment because the carbon in biomass is part of the natural carbon cycle; while the carbon in fossil fuels is not, and permanently adds carbon to the environment when burned for fuel (carbon footprint). Historically, before the use of fossil fuels in significant quantities, biomass in the form of wood fuel provided most of humanity's heating.

Burning biomass, such as wood pellets or logs, emits the same amount of carbon dioxide as is absorbed while the plants were growing. Therefore, biomass is classed as carbon-neutral renewable energy. Biomass boilers burn biomass fuels extremely efficiently and use the heat produced to provide heating and hot water.

7.01 The sophisticated control systems and burn efficiency means that heat and fuel are not wasted and there is very little waste/ash which will be removed by the applicant.

7.02 Boiler general details attached.

Drainage

8.00 Surface water to soakaway. No foul drainage required.

Parking

9.00 The unit does <u>not</u> require provision for any additional parking and the present parking arrangements for the Falcon Inn and Camping Pods will not be effected by the proposal.

Access

10.00 Via the slip road and main cark park. Existing vehicular movement will not be compromised by the proposal.

Compliance with Core Policy

11.00 The proposals are in accord with Core Policy H by promoting "sustainable tourism based on recreation activities and tourism development related to the understanding and enjoyment of the Park".

Richard G Winn
Architectural Services

10 November 2015