

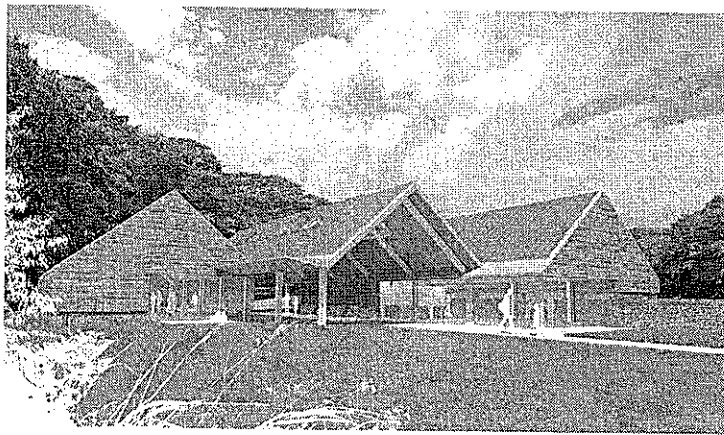
Design and Access Statement

June 2012

Devil's Elbow

Read

320120578P



We're 5 mins
from M65
Junction 8

Outdoor Adventure Centre

Devil's Elbow

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introduction

This design and access statement seeks to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme proposed is a response to site context, access into and within and that a sustainable approach has been adopted. The statement also demonstrates that the proposed development has been assessed for compliance with prevailing national and local planning policy.

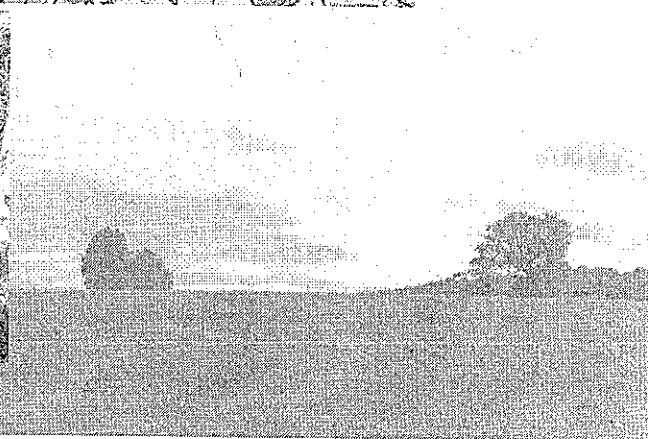
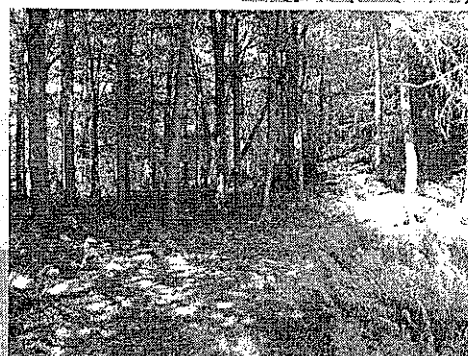
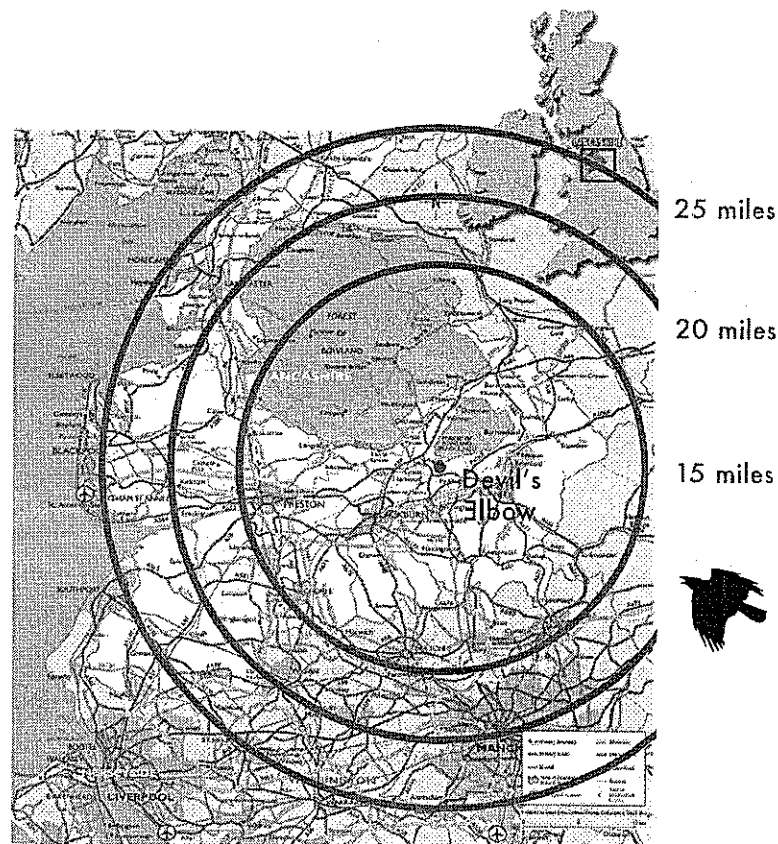
application

This planning application is for an outdoor adventure centre with tree-top high wire, Segway and barefoot courses within woodland with associated coach and car parking and accommodation in the adjacent meadow.

location

The site is a rural meadow/woodland setting adjacent to the A671 between Read and Whalley. It has excellent motorway connections, M65/M66 and M6, via the A59, A671 and A680 and accessible to over 1 million people within an hours travel and over 5 million within 1.5 hours.

The site is within Ribble Valley Borough Council and on the edge of the Forest of Bowland an Area of Outstanding Natural Beauty covering 312sq miles of rural Lancashire and North Yorkshire.



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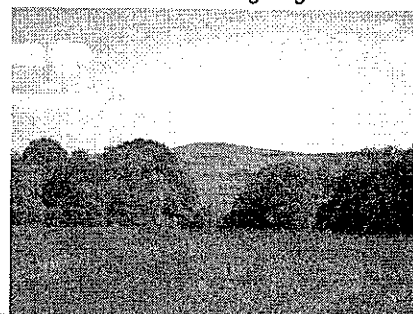
evaluation

The application site includes a 7.25ha deciduous woodland of which 4.75ha is within the red application boundary. A further 1.75ha of meadow to the east of the woodland allows for ancillary accommodation, car parking and circulation.

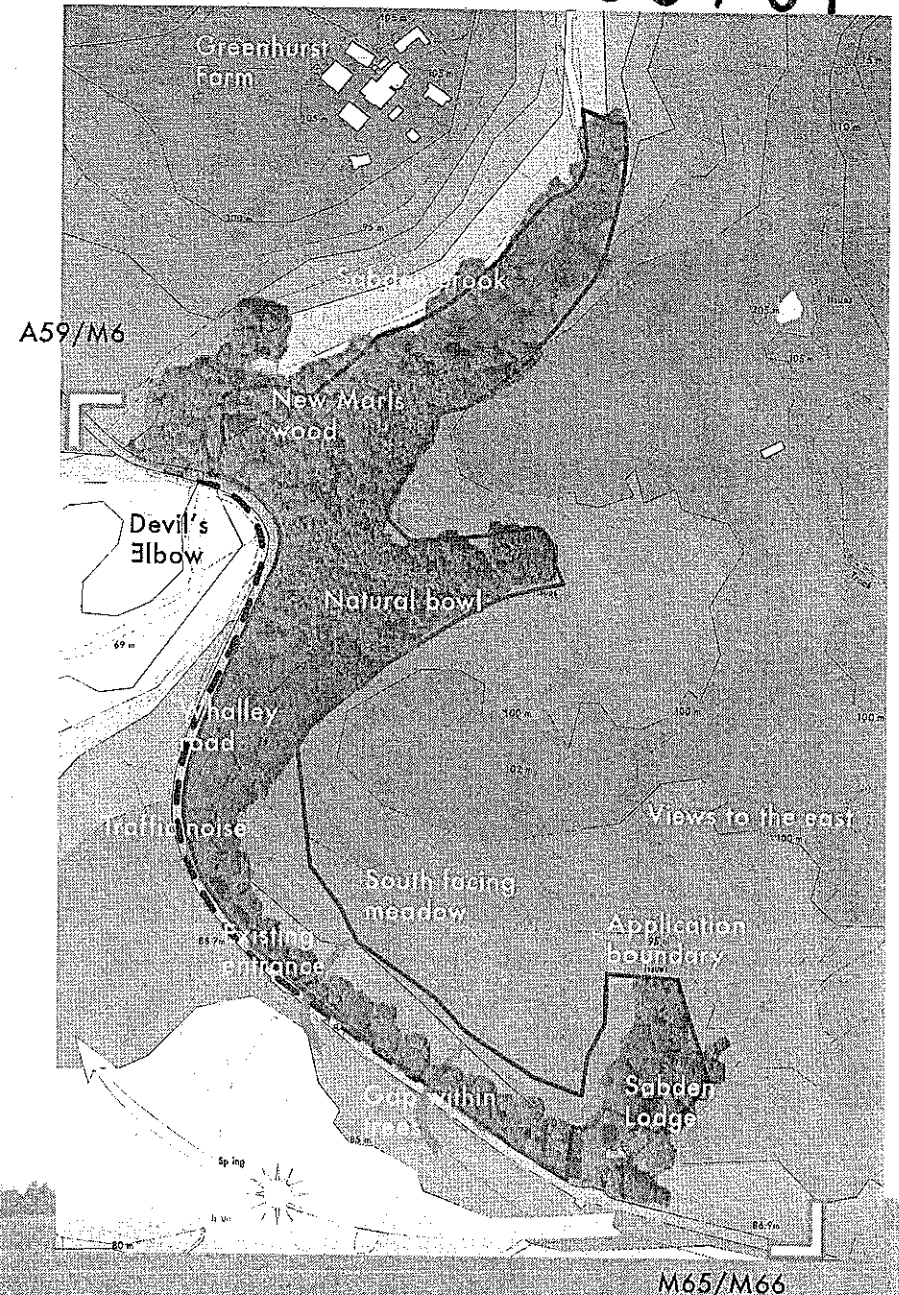
Accompanying this application is a Nature Conservation and Ecological Impact Assessment which will advise on the impact of the activities on the habitat and species in the area. A separate Tree report will advise on the tree constraints and protection required.

There is an existing vehicular entrance into the site close to the bend in the road. A new entrance is proposed in a gap within the trees which provides visibility splays in accordance with Department of Transport guidelines. The entrance, general highway issues and travel options to the site are dealt with in more detail by the accompanying Transport Statement and Travel Plan.

The only neighbour is at the south east corner of the site, over 200m from the centre of the proposed activities. No machinery is required to operate the course, the only noise associated with its operation is that made by the participants. This noise is significantly reduced by the trees and surrounding vegetation.



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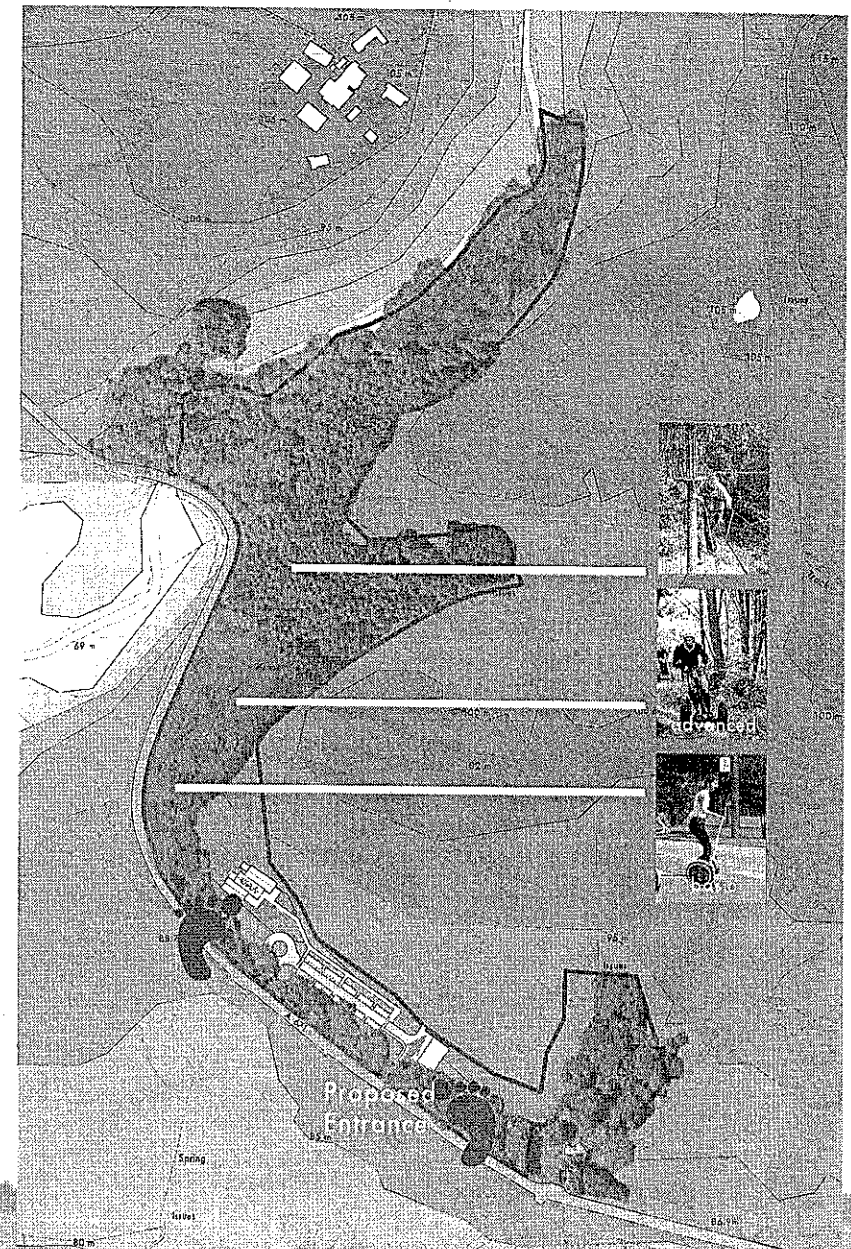
activities

The proposal seeks to utilise natural features to create two Segway courses, basic and advanced, tree top activities as well as education trails and barefoot walks

The activities will be undertaken within the woodland, see right, the detailed setting out, identification of trees used etc is expected to be subject to a planning condition. Natural pathways will be established to link the activity zones together. The exact route will be determined by the need to pass around existing trees and substantial lower growth. Where appropriate, these paths will be left as bare earth if not the paths will be typically bark, cinder or local crushed stone.

Segway

Segways are two wheeled electrical self-balancing vehicles that can be driven over a wide variety of terrains, on or off road. There are proposed to be two Segway courses, a basic and advanced course. The routes of the courses is expected to be subject to a planning condition. A typical detail showing path construction is included within the application.



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Tree-top

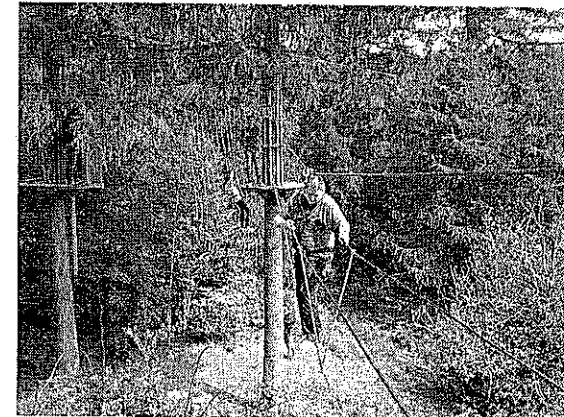
The tree-top activity area which includes high wires walkways, bridges and tunnels and zip wires allows participants the opportunity for adrenalin pumping adventure within lush green forest and breathtaking scenery

The activities are suitable for groups, individual or families, participants need to be at least 1.4m tall and 10 years old for safety reasons. Under 18 year olds are accompanied by a participating adult a maximum ratio of 1:2 children when one or both are under 16 or 1:5 when all are aged 16- 17 years old. It is expected that a maximum of 15 participants can start the course every 30 minutes

Typically the course will be made up of a number of site, two of which are for training all are linked by natural footpaths.

Safety is a priority; each participant is fitted with a climbing harness before being trained how to use the course safely. Access to the activity sites is allowed only after each participant has completed the training course to the complete satisfaction of the instructors

Each activity site is accessed by climbing a rope ladder to reach a wooden tree platform well above head height, from here participants travel between trees, typically half a dozen trees by bridge, tunnel or walkway. At the last tree a zip wire brings the participant back down to ground level. Each site typically fits into a space equivalent to 4 double garages.



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Barefoot/Adventure Play Trails

The adventure play area would attract all markets, family, group and educational. Based on part fun, part exploration and part ecological and environmental investigation and learning.

To ensure that there are activities for all range of ages it is intended that the centre be able to accommodate primary school groups as well as scouts and other community groups.

Barefoot trails are numerous in Germany and establishing themselves throughout Europe. Effectively a manufactured pathway represented by a number (average 40) surfaces that in themselves stimulate the blood circulation via the balls of the feet. Not only is there a wellness application here but it is one of the few activities that all the family can participate in

Education/Interpretation trails

The education walks will focus on the less accessible areas of the site, water courses etc as well as the historic woodland area that borders the site.

To protect the existing ecological value of the ancient woodland a minimal intervention regime will be adopted. Access to this area to be limited to educational and research usage by permit only. Access to be afforded via existing footpath network to reduce chances of erosion. Footpaths to be consolidated where necessary using appropriate, low impact materials. Ground flora to be monitored on a regular basis. When necessary temporary re-routing and/or reduction in access numbers to be implemented. Designated nature trail to be established to follow existing footpaths with no access to the woodland allowed beyond said designated areas allowed, except by permit



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amount

The accommodation has a gross floor area of 430sqm of which 130sqm is cafe/centre reception, 125sqm is ancillary retail and equipment hire and the remaining balance is for the structure, storage, wcs etc.

layout

The accommodation is provided in two parallel blocks separated by a covered link, this provides shelter as well as focus to the development.

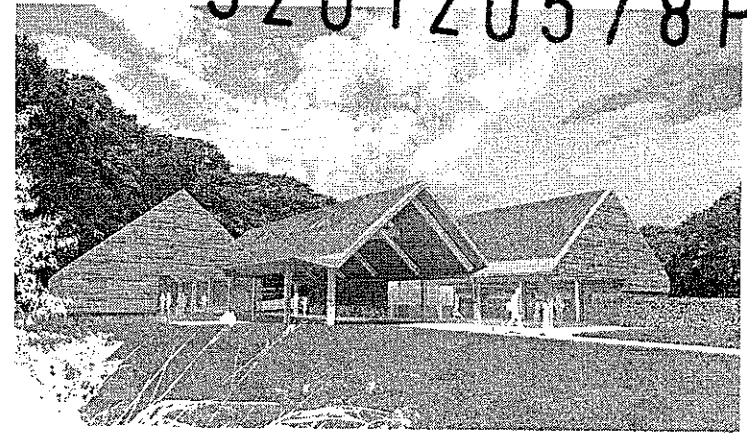
scale

The building have been conceived as tall single storey, barn like, units. At 8m to the ridge internally they would be tall enough to be able to accommodate a modest mezzanine at a later date. To reduce the scale of the properties the larger of the blocks is built into the hillside as there is a 1-1.5m change in level across the width of the development.

landscaping

An indicative arrangement is shown on the proposals with more detailed provided in the landscaping proposals attached. It is expected that the landscaping detail would be covered by a planning condition or similar.

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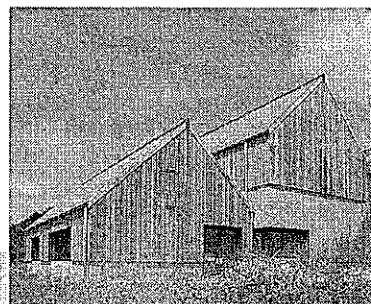
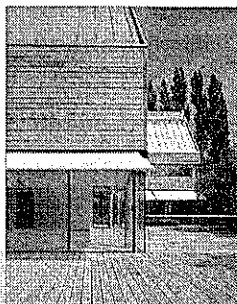
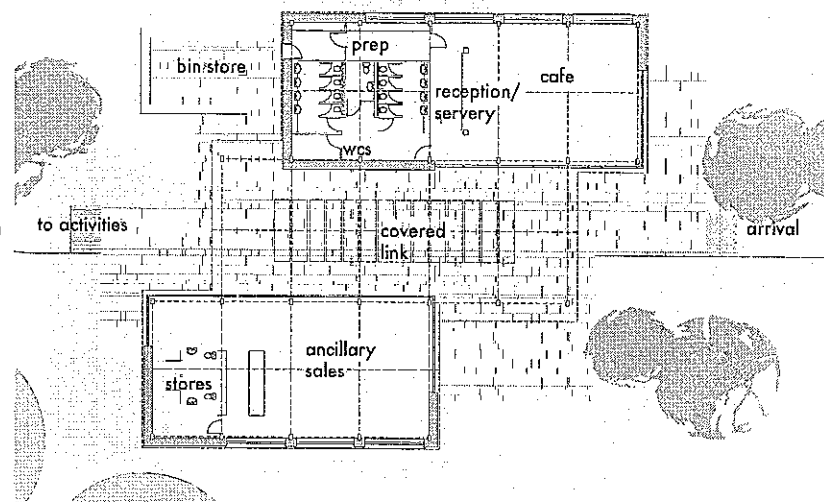
appearance

The building have been developed so as to look like agricultural building at first glance, on further inspection it becomes clearer that the buildings may house something different. The roof pitch is steeper than a typical farm building and the cladding more crisply detailed with generous cantilever gutters and flush roof lights.

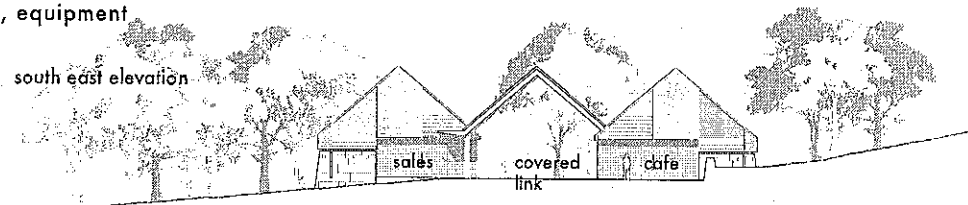
The wall cladding has stone at the base with timber above, similar in many ways to an agricultural building. Again on closer inspection the wrap around windows at the corners and the arrangement of the timbers suggest an alternative use.

use

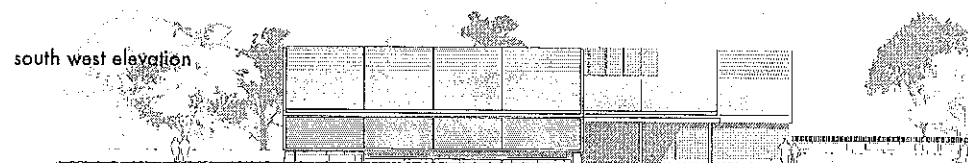
The building houses a range of activities, the larger of the two wings has the centre reception with a cafe, kitchen, prep area and wcs. The other wing is used for ancillary sales, equipment hire and storage.



south east elevation



south west elevation



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access

The access arrangements have been developed so that all users will have equal and convenient access to the car parking, building accommodation as well as the activities beyond.

The National Planning Policy Framework (NPPF) has replaced the previous Planning Policy Guidance 13: Transport (PPG13) and sets out the policy framework for sustainable development. The accompanying Transport Statement covers in detail access to the site from the public transport network as well as cycling and walking.

The parking layout has been arranged so that the bus parking and access to the site is separate from the main car park. Within the car park there is provision for eight disabled spaces with a turning head and drop-off by the centre itself.

Emergency vehicles would typically enter as far as the turning head but if necessary ambulances would be able to access further into the site via the footpaths.

