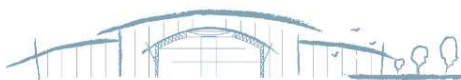


NYMNP
07/12/2020



Erection of railings and laying of stone flags
to
Seascape, King Street, Robin Hoods Bay, Whitby, YO22 4SH



imaginative architecture + engineering design

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1.0 General

1.1 The Statement

The Statement is provided to accompany a Listed Building application to North Yorkshire Moors National Park. The application is for the erection of steel railings to the perimeter of a small terrace and to lay natural stone flags over the same terrace.

Details are shown on drawings: -

D11856-01	Location & Block Plan
D11856-02	Plans & Elevations

1.2 The Existing Situation

The area concerned sits immediately adjacent, north of Seascape.

It is bounded to the west by King Street, to the north by a small rendered building and to the east by a steep drop to the sea wall.

The fence on the boundary with King Street is a temporary timber rail structure, erected for safety as the road is narrow, with no pavement and a drop 1.2m on to the subject terrace.

On the north boundary there is a more traditionally styled block painted steel barrier, which safeguards the drop on to the sea wall.

The surface of the terrace is rough concrete, which is breaking up in places.



Photograph 1
Taken from the terrace, looking west

Photograph 1 shows the concrete terrace floor and temporary timber fence, with King Street beyond.



Photograph 2
Taken from the terrace, looking north

Photograph 2 shows both boundary fences and the building to the north. Again, the poor-quality concrete finish to the terrace is apparent.



Photograph 3
Shows the east boundary and view beyond

2.0 Proposals

2.1 Design/Siting

It is proposed to erect a steel boundary fence to the west and a simple steel gate.

The design of the fence is to be a copy of the existing railing to the east. It has been designed however, to include a third horizontal rail to improve safety for public on King Street.

The gate, as shown on drawing D11856-02B, will also be black painted.

The fence will sit on the existing masonry parapet/kerb.

The terrace will be cleaned and repaired before a new finish is applied. This is to be natural stone flags to the full area.

3.0 Context/Policies

3.1 Policies

This application is likely to be considered in relation to the following Local Plan Policies: -

Strategic Policy C – Quality & Design of Development
Strategic Policy I – The Historic Environment

3.2 Context relating to Policies

The proposals will need to show compliance and quality when viewed against the Policies. This is covered in the Heritage Statement, section 4.0.

4.0 Heritage Statement

4.1 Asset Description

The site is an open area/terrace adjacent to 'Seascape,' a traditional property within the heart of Robin Hoods Bay.

This area of the village is within the conservation area and has retained many of its original features and character.

The built environment has a traditional and characterful appearance. It has been historically densely developed, with space being at a premium due to the topographical layout of steeply sloping land close to the slipway.

Open areas are limited within this environment, with circulation being provided by narrow roads and alleys.

The property itself has a list entry number of 1148684.

The area is currently in a relatively poor state, with recent changes not adding or enhancing the amenity of the conservation area.

The timber fence, erected as a temporary safety measure, was an obvious requirement due to the drop on to the terrace. The surface of the terrace, finished with concrete which is in a poor state, does not add to or compliment the surrounding area.

4.2 Proposals relating to Conservation Area

The proposals are designed to give a general uplift to this space. The natural stone flags will compliment the materials historically prevalent in the area, where most of the alleys are either stone or cobble finished, unless more recent alterations have removed them.

5.0 Access

5.1 External

The access will remain as existing, although the new boundary fence to the west will improve safety.

Assessment of Flood Risk

Land Adjacent to:-
Seascope King Street Robin Hoods Bay YO22 4SH

1.0 Location/Elevation

The requirement for this Assessment is due to the proximity of the subject area being close to the Shoreline.

Whilst it is close horizontally it is substantially higher than the shore.

The area would have originally been built on a cliff however it is now above a path which is in turn on top of a sea wall.

The vertical distance can be appreciated from the following two pictures which give context to the proximity of the shore.



Photo 1
Aerial picture showing the Sea Wall



Photo 2

Taken from the Subject Area with the Path, Sea Wall Top and Sea in context

2.0 Materials

The works seek to obtain approval to overlay the concrete surface with a Natural Stone surface. Both materials are impervious.

The extent of the area remains as existing, unchanged from the current layout.

The effect on Flood Risk is therefore neutral.