

Design and access Statement  
Demolition of side attached single storey kitchen and music room extension  
Replacement with a two-storey extension  
Finisterre  
Mount Pleasant North  
Robin Hoods Bay  
Whitby  
North Yorkshire  
YO22 4RE

NYMNPA

13/07/2021

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## 1 Historical Information

Finisterre is a timber framed and clad building perched on the cliffs overlooking Robin Hoods Bay. The position of the property gives long distance views over the surrounding Bay and further afield the seaward boundary lies adjacent to the popular long distance Cleveland way path. Unfortunately, the condition of the cliff is subject to landslip and recently there has been a very large fall just a few metres from the boundary, causing concern that the kitchen extension could be at risk of falling into any further landslip. It is with in mind that this application is made to demolish the building in case of further falls and rebuilt in a more secure location.

### 2 Existing site and surrounding area

The area is predominantly tourist orientated with hotels, guest houses and eateries.

## 3 Proposed Description and Planning Policies

The development will place the kitchen in a more secure location and to include a music room on the first floor

### 4 Design Principles

The development is so designed so as to blend in with the existing property.

## 5 Construction and Appearance

The construction materials and design have been chosen so that the extension will blend in with the main building that is fully timber clad. Further investigations will be made before a decision is made as to the actual construction materials for the extension but the external walls will match the main building.

## 6 Environmental Impact

There is no anticipated impact to the environment

### 7 Access

Access is by the existing entrance,