



**The Station tavern, Front Street, Grosmont,
Whitby, YO22 5PA**

Design and Access Statement

for

Proposed Cellar Cooling Works

Introduction.

This application is for planning and listed building consent to carry out alterations to relocate the existing cellar cooling unit from the front of the building to the side of the building.

The existing unit is located to the front left side of the building facing onto Front Street and a letter from North York Moors National Park Authority dated 2nd February 2022 stated that the existing unit needed to be relocated due to the listing status of the building with the recommendation to the side of the building between the two existing ground floor windows.

The Site.

The Station Tavern is a popular public house located on Front Street in the small village of Grosmont south of Whitby with the building being adjacent to the railway line.

The building is grade II listed.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1148749

Date first listed; 07-Jul-1989

Statutory Address 1: STATION TAVERN, FRONT STREET

Public house. c.1835. For the Whitby and Pickering Railway Company, licensed to John Buttery. Bordered tooled sandstone on chamfered plinth; ashlar porch and tooled dressings. Timber boxed eaves and pantile roof. Central-entry plan with parallel wing offset at rear. 2-storey, 3-window front. 4-panelled door, partly glazed, beneath ogee-shaped lintel, in prostyle Doric porch

with frieze and moulded cornice. All windows are large-pane casements with painted stone sills, those on ground floor ogee-headed beneath ogee-shaped lintels. First floor and eaves bands. Overhanging eaves to hipped roof with end stacks rising from base of roof. Left return: 2 storeys and 2 windows, with 2-storey, 2-window parallel wing set back at left. Detailing of main part same as on front. Parallel wing has altered windows on both floors and flat coped gable-end parapet, ramped up on each side. When first built the building was known as The Tunnel Inn, and was possibly the first purpose-built building for the Whitby and Pickering Railway. RCHM, Houses of The North York Moors, p.136; fig.236.

The popular Station Tavern in Grosmont, North Yorkshire is a public house situated on the main street through the village and is in an ideal position to view the steam locomotives on the preserved North Yorkshire Moors Railway.

There is access to the West of the site to a car park located to the North (rear) of the site with a small enclosed external drinking area to the rear. The front of the building has a small external drinking area with a low stone wall and metal railing perimeter.

Proposals.

The letter dated 2nd February 2022 ref NYM/2018/ENQ/14551 stated that the existing location was not acceptable and the preferred location for the cooling unit would be to the west side elevation located between the two ground floor windows.



Photos above showing the location of the existing cooling unit to the front left side of the building.

Advise from contractors dated that the unit could not be located on the ground due to an uneven surface therefore the unit would be fixed to the wall with a timber housing surround.

A site visit was carried out to determine the best location for the unit and found that due to restrictions at basement level, the best location for the unit is as suggested by the council, being the west elevation between the two ground floor windows.



Photo showing the west side elevation and existing ground floor windows.

Details of the new and existing location are provided on drawing numbers 1065-(P)-01, 02, 03 and 04.

Impact and Justification.

The proposed works as mentioned above are wholly contained within the outside public areas around the property and are not intended to alter any of the current building substructures or its appearance in any way.

In carrying out these alterations along with the main works all as noted above, we feel that this will enhance the existing character of the building and will help to ensure the long-term viability of the business.

Heritage Statement.

128 - In determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset affected, including any contribution made by their setting. The level of details should be proportion to the assets important and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should be consulted on the heritage assets assessing using an appropriate expertise where necessary.

The proposed works as detailed on drawing numbers 1065-(P)-03 and 04 do not have any impact on any of the heritage assets of the building.

The cooling unit is necessary for the cellar and storage of beer and the proposed location is the only possible solution for the colling unit.

The proposed timber louver housing will compliment the building more than the unit itself hiding the impact of the unit against the existing stone building.

134 Where a development proposals will lead to less than substantial harm to the significance of a designated heritage asset this harm should be weighed against the public benefits as proposed including the optimum viable use.

The site is currently used as a public house serving the local area.

Village pubs in general are a part of the fabric of life within their village and can play a pivotal role in the village community. For many, the village pub is about bringing people together and are an

icon of British life. But unfortunately, too many are closing their doors for good. – current figures showing almost 30no per week.

Pubs have ability to adapt and cater for changing lifestyles whilst remaining at the heart of the community but like any small business they need support, investment and protection.

Public houses are no longer male only, anti-family places they may once have been perceived to be, a great deal can be attributed to the increased quality and diversity of what pubs offer.

As a public house it cannot survive on wet trade sales only, therefore it provides a very real and important service to the community, with many of the older village residents (some who live alone) having a warm meal and this helps strengthen social networks between people who might not otherwise meet.

The public house being in the heart of the village is also a popular location for tourists visiting the area together with families who can make use of these proposed facilities with the new external drinking area and children`s play area.

It is indicated that there is no real harm to the significance of the designated assets and therefore this does not have to be weighed against the public benefits of the proposal. Although securing a long-term economic use of the public house does give its optimum viable use.

Value.

This is a listed building with very strong character and integrity and can be shown to be of good quality in their fabric and historical association.

The proposed new cooling unit location as detailed on drawing number 1065-(P)-03 and 04 would conclude high value to the area and business.

Magnitude.

No measurable change to the building by the proposal therefore no discernible change in the baseline conditions set out in the building listing, therefore no change.

Use.

The site operates as a Public House, with areas for the use by customers wishing to sit outside, along with an area of customer car parking.

This use will continue following the alterations. The proposed works seek to relocate the cooling unit away from the front external drinking area.

Amount.

No new site areas will be added as part of this work. The existing customer external drinking area will be retained.

Layout.

There are no alterations proposed to the interior of the premises.

There are no alterations proposed to the exterior of the building structure.

Scale.

The proposed work is located within the confines of the existing site boundary, with no additional site areas created.

Appearance.

The cooling unit will be boxed in using treated timber panels in louver form to clad the unit.

Landscaping.

Landscaping is not affected by the proposed works.

Access.

The proposed alterations will not result in any loss of access provision to the site, or within the site.

Aesthetic Value.

The appearance of buildings, monuments, places and landscapes, including groups of buildings that individually or together form a set piece or characterise a townscape. Particular attention will be given to style, design, materials, composition and layout.

Group Value.

The collective value of a townscape or landscape where individually assets have limited value, yet together comprise a common theme important to the growth of the city or with attractive aesthetic properties.

Conclusion.

None of the listed assets will be affected by the works. The proposed works are located to the west elevation of the property.

This is a positive and sensitive approach to a building with all works proposed a minor alteration with key assets retained and not affected.

The proposed changes fully respect these features and will cause no harm to the building's architectural or historic character.

We conclude that the proposals are minimum in terms of the impact on the listed building and therefore we consider these should be acceptable.