

HERITAGE, DESIGN & ACCESS STATEMENT

February 2024

BAYTOWN STORE'S, STATION ROAD, ROBIN HOOD'S BAY. YO22 4RA

Agent: Arcane Design Studio

Client: Mr. and Mrs.T.Parker

This Historic, Design and Access Statement are submitted in support of a planning application for the construction of a timber storeroom under an apex roof.

HISTORIC BACKGROUND

In accordance with Planning Policy C and BL8 which sets out to assess the overall impact of the addition of a much needed store for retail goods in a non conservation, but National Park, the following statement is prepared

Local Distinctiveness

The overall area of Robins Hood's Bay, the general character and appearance is that of mixed Architectural styles of houses and cottages, ranging from 17th century to Victorian.

They are varied and mixed use of differing materials from painted render to traditional lime mortar and natural stone as well as facing brickwork.

There are also uninspiring new buildings, alterations and additions dating from the 1960's era, the Post Office being one of them.

The Lower Bay consists of mainly picturesque Grade 11 listed Building. Whereas the top of the Bay is a mix of more commercial guest houses of Victorian and mid 20th century buildings; the Post office being the latter.

DESIGN

Assessment - The Site and its Context

Physical Context

The application site is situated at the top of the Bay

The site has a frontage of 30M and is approximately 29M in depth.

The proposed construction of the modest lean-to front elevation to the post office and store as proposed will not detract to the character of the host building or street scene and would serve the local community and tourists.

The building itself is of brick construction with concrete roofing tiles, UPVC windows and the whole of the South East facing roof is covered with PV solar panels.

Sustainability

The proposed construction of the store will be Timber (stained colour to LA approval) Apex roof with Polymer felt covering.

Use

The design proposes the provision of an external store for additional retail stock.

ACCESS

Inclusive Access

The proposal will suit the need of outside space for the disabled through the provision of level access facilities in accordance with the requirements of Part M of the Building Regulations.