

# DESIGN AND ACCESS STATEMENT

## EXTERNAL ALTERATIONS (RETROSPECTIVE)

VICTORIA HOTEL  
STATION ROAD, ROBIN HOODS BAY

for

VICTORIA HOTEL (TSP INVESTMENTS) LTD

8508T/DAS

24/04/04

Rev A 24/04/05

NYMNPA

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## **ASSESSMENT**

### **PHYSICAL**

The application site is situated on Station Road, Robin Hoods Bay.



The Victoria Hotel is a purpose-built hotel constructed in 1897 and has been in continuous use. It is a landmark building on the cliff top at Robin Hoods Bay providing holiday accommodation, bar and restaurant facilities and function rooms for weddings and other occasions.

Victoria Hotel (TSP Investments) Ltd acquired the freehold property and operational business 31 October 2023, with the purpose of a planned full scheme of refurbishment and extension providing further high-quality guest accommodation.

The hotel fronts Station Road with a small external terrace at raised level immediately east of the public footpath. The entrance to the hotel is via a set of steps leading directly from this

public footpath which also provides access to the upgraded external terrace to the immediate south of the hotel.

Beyond the improved external terrace lies the existing landscaped garden which features a steel framed domed gazebo. Further south of the landscaped gardens is the boundary to the cliff edge overlooking the bay.

To the north of the hotel are further residential properties some in use as guesthouses together with the vehicular access route to the car parking area to the immediate east of the hotel.

The eastern boundary beyond the car parking area abuts the private garden spaces to the nearby residential properties on Victoria Terrace.

Ahead of the planned major works to the hotel accommodation the applicant is embarking on some minor refurbishment of existing internal spaces together with the general upgrade of the external landscaping to the hotel grounds.



External view showing the canopy to the orangery and glass balustrade to the external terrace.



External view showing the glass balustrade to the external terrace and landscaped garden



External view showing the glass balustrade to southern boundary



External views showing the infilled section of wall to western boundary and raised terrace

## SOCIAL

This application (retrospective) is to regularise the external alterations that have been carried out as part of initial works prior to the busy Easter holiday period and for which the owner did not consider would require Planning Permission, due to the nature and extent of those respective works.

The owner's intentions were honourable and a genuine mistake on the basis that the changes that have occurred were entirely focused on improving the external landscaping to the hotel grounds.

Following discussions with John Roberts Architects and the owner's other retained consultants, it has now been agreed that a Retrospective Application for required Planning Permission should be submitted

The alterations that have been carried out for which the owner is now seeking retrospective planning permission are as follows.

1. Replacement of the existing patio area to the south of the hotel including the installation of a new frameless glass balustrade.
2. Replacement of the existing timber post and rail fence to the southern boundary with the installation of a new frameless glass balustrade.
3. Construction of a new steel framed glazed canopy to the south of the building adjacent to the existing conservatory.
4. Removal of existing stone steps and infilling of existing opening in the boundary wall to the western boundary adjacent to Station Road, together with the continuation of the ironwork railings above the stone wall.

## ECONOMIC

The owner's intentions were to ensure that the exterior appearance and external spaces were of a high standard ahead of the peak tourist season to ensure that the impact on the local environment for tourists was minimised when visitor numbers to Robin Hoods Bay increase after Easter.

Robin Hoods Bay relies heavily on tourism to support its local economy and the improvements that have been made to the external areas of the hotel will ensure that this is further supported.

## **DESIGN**

### **USE**

The alterations are external and support the existing use of the Hotel (Class C1).

### **AMOUNT**

There is no change in the site area as a consequence of the alterations.

### **LAYOUT**

The layout of the external areas of the hotel remains the same with the exception of the removal of existing stone steps and infilling of existing opening in the boundary wall to the western boundary adjacent to Station Road, together with the continuation of the ironwork railings above the stone wall.

### **SCALE**

There are no changes to the scale of the existing building. The addition of the external steel framed, glazed canopy to the south of the building adjacent to the orangery has a minimal impact on the massing of the building due to the lightweight, fully open nature of the canopy.

### **LANDSCAPING**

The proposals only seek to improve the external spaces including the hard and soft landscaped areas of the hotel grounds.

### **APPEARANCE**

The general appearance of the external areas of the hotel are enhanced through the use of high-quality materials and components to elevate the general impression for visitors to the hotel and the wider area of Robin Hoods Bay as well as making overall improvements to the health and safety of the site and improved access for wheelchair users.

The external pavings used are of a high-quality natural stone, the external wall to the western boundary has been constructed using local natural stone to ensure that the infill is seamless. Frameless glass balustrading has been installed to ensure that both outward and inward views are uninterrupted; the removal of the previous poorly maintained timber post and rail boundary fence has made a marked improvement.

The steel framed glazed canopy to the south elevation of the existing orangery gives the improved external terrace extended use through the provision of shelter in less than perfect weather conditions meaning that visitors can make better use of the external space. The steel framework is powder coated in white to blend into the timber framing of the orangery itself and the detailing of the frame is appropriate with fluted bases to columns and scrolled brackets to the column heads.

### **ACCESS**

Access to the upgraded external terrace has been improved through the introduction of a small, ramped section of the eastern end of the new terrace as well as access being available from the hotel entrance area to the west. The improvements result in the external

terrace being made fully accessible for wheelchair/mobility scooter users with direct access from the resurfaced car parking area.

The removal of the steps to the west elevation from Station Road and infilling of the boundary wall enables the increased area of external raised terrace in this location to be fully accessible from the north entrance adjacent to the public bar area and removes the potential health and safety hazard that existed previously with two smaller terraces divided by the steep access steps.

Access to the hotel itself remains as existing and is unchanged as a consequence of these external changes.