

Heritage Statement for the New Tea Hut – The Quarterdeck

Robin Hoods Bay

(Including Variations to Entrance Door and Sign Support)

NYMNPA

31/08/2018

Overall Existing character and appearance of the Quarterdeck and proposed Tea Hut

In accordance with planning policy HE6 of PPS5 which sets out to assess the overall impact of the proposed Tea Hut on the Heritage Asset and evaluate the measures taken to ensure that the proposals do actually contribute to the asset, I have prepared the following statement.

Having examined this part of the conservation area of Robin Hoods Bay, the general character and appearance is that of mixed architectural styles of houses and cottages ranging from 17th century to Victorian. There are varied and mixed use of different materials from painted render to traditional lime mortar and natural sand stone, with some uninspiring alterations and additions from the 1960's era.

The proposal is for the reinstatement of an old tea hut, which once stood on the cliff side and in exactly the same location; it is set in a conservation area of the North Yorkshire Moors National Parks.

Assessment of Impact:

The proposal is again set on the cliff side, which was once all clay and no vegetation, as can be seen in the original photograph. The concrete sea defences, built in the mid 1950's, are in a style completely different to the main Heritage Asset and are clearly punctuated from the Heritage Asset by the galvanised steps leading from the Heritage Asset, down onto the concrete sea wall and viewing area. The area behind the new concrete sea defences is mostly overgrown and we believe the proposal will only add to the aesthetic overall appearance. Therefore, there is no negative impact of the proposal on the Heritage Asset itself, nor the surrounding conservation area of the National Park.

The addition of a rustic sign support fixed to the roof will augment the looks and materials used in the Tea Hut, blending in with the natural vegetation in the backdrop.

The horizontal cut across the entrance door will have no visual effect, other than being able to open the top part only, thus preventing dogs on the Quarterdeck entering the cooking area.

Mitigation Strategy:

Because there is a clear demarcation line between the Heritage Asset and the modern, but necessary concrete sea defences, we feel the style of the proposal is sympathetic to the Heritage Asset in a number of ways:

- 1) The wooden walls of the proposal are in keeping with outhouses and sheds within the Heritage Asset.
- 2) The proposal, being raised slightly off its concrete base, giving the overall impression of a temporary structure; as did its predecessor.

- 3) The neutral colours of the timber and roof blend in with the existing vegetation and surroundings
- 4) The curved style of the roof is a seamless blend of the modern Quarterdeck and the Heritage Asset.
- 5) The cut in the door will have no impact at all on the heritage asset.
- 6) The visual effect of the support is below the roof line so the height of the ridge is unaltered and its effect on the heritage asset will not be impacted.