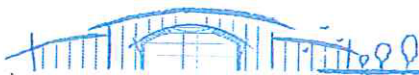


DESIGN AND ACCESS STATEMENT

**BALCONY AND EXTENDED SEATING TO
THE FISH BOX, NEW ROAD, BANK TOP,
ROBIN HOODS BAY, WHITBY**

FOR

FUSCO Ltd.



imaginative architecture + engineering design

bhd
partnership

Address: Airy Hill Manor,
Whitby,
North Yorkshire,
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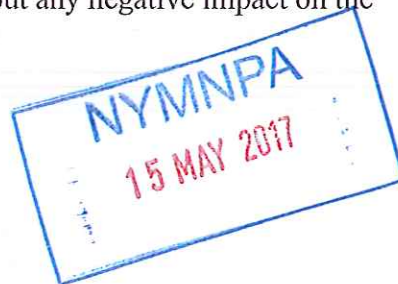


PHOTOGRAPH 2 – EAST ELEVATION

2.0 PROPOSALS

It is proposed to increase the existing external seating space to the side which at present is limited and with the addition of the Balcony/Terrace to the rear should improve and ease the restrictive seating facilities.

The proposed enlarged window to the rear elevation is to allow the customers within the cafe an improved enjoyment of the vista without any negative impact on the neighbours.



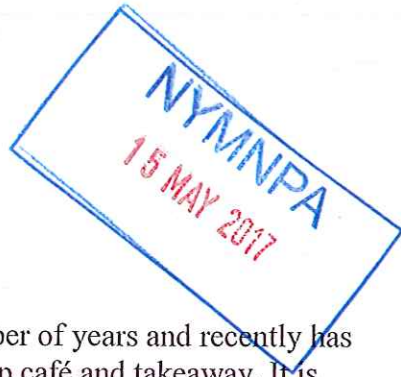
1.0 GENERAL

1.1 Statement

This statement is produced to accompany the planning application to North York Moors National Park for an increased external seating area a proposed balcony/terrace and enlarged window.

Details of the proposals are shown on drawings:

- D11044-01A Location and Block Plan
- D11044-02A Existing Plan and Elevations
- D11044-03B Proposed Plans and Elevations



1.2 The Building and Location

The building has been used as a Café for a large number of years and recently has been acquired by Fusco's to be used as a Fish and Chip café and takeaway. It is constructed traditionally with coursed natural stone walls and a clay pantile roof. Over its life it has been extended and altered substantially making it difficult to establish the original extents. Whilst it is traditional in terms of its materials it is not traditional in appearance or proportion.

The Café is situated at the top of 'The Bank' overlooking the old village and Sea from its elevated position. To the North of the property there is an external seating area.



PHOTOGRAPH 1 – NORTH ELEVATION