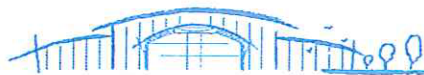


HERITAGE STATEMENT

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

FOR

FUSCO Ltd.



imaginative architecture + engineering design

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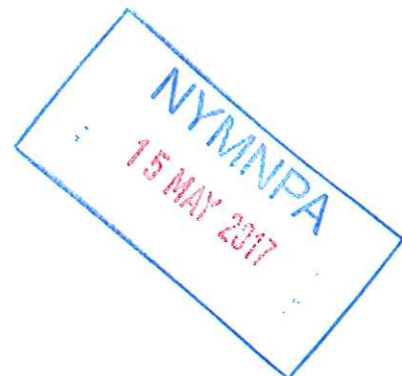
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1.0 GENERAL

1.1 Statement

This statement is produced to accompany the planning application to North York Moors National Park for a balcony and extended seating. It should be read with the Design and Access Statement.

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



PHOTOGRAPH 2 – EAST ELEVATION

NYMNP
15 MAY 2017



PHOTOGRAPH 3 – WEST ELEVATION

NYMNPA
15 MAY 2017



PHOTOGRAPH 4 – NORTH ELEVATION

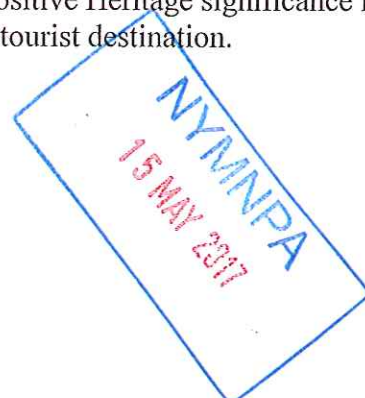
2.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

The building, whilst being constructed of traditional materials is of a relatively Non traditional appearance for the Area. It has been altered and amended over recent years to the current appearance.

As noted the Building is not traditional however it is being maintained in good condition and provides a pleasant elevation to people walking from the Car Parks down to the Old area of Robin Hoods Bay. The recent owners the Fusco family have a successful chain of restaurants in and around Whitby, their home town.

We feel the building provides a ‘Neutral’ affect on the areas Heritage. It does not detract from the general amenity of the area. The positive Heritage significance is provided by its use as a restaurant and cafe for this tourist destination.

It is not intended to illuminate the balcony area.



3.0 PROPOSALS & ASSESSMENT OF IMPACT INCLUDING MITIGATION

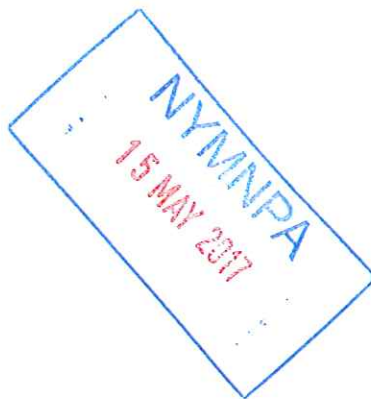
It is proposed to increase the existing external seating space to the side which at present is limited and with the addition of the Balcony/Terrace to the rear should improve and ease the restrictive seating facilities.

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.

Impact of the extended seating area is limited as the proposals increase is between the existing seating area and a band of trees.

The balcony to the west elevation has the fortunate situation to be bounded by public open land crossed by footpaths.

It is on the opposite side of the building to the road and will be visible from that thoroughfare. There will be no illumination and the guarding to the south will be 1.8m high and obscured glazing or timber. Also the size will be limited to ensure only up to 10 guests would be able to use this facility at any one time.



3.0 CONTEXT

3.1 Policies

This application is likely to be considered under National Park policies:

Development Policy 3	Design
Development Policy 4	Conservation Areas
Development Policy 14	Tourism and Recreation

3.2 Development Policy 3

The detailed design has been considered to ensure the general visual amenity of both the area and host building is retained.

3.3 Development Policy 4

The general guidance provided in this policy has been considered as part of the general design described in section 3.2.

3.4 Development Policy 14

Robin Hoods Bay is primarily a tourist destination and the existence of this Café confirms this use. It is our client's intention to continually improve the level of service provided for both tourists and the general amenity of the area.

This application will continue to do just this.

4.0 ACCESS

4.1 External

This is not affected by the application and remains as existing.

