

Design and Access Statement

Construction of New Tea Hut (in a Conservation Area and National Park)

The proposal is a reinstatement of the old tea hut, previously located on the same site and removed in the mid 1950's to make way for the concrete sea defences. The concrete platform was latterly converted into a viewing area named and the Quarterdeck.

The site itself forms part of the old cliff side, now completely stabilised by the construction of the concrete sea defences. There is no sign of movement in the clay banking, which is bound together with indigenous vegetation.

The design is prefabricated and is supported on traditional railway sleepers sitting on top of a concrete base, which is level with the existing quarterdeck.

The proposed construction is designed to blend into the surroundings, in both materials and colour. It will serve hot and cold refreshments to tourists on the beach and at high tide, when the beach cannot be used. It will have the advantage that parents with children will not have to venture from the sea front to obtain refreshments, thus keeping children in sight at all times.

The Quarterdeck can only be accessed via steps in all three directions:

- 1) From the beach there is a ramp onto the lower Quarterdeck, but this has a permanent barrier, preventing any wheel chair access. There is a further set of steps onto the upper Quarterdeck, also preventing wheel chair access. There are further steps down to the beach onto the lower Quarterdeck.
- 2) There are steps down from the Cleveland Way, but this too is impossible via wheel chair and persons with mobility impairments.
- 3) There are the main double steps down from the top of Covet Hill and this too is impossible via wheel chair; additionally, to access the top of theses steps there are further steps up from the Dock at the side of the Old Coastguard Station.

In considering any possible future wheelchair access, which the local authority may install, we have included a ramp up the 12cm rise from the concrete quarterdeck, onto the front serving area of the tea hut. Additionally, if wheel chairs were indeed able to access the beach we would provide a telephone ordering service to refresh the disabled.