

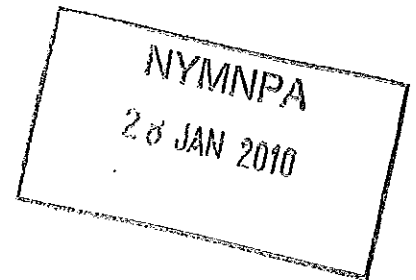
DESIGN STATEMENT

PROPOSALS

Demolition of the existing toilet block and construction of a replacement single storey extension to provide extended and improved facilities at the Falcon Inn, Whitby Road, Cloughton, Scarborough, North Yorkshire YO13 ODY

References:

Architectural Design's drawing nos. 1252- 1, 2, 5 and 6
Recent photographs.



JUSTIFICATION

The existing toilet facilities have served the Falcon Inn for many years and, by modern expectations, provide only the basic facilities. The proposal not only encompass upgraded toilet accommodation but also includes one standard disabled toilet plus a larger disabled facility encompassing a shower area and additional facilities for touring visitors.

DESIGN CONSIDERATIONS

The existing range of buildings are constructed in natural dressed stone with natural slate roof coverings. The majority of the external frames to the main buildings are white painted softwood.

The present complex comprises the original public house, which has been extended / altered over the years to provide eight letting bedrooms with en-suite facilities in both single and two storey annex extensions, a restaurant, a conservatory, improvements to the kitchen and food preparation areas and an upgraded beer / storage cellar.

The traditional and rural arrangement of the buildings, set against the background of the adjacent wooded area to the north and west and rolling countryside to the south and east presents an attractive perspective and has architectural merit. Consequently, it was considered that the replacement toilet block should match the existing buildings both in concept and materials.

Pre application consultation

At a meeting on site, the proposals were discussed with the North York Moors Planning Officer, Hilary Saunders, and following submission of sketch plans and draft working drawings it was considered that a formal application be submitted.

Access

There is no proposed change to the access and the proposals will not generate any major increase in traffic movement.

Vehicular parking

There is ample space for on site parking and turning.

Protected species survey

Not required.

Flood risk assessment

The property is not in a flood risk area.

Crime prevention

The security system and external lighting is to be extended.

Fire precautions

The extension will be provided with emergency lighting, break glass call points, sounders all linked into the existing system and water extinguishers.

Emergency access

There is unimpeded access for emergency services in the event of an such a eventuality.

Richard G Winn
Architectural Services
01 Jan 2010

