

NYM / 2011 / 0 0 7 1 / 8 8

Design and Access Statement

For

**Additions & Alterations
To**

**The Old Coastguard Lookout,
Robin Hoods Bay, Whitby**

NYM/IDA
21 FEB 2011

Victoria Wharton BA Hons CAP

NYMNP

21 FEB 2011

Design and Access Statement

The Site

The site is situated in Robin Hoods Bay, to the rear of the old coastguard cottages. The existing building is constructed of red brick with a slate roof and bay window to the front.

The proposal is to extend the existing coastguard lookout, in order to create a studio dwelling for a single person. The extension would be clad in timber with a slate roof to match the existing roof.

Consultation

The proposed development has not been officially discussed with neighbouring residents. Both the applicant and I have consulted with Hilary Saunders at the North York Moors National Park Authority via email regarding the proposal and the proposal is now favourable for a single occupancy dwelling.

Also the applicant has consulted with both building control and the environment agency and both have given positive feedback and support the proposal. (see further info).

The Design

We are proposing to construct an extension clad in timber, to create a kitchen and bathroom for the dwelling.

The roof will be constructed from slate to match the existing roof and there are surrounding buildings using this roof covering and thus it will blend in with the character of the area.

Access

The access to the site is via single track and then through the field. This will remain as it is. Access into the dwelling will be through the existing door on the north east elevation.

Evaluation

The proposed development would enhance the surrounding area and have a small impact on the appearance of the area.

As the site is hidden from the majority of Robin Hoods Bay and would not impact on its surroundings.

The reuse of this building as a dwelling will allow the building a new lease of life and will help prevent it falling into disrepair.

We feel the development would improve and enhance its surrounding while having little impact on the neighbours and for these reasons we hope the National Parks Authority will look favourably upon it.

Further Information

NYMADA
21 FEB 2011

m fenby

From: Roger Bickerstaff **Sent:** Tue 30/11/2010 07:56
To: m fenby
Cc:
Subject: Coastguard Lookout, Robin Hoods Bay
Attachments:

Dear Sally,

I refer to your letter dated 22 November, 2010, enclosing the details of your proposals for the conversion of the above property into a unit of accommodation, together with the comments from Hilary Saunders of the NYMNPAs.

Having looked at the drawings I would say that although the unit is very small in size, it would make a suitable studio type dwelling for a single person. We have allowed in the past similar units of accommodation within blocks of flats in Scarborough and would have no objections on environmental health grounds to this proposal should we be asked to comment on a planning application.

However the final say lies with the National Park Authority and ultimately the Members of the Planning Committee.

Yours sincerely

Roger Bickerstaff

Roger Bickerstaff
 Environmental Health Technician
 Environmental Services
 Scarborough Borough Council

scarborough.gov.uk |
 w: www.scarborough.gov.uk

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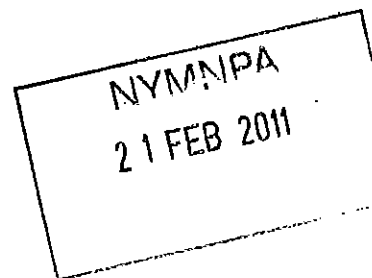
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 Academy of Urbanism - 'The Great Town' - Winner 2010

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NORTH YORKSHIRE BUILDING CONTROL

Suite 2 Coxwold House
Easingwold Business Park
Easingwold
YORK
YO61 3FB



Mrs S. Straw
Windhill Farm
Robin Hoods Bay
Whitby
North Yorks
YO22 4QL

Your Ref
Our Ref DT

14 December 2010

Dear Mr West

**Proposed Domestic Accommodation
The Old Coastguard Station, Robin Hoods Bay**

I refer to the recent correspondence from you in connection with the above and wish to confirm that I have no objection to your proposal.

I can fully support the development, but whilst the project will need to comply with the Building Regulations I would like you to pay particular attention in ensuring that insulation to the property is installed wherever practical to ensure compliance with the Approved Documents, Part L.

If you have any further queries please do not hesitate in contacting me at North Yorkshire Building Control, Suite 2, Coxwold House, Easingwold Business Park, Easingwold, York, YO61 3FB. Telephone 07967 465384, e-mail david.todd@nybcp.org

Yours faithfully

David Todd
Operations Manager
NYBCP

North Yorkshire Building Control Partnership incorporates
Hambleton, Richmondshire, Ryedale, Scarborough and Selby Councils Building Control

Head of Building Control - Les Chapman



RIVMARIDA
21 FEB 2011