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# **Design and Access Statement**

**For**

**Additions & Alterations  
To**

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

NYM/DA  
11 JUL 2011

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## 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.

In addition to the extension we are also proposing to place a shed on the site for storage. Currently the lookout it used to store garden implements and equipment which will need to be stored on site in another location.

### 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.

The shed will be a standard timber shed.

### 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 the development 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.

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