

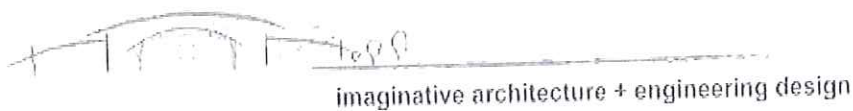
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**DESIGN AND ACCESS STATEMENT**

**EXTERNAL WORKS  
GROSMONT OLD SCHOOL, COFFEE SHOP,  
GROSMONT YO22 5QW**

**FOR**

**BILL SANDERSON AND EMILY THWAITE**



**bhd**  
partnership

Address: Airy Hill Manor,  
Whitby,  
North Yorkshire,  
YO21 1QB

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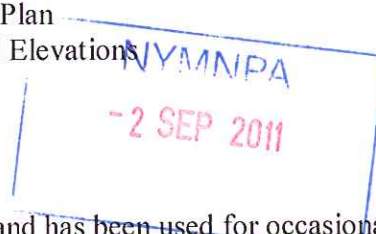
**1.0 GENERAL**

**1.1 Statement**

This statement is produced to accompany the planning application to North York Moors National Park for a variety of works within the former playground all ancillary to the Coffee Shop.

Details of the proposals are shown on:

D9922-01 Location Plan  
 D9922-100 Plans and Elevations



**1.2 The Building**

The school was closed in 1996 and has been used for occasional Educational Exhibition purposes but for the majority of the last 15 years it has stood empty.

Planning permission was granted in July 2008 (NYM/2008/0210/FL) for conversion into a Café and Dwelling.

The building lies to the South of the village of Grosmont within the North York Moors National Park. Grosmont is a small village with an industrial past, its local amenities include a preserved steam railway, a public house, general shop and a post office. It is a popular tourist destination which many walkers and steam train enthusiasts enjoy all year round. The Old School House is located on the bank of the River Esk which runs to the fishing port of Whitby. As it is situated conveniently off the path leading from the main road by the level crossing to the North York Moors Railway Engine Sheds, it is felt that the property would be successful as tearooms to accommodate the many hikers that frequently pass by.

The school originally incorporated a mono pitch structure to the North of the playground to incorporate the toilet block.

This application and the details which follow relate purely to works within the former playground.

1.3 Liaison

A site meeting was held with the Senior Area Planning Officer to present general proposals and give a flavour of the overall feeling to be created.

Also recently approved for the property (NYM/2011/0378) were a range of renewable energy measures which further highlight the sustainable nature our clients wish to pursue for both the building and the business.

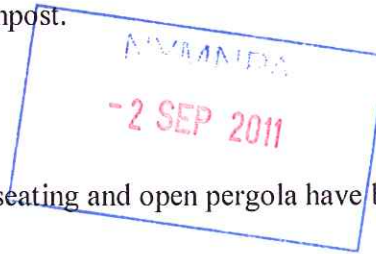
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## 2.0 PROPOSALS

### 2.1 Design

The works indicated on drawing D9922-100 show:

- Bench seating, pergola and tables.
- Raised bed planter.
- Refuse collection/storage/compost.
- Bicycle rack.
- Gate and arched entrance.



The style and position for the bench seating and open pergola have been selected to follow historical context.

As briefly noted in section 1.2 the North of the playground accommodated a stone and pantile mono pitch building. The shape of the pergola will reflect the previous building and it will be sited in a similar location.

Due to the backdrop of trees and shrubs the pergola will only be viewed when approaching from the South, it is obscured from the North and West.

The pergola itself will be left natural, treated with a clear preservative and every alternate bay will include a stone raised planter against the existing wall.

A similar pergola exists in the adjacent property Applegarth.

A larger planter again formed with natural stone will be placed along the Eastern edge of the area to form a visual and physical barrier to the end of the playground.

The stone used for the planters has been salvaged from the original building during the refurbishment works.

The application drawings also show the proposed gate and entrance to the property.

This feature has been designed by our clients and a local Blacksmith James Godbold and includes detail of fossils found in abundance during local mining.

The arched gate design with the steel "Old School Coffee Shop" lettering will also serve as the only signage required for the building reducing the need for any further signage.

The refuse area will be sited in a recess formed by the building and screened by a close boarded timber fence.

The bicycle rack will be steel and fixed to the ground only approximately 400 high.

It is also proposed to paint 'Old' playground games areas on the tarmac such as 'Hop Scotch' or similar.

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### 3.0 CONTEXT

#### 3.1 Policies

This application is likely to be considered in relation to the following policy.

Development Policy 3      Design

#### 3.2 Development Policy 3

This policy seeks to ensure that the basic guidelines of good design are considered and allowed to influence the design of all structures. In particular the existing/previous amenity of the host and adjacent buildings.

The following have been considered and the proposal stands up against this criteria:

- Siting, Orientation and Layout; ensuring the special amenity of the area including buildings and landscape is not diminished.
- Scale, Height and Massing; as described in 2.1 these issues have been very much part of the design solution.
- Detailing; this has been kept traditional and reflects the previous use of the buildings. Materials are stone, timber and steel. All of which are found in the immediate area.

The context of these proposals should be viewed in relation to the dominant uses of the area which have historically been the school, the railway and tourism, along with the approval for the Coffee House.

