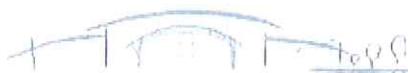


DESIGN AND ACCESS STATEMENT

**TOILET EXTENSION, CANOPY AND FLUE
CANDY'S CAFÉ, NEW ROAD, BANK TOP,
ROBIN HOODS BAY, WHITBY**

FOR

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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 the extension, canopy, banner and flue.

Details of the proposals are shown on drawings:

- D10197-01 Location and Block Plan
- D10197-02 Existing Plan and Elevations
- D10197-03 Proposed Plans and Elevations



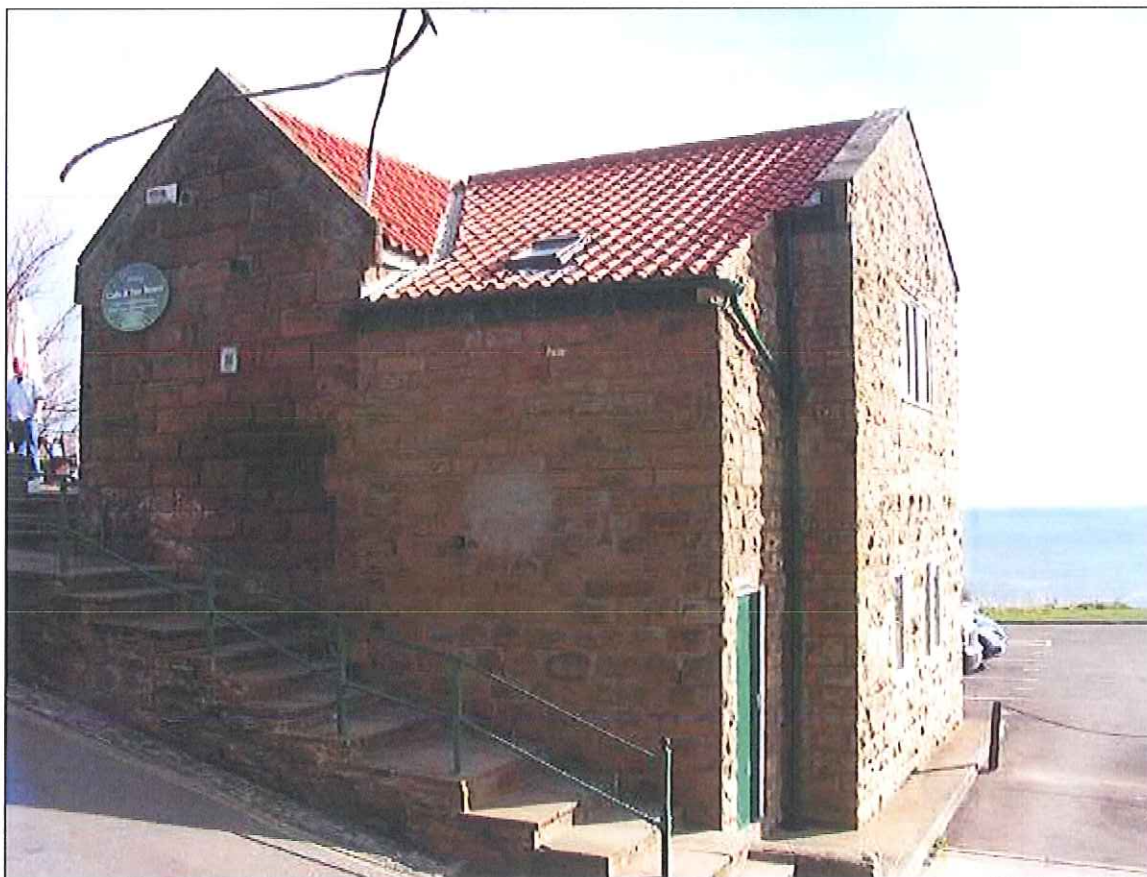
1.2 **The Building and Location**

The building has been used as a Café for a large number of years. It is constructed traditionally with coursed natural stone walls and a clay pantile roof. Over its life it has been extended and altered substantially making it difficult to establish the original extents.

The Café is situated at the top of 'The Bank' overlooking the old village and Sea from its elevated position. To the North of the property there is an external seating area.



PHOTOGRAPH 1 – NORTH ELEVATION



PHOTOGRAPH 2 – WEST ELEVATION

2.0 PROPOSALS

The main driving force for the application is the provision of a toilet for patrons. Presently there is no facility on the premises and the public toilets are used. These proposals will obviously improve the situation substantially and the service offered.

In addition it is proposed to improve the kitchen extract system which at the moment is inadequate and expels at a low level.

Therefore it is proposed to erect an internal flue running vertically from the lower ground level kitchen through the ground floor and out through the roof.

The flue will project approximately 600mm above eaves level and therefore be below the ridge lines of the building. Also it is proposed to paint the flue a similar colour to the roof tiles.

Small items attached to the application are:



- An extendable canopy to a small area of seating to provide cover on inclement days. This canopy is retractable and will line in with the fascia when not being used.
- A banner advert to the West Gable to advertise the business.



3.0 CONTEXT

3.1 Policies

This application is likely to be considered under National Park policies:

Development Policy 3	Design
Development Policy 4	Conservation Areas
Development Policy 14	Tourism and Recreation

3.2 Development Policy 3

The detailed design has been considered to ensure the general visual amenity of both the area and host building is retained.

The extension to house the toilet is to be finished in the same stone/pantile materials as the main building and its subservient nature is upheld by its minimal size with the new ridge substantially below the existing ridge.

The flue pipe is required to improve the general environment in relation to the emission of kitchen smells etc. As noted in section 2.0 it will site below the ridge and be painted to assist appearance.

The canopy will be sited over a smaller area of seating that will generally be obstructed from view by the proposed toilet extension.

3.3 Development Policy 4

The general guidance provided in this policy has been considered as part of the general design described in section 3.2.

3.4 Development Policy 14

Robin Hoods Bay is primarily a tourist destination and the existence of this Café confirms this use. It is our client's intention to continually improve the level of service provided for both tourists and the general amenity of the area.

This application, particularly the toilet and the flue will continue to do just this.

It is noted that the toilet can easily be drained into existing mains foul drainage via the existing connection.

4.0 ACCESS

4.1 External

This is not affected by the application.

4.2 Internal

The inclusion of an 'accessible' toilet designed to 'Part M' of the Building Regulations improves the current situation.

