

**HERITAGE 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, and flue. It should be read with the Design and Access Statement

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 Assessment of Heritage Significance**

The building, whilst being constructed of traditional materials is of a relatively Non traditional appearance for the Area. It has been altered and amended over recent years to the current appearance.

As noted the Building is not traditional however it is being maintained in good condition and provides a pleasant elevation to people walking from the Car Parks down to the Old area of Robin Hoods Bay.

We feel the building provides a ‘Neutral’ affect on the areas Heritage. It does not detract from the general amenity of the area.



### 3.0 Assessment of Impact including mitigation

The main driving force for the application is the provision of a toilet for patrons. The toilet has been designed as a small pitched roof extension formed with the same materials as the Main Building. It is considered that the Extension will break up the plain existing elevation and add to the visual interest without affecting the wider amenity

In addition it is proposed to improve the kitchen extract system which at the moment is inadequate and expels at a low level. The flue will project approximately 600mm above eaves level and therefore be below the ridge lines of the building. It is proposed to paint the flue a similar colour to the roof tiles. This will avoid any major visual impact

An extendable canopy to a small area of seating is proposed to provide cover on inclement days. This canopy is retractable and will line in with the fascia when not being used. The canopy will be situated in the corner formed by the new extension.

