

Riverside Design Group

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Mrs H Saunders
 Planning Team Leader (South)
 North York Moors National Park Authority
 The Old Vicarage
 Bondgate
 Helmsley
 York
 YO62 5BP

13 June 2012

Your Ref:

Our Ref: MJM/SK/875

Dear Mrs Saunders

Design & Access Statement: Change of use from Public Toilet facilities to archive storage for part of the building, including provision of a ramped access and external alterations to the Bank Top Public Toilets building, New Road, Robin Hood's Bay, Whitby, YO22 4SE, for the Fylingdales Parish Council

The building, which is the subject of the accompanying application, is a simple single storey structure with an 'L' shape floor plan, and is of fairly traditional construction with a traditional red clay pantiled roof over white painted pebble-dash render on brick walls. It is located at the top of 'Bay bank', being the main highway leading into the old village and known as New Road, and the building is accessed via a short spur road off this highway, which leads to the bank top caravan site.

The building is thought to be around seventy years old and whilst the facilities are of huge benefit to both local residents and the tourism trade it is nevertheless in a fairly dilapidated condition and is currently inaccessible by anyone with disabilities. The Borough Council have taken the view that they no longer have the financial capability to maintain the building, despite it's importance locally, so for this reason it is proposed that responsibility for operating and maintaining it be passed to the local Council, being Fylingdales Parish Council.

In order to be able to sustain the building and continue to offer these vitally important public facilities, the Parish Council needs to generate some income. It is therefore proposing to carry out a refurbishment programme and make some modest changes which will provide three new pay-to-use public toilets, with baby changing facilities, and access for the disabled. In addition, the Parish Council wishes to use part of the space in the building to provide a document storage area for the Parish documents, there being currently no such facilities.

The proposed design also acknowledges the need for reduced energy consumption and emissions and a degree of sustainability. It will therefore be energy efficient with high levels of insulation installed in the building and low energy lighting.

The existing mains drainage connections and services will be unaffected.

For and on behalf of Fylingdales Parish Council

M. McCulloch

