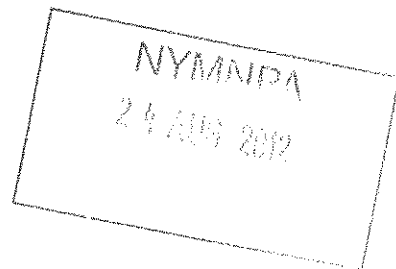


**DESIGN AND ACCESS STATEMENT  
REVISION B**

**FLUE TO  
CANDY'S CAFÉ, NEW ROAD, BANK TOP,  
ROBIN HOODS BAY, WHITBY**

**FOR**

**MR. & MRS. MILLWARD**



imaginative architecture + engineering design

**bhd**  
partnership

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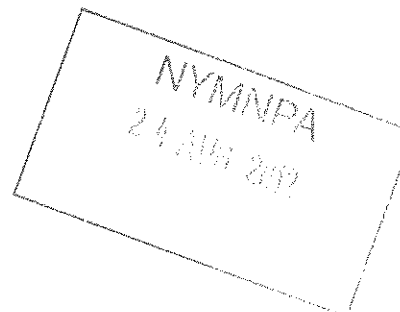
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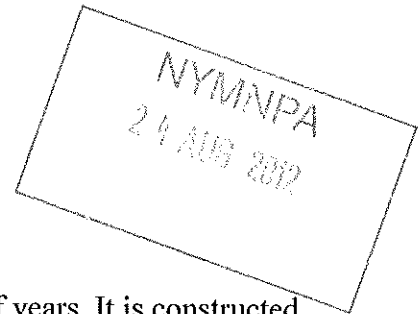
**1.0 GENERAL**

**1.1 Statement**

This statement is produced to accompany the planning application to North York Moors National Park for a flue.

Details of the proposals are shown on drawings:

- D10197-01 Location and Block Plan
- D10197-02 Existing Plan and Elevations
- D10197-04 Proposed Plans and Elevations



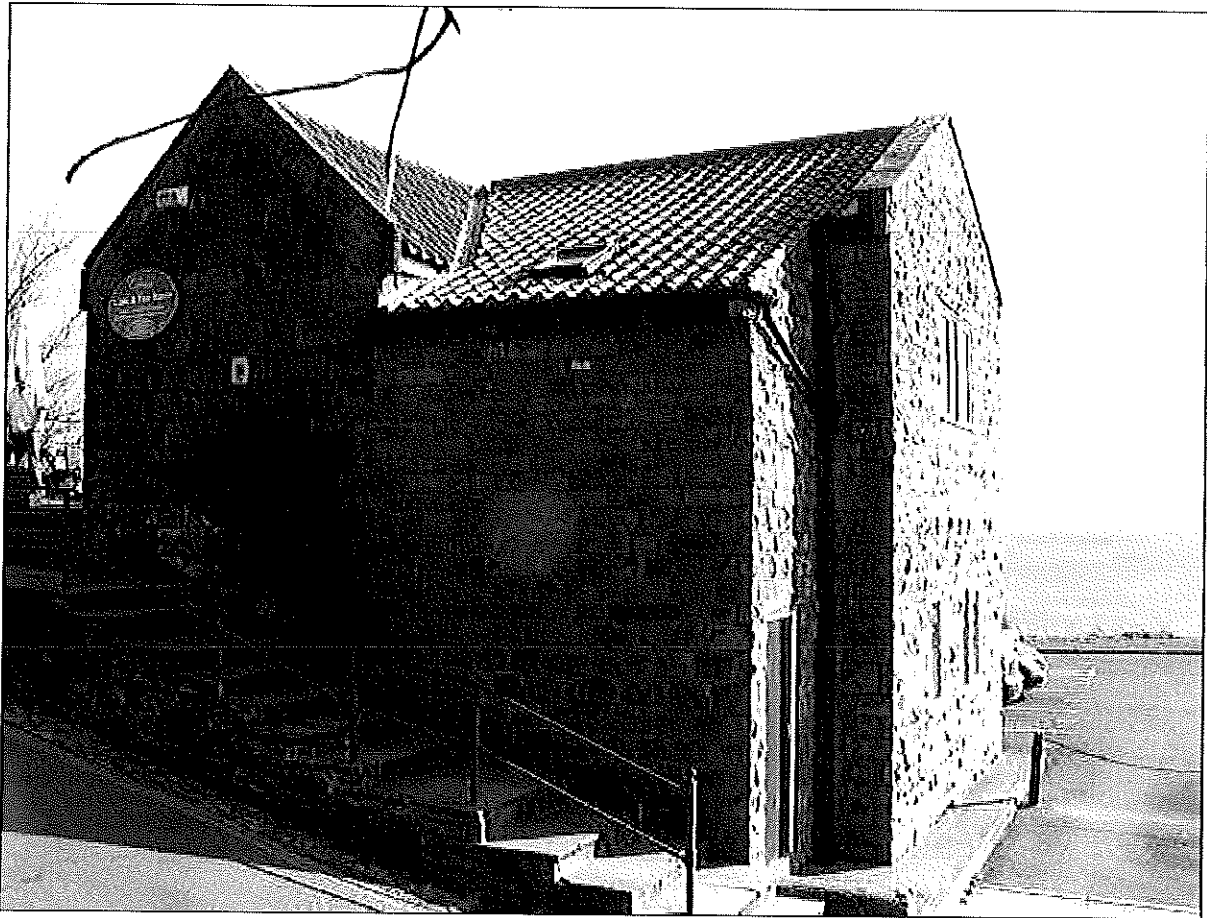
**1.2 The Building and Location**

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**



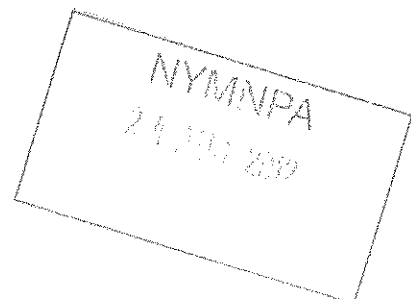
PHOTOGRAPH 2 – WEST ELEVATION

## 2.0 PROPOSALS

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

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.



**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 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.

**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 will continue to do just this.

**4.0 ACCESS**

**4.1 External**

This is not affected by the application.

