

Heritage Statement for The Bin Shed (asset) Albion Road**Robin Hoods Bay**


NYMNPAA
27 AUG 2013

Overall Existing character and appearance of the asset

In accordance with planning policy HE6 of PPS5 which sets out to assess the overall impact of the alterations on the Heritage Asset and evaluate the measures taken to ensure that the proposals and new building work contribute to the asset, I have prepared the following statement.

Having examined this part of the conservation area of Robin Hoods Bay, the general character and appearance is that of mixed architectural styles of houses and cottages ranging from 17th century to Victorian. There is a varied and mixed use of different materials from painted brick and render to traditional lime mortar and natural stone, with uninspiring alterations and additions from the 1960's era.

The asset is located in a conservation area of the North Yorkshire Moors National Parks and is positioned within the old industrial area of the village; this once housed the village Gas Works. Since the Gas Works were removed, some fifty years ago, no improvements have been made to enhance the area. Indeed the footprint of the old gas storage vessel is clearly visible and is now used as a boat and car store. A brick built, painted cream building has since been erected, which now forms a series of linked garages with a vast flat bitumen roof and metal up and over doors.

Assessment of Impact:

The existing Old Bin store is now covered in vegetation and has not been used for some time. It is derelict and has clearly come to the end of its useful life and is now in a serious state of decay. The impact of this asset on the area is to further degrade its surroundings. The void under the asset is Rat infested and this can be seen by the dead rats lying around. The asset was clearly a standard sectional wooden garage with a hip roof, placed in the recess of the retaining wall. Because half of the roof is sloping towards the retaining wall and it leaving a narrow gap it's timbers have quickly rotted, augmented by rubbish piling up within the gap. The replacement will have zero gap between the retaining wall and a mono pitched roof, this will direct water towards the front of the building.

Mitigation Strategy:

The dilapidated, rat infested eyesore will be removed and replaced with a building sympathetic to its industrial heritage and woodland surroundings. Instead of it looking like a sectional domestic garage plonked in the gap of the retaining wall, the new structure will be of concrete block or timber framed construction and clad with horizontal Larch lap timbers on all sections visible to the eye. The roof will be of similar Larch Lap veneer. This would be an improvement over the existing building. However, if the planners preferred making the new building look similar to the existing, a corrugated sheet steel roof would be a much more cost effective option. The new building will be marginally bigger in order to maximise the gap of the retaining wall, thereby making it less obvious in the surrounding environment. The proposed metal roller shutter door on the front, covered in brown wood grained finish, will be in

keeping with the four industrial looking sheet steel rubbish chute doors, on the adjacent SBC owned Bin Shed. As an alternative, a timber clad up and over door could be installed.

The existing corrugated asbestos cement sheet roof will be removed in accordance with the Health and Safety Executives A14 recommendations. Because the existing building is clearly a home for Bay town rats, the demolition would be synchronise with the winter closure of the nearby Fish & Chip establishment. A regimented line of 'Pied Piper' style rats passing along Albion Road would not be conducting to the promotion of good tourism in Robin Hoods Bay.

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