

Beacholme - Design and Access Statement

Item 1 - New Gates

The gates are proposed to hide the ugly plastic and brightly coloured wheelie bins standing to the left of the main entrance into Beacholme.

The approach to the property is on the famous Cleveland Way and is the main pedestrian route to the Quarterdeck and beach. The first thing which you are presented with, when turning the corner at the top of Covet Hill, are these large unsightly rubbish bins. They detract attention from and demean the beauty of this Grade II listed building.

The design is made to minimise the impact of the gates and accompanying support posts by hiding them behind the existing cast Iron fall and soil pipes. I consider the pipes to be a feature of this Grade II listed building and would not wish to cover them, which would be the case if using just one single gate placed in front of the pipes and opening outwards.

The proposal is to construct them in T & G softwood painted to match the building. However, slatted wood with a small gap between the boards is also an option to be considered. The top is rounded to minimise the overall height against the building; this being 1.2m high by 0.7m wide.

Item 2 - Addition of Charity collection Plaque

There is an application to affix an engraved hardwood plaque to the lower wall of the outhouse, this being a part of the listed building. The idea is for a charity collection box with a twist; when a coin is inserted, it drops through a small chute drilled through the single brick rendered wall, into a collection box on a shelf inside the building. It will pass through an infra-red beam and turn the tap on for a predetermined time. Many hundreds of people with dogs will pass this facility every week and will be able to provide water for their animals, whilst donating money to a worthy seaside themed charity; one which is not presently represented within Robin Hoods Bay.

Item 3 – Retrospective Planning Application for leaded light window

This retrospective application is for the western gable landing window. It was felt the old 1960's style 6 pane window did not match any other windows on Beacholme and was therefore not in keeping with this 360 year listed old property. The window was changed at the same time as recent works and by the same craftsman, to match the rest of the newly installed leaded windows on the property, for which a planning application and grant was approved. The resulting change and intricacy of the lead work has since been favourably commented upon by passing members of the public.

