

DESIGN & ACCESS STATEMENT

PROPOSED TEMPORARY MARQUEE TO

VICTORIA HOTEL,

STATION ROAD

ROBIN HOODS BAY

MARCH 30TH 2015



1.00 **INTRODUCTION**

1.01 Victoria Hotel is a detached property fronting west which is accessed from Station road.

1.02 Steps accessed off Station Road lead up to the hotel, which is raised approximately 1300mm above the road level, with patio area to the front and gardens to the side of the hotel and parking to the rear.

1.03 It is proposed to erect a temporary marquee structure to the side (South) elevation of the hotel to serve as a wedding function room over the summer months.

2.00 **SITE ASSESSMENT**

2.01 The site lies on the top of the cliff in Robin Hoods Bay and is not in the Conservation area.

3.00 **PROPOSALS**

3.01 The proposal is for a temporary marquee to be erected to serve as a wedding function room.

3.02 A new flue to serve the hotel kitchen is also proposed. This will be painted matt black.

4.00 **ACCESS**

4.01 The existing access to the hotel will remain unchanged.



5.00 **CONCLUSION**

5.01 From a Planning Policy aspect, it is felt that the Marquee proposals will not have an adverse effect on the surrounding area, and will allow the business to thrive offering valuable benefits to both local people and businesses.

5.02 It is felt that the new flue construction will not have an adverse effect on the surrounding area. Although slightly larger in size than the original flue, the new flue has been painted a matt black colour to lessen the prominence from the street, and includes a silencer so the sound impact to the surrounding properties is also reduced.

NYMNDPA
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