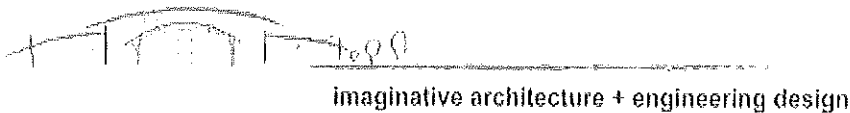


DESIGN AND ACCESS STATEMENT

**OPENING HOURS AND TAKEAWAY DRINKS
GROSMONT OLD SCHOOL COFFEE SHOP,
GROSMONT YO22 5QW**

FOR

BILL SANDERSON AND EMILY THWAITE



bhd
partnership

Address: Airy Hill Manor,
Whitby,
North Yorkshire,
YO21 1QB

1.0 GENERAL

1.1 Statement

This statement is produced to accompany the planning application for extended evening opening (limited) and takeaway hot drinks to North York Moors National Park.

The design element of this report is minimal as the application relates to the operation of a previously approved conversion.

Details of the conversion of the former School to Dwelling and Coffee shop were approved on:

NYM2008/0210/FL – Change of Use
NYM2011/0378/FL – Renewable Energy Works
NYM2011/0586/FL – External Works

1.2 The Building

The school was closed in 1996 and has been used for occasional Educational Exhibition purposes but for the majority of the last 15 years it has stood empty.

The building lies to the South of the village of Grosmont within the North York Moors National Park. Grosmont is a small village with an industrial past, its local amenities include a preserved steam railway, a public house, general shop and a post office. It is a popular tourist destination which many walkers and steam train enthusiasts enjoy all year round. The Old School House is located on the bank of the River Esk which runs to the fishing port of Whitby. As it is situated conveniently off the path leading from the main road by the level crossing to the North York Moors Railway Engine Sheds, it is felt that the property would be successful as a Coffee Shop to accommodate the many hikers and visitors that frequently pass by using the footpath to Esk Valley, Beckhole and Goathland.

The works granted within the previous applications are now reaching completion and our clients are looking at specific operation of the Coffee Shop.

1.3 Liaison

These proposals have been presented informally to Officers via a letter to the Planning Department.

2.0 PROPOSALS

2.1 Opening Hours

It is requested that the opening hours of the Coffee Shop are allowed to be extended to 10.30pm on a limited number of occasions across the year.

This would only be envisaged to operate on a limited number of evenings during the year. In addition it is very likely that the majority of these evening would be out of the peak tourist season. Some reasons for this requirement are:

- During peak tourist season the business would be busy during the day and to run through into the evening on a regular basis would be tiring and logistically difficult.
- The provision of an evening venue within the village with all services available.
- Expanding the provision of facilities obtainable locally for residents and therefore improving choice and reducing the requirements for travel.

The proposals for this flexibility of operation form a logical base in regard to running a successful business and providing a facility for local use by residents at a time of the year when quite often facilities and therefore services shut down.

Bill and Emily's vision would require no more than 24 evenings of late opening during the year. They have both been involved extensively in community arts and performance projects and would like to bring their experience, on a modest scale, to the village. Local interest appears to be strong and Bill and Emily have already created links with existing Esk Valley arts and community groups.

These evening events would be accompanied by drinks and light refreshments making the Coffee Shop an ideal location.

The suitability of the building is confirmed by our clients research which shows that the School was a centre for night classes, a natural village focal point.

Users of the facility would be able to walk if they are village residents or park in the village car parks if they drove from neighbouring areas and walk from the car park.

Wheeled access is available from the village to the venue for those needing assisted mobility.

2.2 Takeaway

This application seeks to relax condition 8 of approval NYM/2008/0210/FL which prevents the sale of 'Hot food and Drink'.

Environmental issues are high on Bill and Emily's list of considerations for the whole project and in this respect bio-degradable containers made using re-cycled materials will be used, it is also our belief that customers frequenting the area and partaking in the activities of a country village generally have a high level of environmental awareness.

The proposals are to allow the sale of hot drinks (not hot food) from the premises, hence relaxing and not removing the condition. Our clients believe, rightly in our view that this is a service customers would like for a variety of reasons.

They may need to catch a train and therefore not have the time to sit and drink. They may require a hot drink as they continue on their walk, indeed Bill and Emily would like to tailor this service by offering to refill walker's flasks.

Our clients see this as a small but significant part of the overall trade and an added value service which will be greatly appreciated by customers.

3.0 CONCLUSION

- 3.1 It is our clients hope, the information provided with this application will give members and officers confidence that that 'Coffee Shop' business will be run in a responsible manner and our clients have considered their requirements thoroughly before submitting the application.

The proposals are presented as part of a new business intended to add to the existing general amenity of Grosmont both for tourists and the local community.