

DESIGN & ACCESS STATEMENT

21 SEP 2015

PROPOSED ORANGERY BUILDING TO

VICTORIA HOTEL,

STATION ROAD

ROBIN HOODS BAY

SEPTEMBER 18TH 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 build an orangery extension to the side (South) elevation of the hotel to serve as a wedding function room.

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 an orangery extension to be created to serve as a wedding function room.
- 3.02 It is also proposed to create a small brick built extension to the east elevation to act as a link between the existing pot-wash/kitchen area and the new orangery.

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 orangery 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.

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