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The Station Tavern, Grosmont, Whitby, North Yorks, YO22 5PA

Design & Access Statement

20/10/2015



28 OCT 2015

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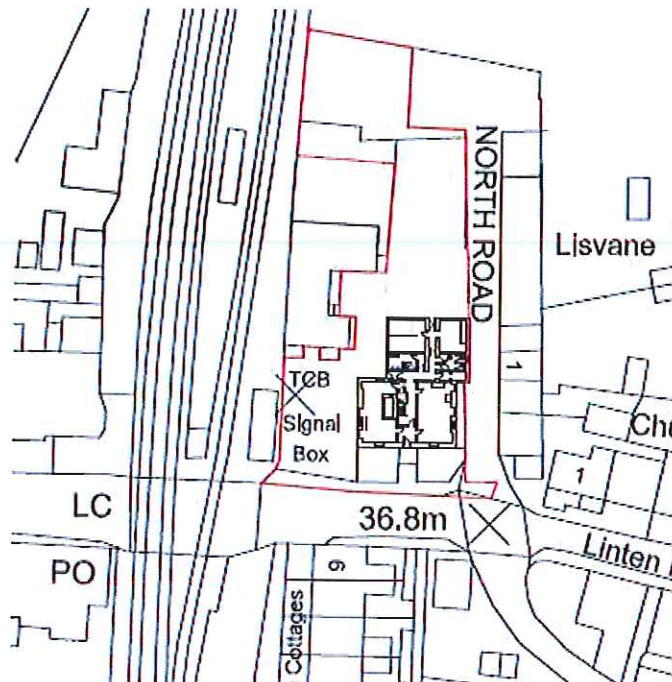
1 Introduction

- 1.1 This document accompanies the planning application for The Station Tavern, Grosmont, Whitby, North Yorkshire, YO22 5PA
- 1.2 This document is intended to help all stakeholders in the development by acting as a communication tool, utilised from the outset of the design process.
- 1.3 The production of this statement has been informed and is compliant with the Commission for Architecture and the Built Environment' s (CABE) *Design and Access Statements: How to Write, Read and Use Them*, the Department for Communities and Local Government (DCLG) Circular 01/2006 *Guidance on Changes to the Development Control System* and Section 8 of Town and Country Planning (Development Management Procedure Order) 2010.

2 Location and Site Information

The Station Tavern is located in Grosmont, Whitby, in the North Yorks National Park, England.

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3 Design

3.1 In response to the planning and site considerations as set out above, this section will address the following:

- Use
- Amount
- Layout
- Scale
- Landscaping
- Appearance

3.1.2 Use

The premises is a traditional pub in a small community which has a generous amount of internal seating with manager's living accommodation and letting rooms above on the first floor.

3.1.3 Amount

The proposals retain the existing internal and external floor areas with just minor layout amendments being made to bedroom 5 and a kitchenette (previously granted consent) being relocated from the location stated in the previous application.

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3.1.4 Layout

The existing layout will be largely be retained however it is proposed that a larger letting space is created incorporating bedroom 5 and the communal bathroom. A new entrance door will be installed in the corridor approaching bedroom 5 to enclose the letting space. The floor space in bedroom 5 will be increased by removing the en - suite which will be made redundant with the inclusion of the communal bathroom into the private room. It is proposed that a kitchenette is installed in the lounge/dining kitchen to the first floor. This kitchenette received consent under application NYM2015-0376-LB however the location has been revised to the opposite side of the room.

3.1.5 Scale

The proposals will not provide an increase to the trading or letting areas of the premises.

3.1.6 Landscaping

No changes to landscaping are proposed.

3.1.7 Appearance

The building has recently been refurbished with consent under application NYM2015-0376-LB. The additional proposals will include a decoration scheme to the newly formed letting room/ bedroom 5 to make good damage, and the installation of a small kitchenette to the living accommodations lounge/dining room on the first floor. A new back bar fitting to the main bar is also proposed.

3.1.8 Access

No changes to the existing access arrangement into the site and in the building will be retained.

4 Conclusion

The proposals are minor and are additional to refurbishment works recently granted Listed Building Consent. The main aim of the current proposals are to improve the layout and contained size of the rear letting room, and to increase the appeal of letting to potential customers and patrons. The new kitchenette will improve the standard of living quality in the manager's accommodation. The new proposed back bar fitting will be in keeping with the recent refurbishment scheme and will aim to sympathetically improve the aesthetic appeal of the bar.

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