

Heritage Statement for Beacholme (asset) Cove Hill

Robin Hoods Bay

Overall Existing character and appearance of the asset

In accordance with planning policy HE6 of PPS5 which sets out to assess the overall impact of the addition of a touch screen in a None Conservation, but National Park Area, I have prepared the following statement:

Having examined the overall area of Robin Hoods Bay, the general character and appearance is that of mixed architectural styles of houses and cottages ranging from 17th century to Victorian. There is a varied and mixed use of different materials from painted render to traditional lime mortar and natural stone, with uninspiring new buildings, alterations and additions from the 1960's era. The post Office being one of them

The Lower Bay consists of mainly picturesque Grade II listed buildings, whereas the top of the Bay is a mixture of more commercial Guest House type of Victorian and mid-20th Century buildings; the post Office being part of the latter design.

Assessment of Impact:

The proposed Touch Screen will enhance impact on tourism in the general area and help visitors to gain a better knowledge of what Robin Hoods Bay has to offer in terms of recreational enjoyment and accommodation, as well as gaining an insight into what the village history once was.

The visual impact on the property in which the touch screen will be sited is in sympathy to the overall visual appearance of a commercial property and it's concrete parking area, in the curtilage to which it will be sited. The Post office is a modern building and of absolutely no architectural interest, apart from being previously a residential dormer bungalow converted into a general stores and Post office, now serving the local community and tourists.

The building itself is of brick construction with concrete roofing tiles, it has modern UPVC windows and the whole of the south facing roof is covered in PV Solar panels. The siting of the Touch Screen, within the curtilage of this building will have no detrimental value to the area and surroundings whatsoever.

Several other boarding houses and hotels on Station Road already have illuminated LED TV displays outside their premises, adjacent to the pavement. One B & B establishment opposite to the proposed Touch Screen has vivid mono-coloured and permanent LED feature trees in the garden.

Mitigation Strategy:

The Touch Screen will be a stand-alone stainless steel box mounted onto a concrete base behind the stone wall. It will be held on a cranked box section galvanised post and this will enable the Touch Screen to be viewed level with the front of the stone wall, on the pavement side. The mounting post will be hidden at the rear of the Touch Screen and therefore not visible from the pavement.