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14/06/2019



Planning | Regeneration
Green Infrastructure

Development Management Team,
Planning Services,
North York Moors National Park,
The Old Vicarage,
Bondgate,
Helmsley,
York,
YO62 5BP.

MD2:668

13th June 2019

This matter is being dealt with by Glenn McGill – telephone 07966 066205

Dear Sir/Madam,

SUBMISSION OF REVISED APPLICATION FOR LISTED BUILDING CONSENT FOR ALTERATIONS AT KINGS HEAD COTTAGES, ROBIN HOODS BAY, NORTH YORKSHIRE

In accordance with submission requirements for this application, please find enclosed the following:

- 1) OS base plan with red line at scale 1:1250;
- 2) Existing plans and specifications
- 3) Proposed plans and specifications;
- 4) Heritage Statement including photographic record; and
- 5) Design and Access Statement.

I trust this suite of documents now meets your requirements for validation in respect of which we look forward to hearing from you.

If there are any issues of concern, we would appreciate constructive dialogue in order to try to find alternative solutions, although our submission has tried to minimise the impact of the proposals upon the built fabric following the previous application to try to bring the property back into productive use, which was withdrawn.

Please advise me if you require anything further.

Yours sincerely,

Glenn McGill: Director

KINGS HEAD COTTAGE, ROBIN HOOD'S BAY

Design and Access Statement to Support Proposals for Minor Exterior and Interior Alterations to the Property

14th JUNE 2019



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CHECKING:

Type	DESIGN & ACCESS STATEMENT
Client	Mr. & Mrs. D Shrimpton
Client Reference	Kings Head Cottage
Our Reference	MD2_668
Produced by	G. McGill
Checked by	P. Davies
Submitted	14 th June 2019

Report checked: Mr. Clive Davies

Report Author: Mr. Glenn McGill

CONTACT INFORMATION:

Post: The Dene, 36 Nevilledale Terrace, Durham, DH1 4QG

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1. INTRODUCTION & PURPOSE OF REPORT

- 1.1. This report provides basic information about the design process and access arrangements to the property such as they are required to support a Listed Buildings application.
- 1.2. The report has been prepared to support proposals affecting Kings Head Cottages, a Grade II Listed Building within Robin Hoods Bay Conservation Area. Serving to make the case for approval of the development.

2. BACKGROUND TO REPORT

- 2.1. The proposals are to convert one of the residential properties included within the listing, within the ownership of the applicant, to form a more useable dwelling. This is proposed by adapting and converting the upper ground floor and by undertaking very minor changes only to the lower ground floor. The building is presently in poor, dilapidated, deteriorating and derelict condition and we believe that the improvements will help secure a viable future for the premises.
- 2.2. The proposals have been significantly revised due to lack of support for the previous, more extensive proposals which were submitted and withdrawn in 2018 following comments from Authority Officers over concerns about the detailed nature of the proposals and their perceived impact upon the fabric of the listed building.
- 2.3. Robin Hoods Bay lies six miles south east of the town of Whitby of and sixteen miles north west of Scarborough on the North Yorkshire and Cleveland Heritage Coast. Robin Hood's Bay is renowned for its steeply-stepped rows of fishermen's cottages leading down to a slipway onto the rocky foreshore. This coast is described as "A dramatic mix of towering cliffs and sheltered bays, this protected coastline marks the boundary of the North York Moors National Park and the North Sea." <https://www.visitwhitby.com/tourist-information/people-places/heritage-coast-villages> There are towering cliffs and rocky shores, steep wooded valleys (or 'wykes)', and sheltered bays and sandy beaches.
- 2.4. <http://www.northyorkmoors.org.uk/discover/coast> The settlement of Robin Hoods Bay nestles in a ravine within one of these "wykes".

- 2.5. The properties were first listed in 1969 and have a Grade II listing status. In addition, the property lies within the Robin Hoods Bay Conservation Area.
- 2.6. No alterations are proposed however to the exterior of the property, with the exception of a alterations to the opening of the front door, replacement handrail/balustrade and upper floor windows, which will all retain the same visual appearance. Accordingly, planning permission is not required on this occasion.

3. APPLICATION SITE DESCRIPTION AND LOCATION

- 3.1. The property is situated on the east side of New Road, sometimes called "Fylingdales New Road" in the old village of Robin Hoods Bay, near its junction with King Street in close proximity to the Old Coastguard Station Visitor Centre as shown by the plan at Figure 1 below.
- 3.2. The locality is characterised by a mix of residential commercial and institutional properties, including houses, cottages, shops, pubs, hotels and museums. Immediately adjacent to the property on the southern side is "Bramblewicks" an eating establishment, and adjoining Kings Head Cottages to the north is "Wave", a craft shop with residential use above.
- 3.3. The property itself comprises a residential property with a basement and upper floor above and two further floors above it as well as a single storey extension. The proposals however, only relate to the basement and "upper ground floor" which are within the applicant's ownership. Kings Head Cottages is separated from the neighbouring property to the north by a stairway and to the south, the property directly abuts a neighbouring property.
- 3.4. The site is shown by the plan at Figure 1, and an aerial view at Figure 2.

SITE LOCATION PLAN
AREA 2 HA
SCALE: 1:1250 on A4
CENTRE COORDINATES: 495292 , 504891



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Figure 1: Ordnance Survey Plan of the Site Showing the Site Curtilage



Figure 2: Aerial view of the site within Robin Hoods Bay Conservation Area

4. DESCRIPTION OF THE PROPERTY (HERITAGE ASSET)

- 4.1 Details in the Heritage Asset Statement describes the property as a house, which is now two dwellings split vertically. The application property comprises only the upper ground and lower ground floors and excludes a single storey outbuilding and a separate property above the application property, which comprises a first floor and attic. The upper part of the property, which is not subject to this consent, has a pantiled roof with stone coping and brick stack and three Georgian style windows in the front elevation.
- 4.2 The property has incised rendered walls, painted white and a rebuilt brick chimney on the gable peak. The gable end facing the road has an almost full height outshut (i.e. a subsidiary range parallel and contiguous to the main range of the building with a single pitched roof).
- 4.3 A flight of nine stone steps leading to the upper level has been built against a buttress to the right and the outbuilding side gable to the left, leading up to central 4-panel door. The four-panel wooden door is flanked by a pair of flanking sash windows.
- 4.4 The lean-to projection which has been rendered to match the main property and which has a clay pantile roof, to left of steps, is not considered to be of special interest and is clearly a later addition to the main property.
- 4.5 The submitted plans illustrate that the upper ground floor is an entrance from the doorway at the top of the external steps which leads to a combined hallway/lounge with a fireplace and a single window. The fireplace is set into a projection into the room which extends from floor to ceiling. To the left of the door is a separate sitting room with a window and is accessed off the lounge/all via a door opening in the stud partition wall.
- 4.6 At the back of the lounge is a kitchen area and a hallway leading to a rear bathroom/ toilet, both of which are stepped up from the two main habitable rooms. There is a single step up to the kitchen and two steps to the hall and bathroom/w.c.

- 4.7 It is clear that little of the remaining interior appears original as evidenced from the walls, which are stud partition with mainly modern timberwork and some blockwork, although there is a small section of brickwork around one of the internal openings in what was once the kitchen.
- 4.8 Ceilings above the upper floor are lath and plaster, but in poor condition and the plaster has been damaged/is compromised. There is also a section of wooden panelled ceiling within the entrance hall/lounge.
- 4.9 Some building work has been undertaken, but we understand that work has ceased pending the application for Listed Building Consent.
- 4.10 The lower ground/basement area which is separately accessed from a ramp with external door. The short length of ramp is hard surfaced and slopes down to a wooden door in the single storey outbuilding, which is attached to the property frontage and which is believed to be in the ownership of the neighbouring café. The ramp has a side wall with double rail metal barrier above it, adjacent to the neighbouring footpath. The door to the basement, or lower ground floor, comprises solid wood panelling with five vertical slats in the upper part of it, as illustrated by the submitted drawings. Rainwater goods are to the side and above the existing door.
- 4.11 The main basement room presently has a silt floor and stone walls. The stone wall to the right of the door opening (as one enters the property) comprises regular course stone blocks with two sections of modern blockwork supporting the chimney breast above on the upper level. The rear wall is random coursed stone like the front gable wall. The wall to the left of the opening also comprises coursed stone with a wooden lateral support halfway up, supporting the entrance to the side room. There are some gaps in the stonework.
- 4.12 The bulk of the ceiling structure has been replaced at some stage, as evidenced by the modern timberwork. There is also some modern internal pipework near the ceiling, serving the main living area on the upper floor.
- 4.13 The original window opening has been closed off, presumably when the external outbuilding was constructed.
- 4.14 The small ante room is accessed from the main room by an opening in the stonework and similarly has an opening which has been sealed off to the building exterior. There is a significant original beam set under the level of the more

modern ceiling, which does not appear to support the floor and shows evidence of rot. An interesting historical feature of this room and the wider property is a set of eight steep stone steps between the floor and the ceiling, although they are no longer connected to the upper part of the property since the original opening has been sealed on an unknown date. They are buttressed on one side by the stone dividing wall between the two rooms. The steps exhibit evidence of damp and the treads show indications of wear through extensive use over a protracted timeframe.

5. DESIGN APPROACH & CONSIDERATIONS

- 5.1 The revised design solution has replaced more ambitious proposals, previously submitted and withdrawn, which were not supported by the Local Planning Authority. The revised proposals are far less intrusive and they hardly affect the lower ground floor, or basement when compared with the previous proposals.
- 5.2 The exterior of the property at lower ground floor level is unaffected except lower ground/basement door Whereas the door itself is to be retained, a small stone step with 30 x 5 mm galvanized steel water bar/weather board set into the stone itself will abut the door externally thereby helping to form a watertight seal to reduce the prospect of flooding, which happens at present.
- 5.3 The upper ground floor is accessed by a four-panelled door which is only proposed to be painted or stained as may be appropriate, plus the provision of a new replacement galvanized steel handrail and balustrading in the same/very similar style to facilitate safe access. In addition, the upper floor steps are proposed to be to be carefully cleaned and restored through minor repairs as may be considered necessary. Two new front windows are also proposed, to be made of wood and painted white. These windows will be sliding sashes constructed to replicate the existing which are beginning to fail. The property is otherwise unaffected by the proposals and there are no other external changes to the property that require regulatory consent.
- 5.4 The interior of basement is no longer proposed to be modified with the exception of the addition of replacement electric meter. This is proposed to be added adjacent to the front door opening on the wall within the "non habitable damp space".
- 5.5 The rest of the basement is unaffected by the revised proposals including the existing stair referred to above.
- 5.6 The interior of the upper floor is proposed to be modified as follows:
 - Existing walls are drylined and masonry is bitumen coated. The existing masonry will be treated with a new two proof waterproof render to prevent moisture incursion and the walls relined with insulation and plasterboard over the existing timber battens to improve thermal performance;

- The 1980's style fireplace is to be removed and the opening made good. A new gas iron stove will be installed upon completion of the works;
- The existing kitchen is proposed to be stripped out and a new kitchen suite installed with hand made fixings;
- The existing bathroom is to be stripped out, including the removal of an existing boiler and a new bathroom suite installed in the form of a shower/wetroom;
- Other works are to paint interior walls; rewire property and re-plumb property to make it fit for habitation.

5.7 The design solution has resisted trying to improve the internal layout of the property and has also resisted trying to make use of the lower ground floor. The modest alterations set out above are instead intended to make the property weathertight and to simply make it habitable and comfortable for occupation.

6. ACCESS CONSIDERATIONS

- 6.1 The design solution described above has little impact on the access to the building or the property interior.
- 6.2 The stone step proposed with weather board to seal the existing door at lower ground/basement level is very small and will have virtually no impact upon access.
- 6.3 The steps in the lower ground floor or basement are now merely intended to be preserved in situ and will not therefore be used.
- 6.4 At upper ground floor level, the steps are to be repaired as necessary and the door are to be retained and the replacement handrail/balustrade will be replaced like for like, so access to and from the premises will remain as it is at present.
- 6.5 In terms of interior access, the layout is proposed to be preserved as it is at present.

7. CONCLUSION

- 7.1 This statement has sought to explain design and access issues in the context of the proposed improvements.
- 7.2 The design solution has sought to make use of the upper ground floor only, which has only modest changes to make it fit for human habitation, especially when compared with the previous proposal, which was withdrawn.
- 7.3 Access and circulation is ostensibly the same as it is at present externally and internally.

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KINGS HEAD COTTAGE, ROBIN HOOD'S BAY

Heritage Asset Statement to Support Proposals for Minor Exterior and Interior Alterations to the Property

14th JUNE 2019



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CHECKING:

Type	HERITAGE ASSET STATEMENT
Client	Mr. & Mrs. D Shrimpton
Client Reference	Kings Head Cottage
Our Reference	MD2_668
Produced by	G. McGill
Checked by	P. Davies
Submitted	14 th June 2019

Report checked: Mr. Clive Davies

Report Author: Mr. Glenn McGill

CONTACT INFORMATION:

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1. INTRODUCTION & PURPOSE OF REPORT

INTRODUCTION

- i. This report provides heritage information to support development proposals affecting Kings Head Cottages, a Grade II Listed Building within Robin Hoods Bay Conservation Area. The report has been prepared to provide appropriate background and justification to support alterations to the Listed Building and make the case for approval of the development.
- 1.2 The proposals are to convert one of the residential properties included within the listing, within the ownership of the applicant, to form a more useable dwelling. This is proposed by adapting and converting the upper ground floor and by undertaking very minor changes only to the lower ground floor. The building is presently in poor, dilapidated, deteriorating and derelict condition and we believe that the improvements will help secure a viable future for the premises.
- 1.3 The proposals have been significantly revised due to lack of support for the previous, more extensive proposals which were submitted and withdrawn in 2018 following comments from Authority Officers over concerns about the detailed nature of the proposals and their perceived impact upon the fabric of the listed building.
- 1.4 Robin Hoods Bay lies six miles south east of the town of Whitby of and sixteen miles north west of Scarborough on the North Yorkshire and Cleveland Heritage Coast. Robin Hood's Bay is renowned for its steeply-stepped rows of fishermen's cottages leading down to a slipway onto the rocky foreshore. This coast is described as "A dramatic mix of towering cliffs and sheltered bays, this protected coastline marks the boundary of the North York Moors National Park and the North Sea." <https://www.visitwhitby.com/tourist-information/people-places/heritage-coast-villages> There are towering cliffs and rocky shores, steep wooded valleys (or 'wykes)', and sheltered bays and sandy beaches. <http://www.northyorkmoors.org.uk/discover/coast> The settlement of Robin Hoods Bay nestles in a ravine within one of these "wykes".
- 1.5 The properties were first listed in 1969 and have a Grade II listing status which means that any changes to the exterior and/or interior of the property will require Listed Building Consent. This is discussed in greater detail within the body of the report.
- 1.6 In addition, the property lies within the Conservation Area, the boundary off which is shown by Figure 1. As a consequence of Conservation Area status, an

Article 4 direction has been imposed by the Local Planning Authority and confirmed by the Government, which serves to restrict Permitted Development Rights to control the nature of alterations to the exterior of local buildings within the Conservation Area. In consequence, most external alterations automatically require planning permission.

- 1.7 No alterations are proposed however to the exterior of the property, with the exception of a alterations to the opening of the front door, whjich will retain the same visual appearance. Accordingly, planning permission is not required on this occasion.

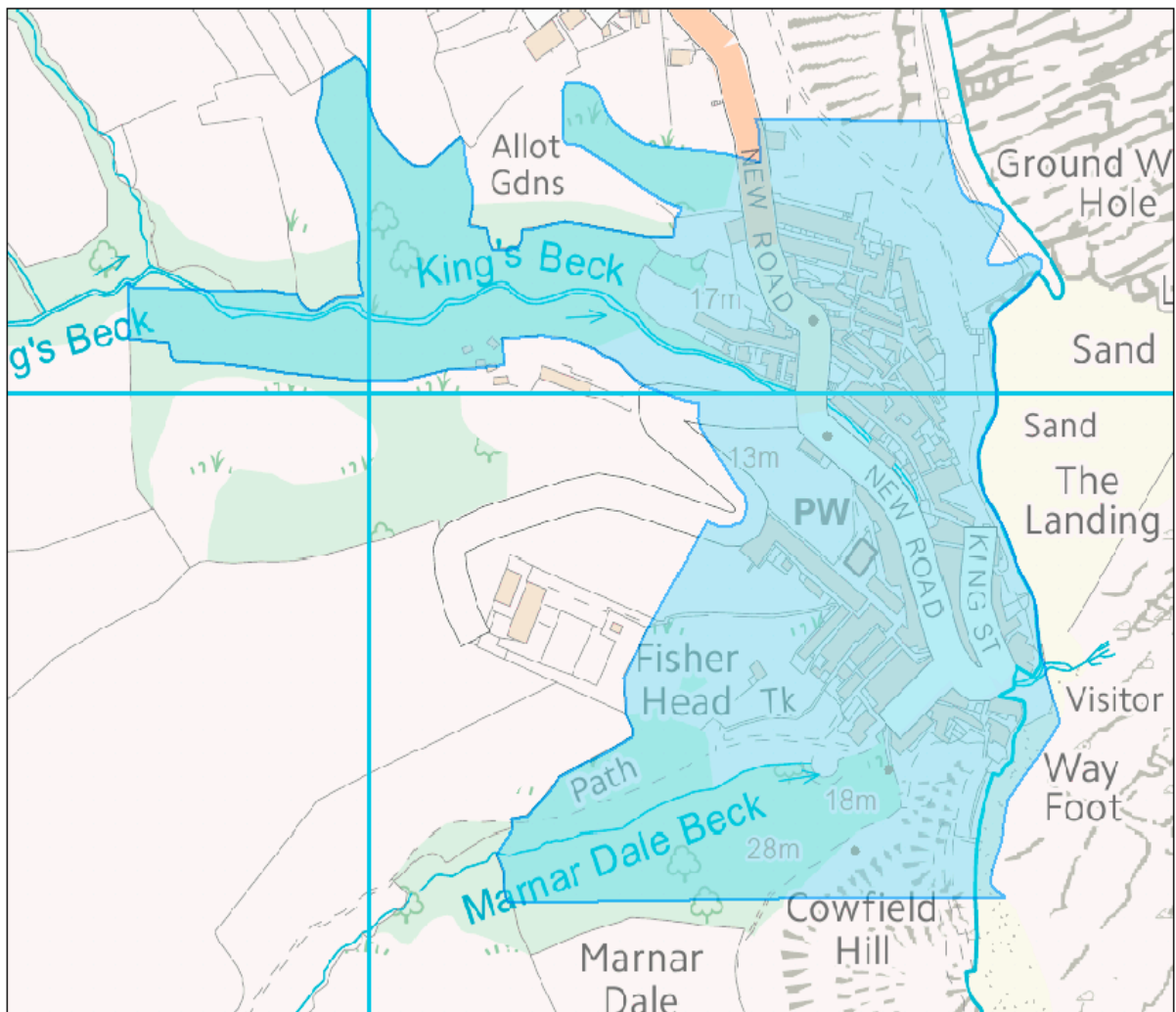


Figure 1: Robin Hoods Bay Conservation Area

THE PURPOSE OF A HERITAGE STATEMENT

- 1.8 Heritage Statements are essential, critical and informative documents used to support any application which impacts upon a heritage asset. This includes Listed Building applications, proposals for development in Conservation Areas

and proposals which affect a heritage asset of any kind, including both designated and non-designated heritage assets. Where appropriate, these statements are required for purposes of validation of an application, thereby allowing an application to be formally assessed, considered and suitably determined.

- 1.9 A Heritage Statement records the heritage that we have around us through a process that involves research, site investigation and recording to produce a document that will ensure that a Local Planning Authority is fully informed about how specific proposals will impact upon the heritage environment. In turn, this allows the Local Planning Authority to assess the merits of a given proposal, thereby facilitating an informed judgement leading to a decision on whether proposals that affect a heritage asset should be approved or else refused.

THE POLICY BASIS OF A HERITAGE STATEMENT

- 1.10 Statements of significance, referred to in this guidance as Heritage Statements, became compulsory in March 2010 when PPS5: Planning for the Historic Environment was published. This requirement was re-affirmed following the publication of the National Planning Policy Framework (NPPF) in March 2012 and more recently with the latest version of the NPPF (February 2019). Section 16 of the new document is most relevant to the application, notably paragraphs 189-192 regarding proposals affecting heritage assets and paragraphs 193 -196 on consideration of potential impacts on heritage assets.
- 1.11 The NPPF requires, amongst other things, that local planning authorities should take into account the desirability of sustaining and enhancing the significance of such heritage assets and of putting them to viable uses consistent with their conservation. They are also obliged to consider the positive contribution that conserving such heritage assets can make to sustainable communities including their economic vitality. Furthermore, in this case, where proposed development may affect a heritage asset or its setting, an assessment is required in order to ascertain the potential impact of prospective proposals.
- 1.12 The Heritage Asset needs to be considered with reference the National Heritage List produced by English Heritage which covers, amongst other things, Listed Buildings and Ancient Monuments, relevant development plan policies at local level and where appropriate, any available Conservation Area Character Appraisals and locally listed buildings.

THE CONTENT OF A HERITAGE STATEMENT

- 1.13 What might be needed in a Heritage Statement depends on the nature of the asset and the level of intervention proposed and may require specialist inputs, contributions or advice. However, as the NPPF states, “the level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”.
- 1.14 A Heritage Statement should set out details of the ‘history and development’ of the asset, using available photographic, map, archival and fabric evidence. It should be accompanied by a ‘photographic record’, showing the site context and spaces and features which might be affected by the proposal, wherever possible cross-referenced to ‘survey drawings’. It should include an assessment of the archaeological, architectural, historical or other ‘significance’ of the asset. It will also normally be necessary to include an assessment of the ‘impact’ of the proposed works on the significance of the asset and how this will affect its enjoyment by current and future generations, and a statement of ‘justification’ for those works, together with details of any ‘mitigation’ measures proposed.
- 1.15 The Heritage Statement can be a freestanding report or else can form part of another supporting document, such as a Design and Access Statement or Planning Statement. In this case, we have prepared a separate Heritage Statement and we have also provided a brief Design and Access Statement to support the application since this has become a statutory requirement.
- 1.16 The preparation of different but related statements enables not only the specific impacts and their significance to be evaluated, but judgements to be made about the way that proposed changes can impact upon the setting of an area and its sense of place which can evolve over time. Elements of a setting may make a positive, negative or neutral contribution to the significance of an asset, may affect the ability to appreciate that significance or may even be neutral.

THE IMPORTANCE OF UNDERSTANDING

- 1.17 It is a well-established principle of good conservation practice that ‘understanding’ should inform the management of change in the historic environment. One of English Heritage’s Conservation Principles is that “understanding the significance of places is vital... in order to identify the significance of a place, it is necessary first to understand its fabric and how and why it has changed over time”. This is both common sense and good practice. Gaining understanding is a necessary part of the responsible management of

change. It should help to avoid negative impacts and be aimed towards achieving creative and sensitive solutions.

2. APPLICATION SITE DESCRIPTION AND LOCATION

- 2.1 The property is situated on the east side of New Road, sometimes called "Fylingdales New Road" in the old village of Robin Hoods Bay, near its junction with King Street in close proximity to the Old Coastguard Station Visitor Centre as shown by the plan at Figure 2 below.
- 2.2 The locality is characterised by a mix of residential commercial and institutional properties, including houses, cottages, shops, pubs, hotels and museums. Immediately adjacent to the property on the southern side is "Bramblewicks" an eating establishment, and adjoining Kings Head Cottages to the north is "Wave", a craft shop with residential use above.
- 2.3 The property itself comprises a residential property with a basement and upper floor above and two further floors above it as well as a single storey extension. The proposals however, only relate to the basement and "upper ground floor" which are within the applicant's ownership. Kings Head Cottages is separated from the neighbouring property to the north by a stairway and to the south, the property directly abuts a neighbouring property.
- 2.4 The site is shown by the plan at Figure 2, and an aerial view at Figure 3. Figure 4 provides a brief environmental overview. A selection of photographs provides some context at Figures 5, 6, 7, 8 and 9. Existing and proposed plans and elevations are shown in the appendices.

SITE LOCATION PLAN
AREA 2 HA
SCALE: 1:1250 on A4
CENTRE COORDINATES: 495292 , 504891



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Figure 2: Ordnance Survey Plan of the Site Showing the Site Curtilage



Figure 3: Aerial view of the site within Robin Hoods Bay Conservation Area

ENVIRONMENTAL OVERVIEW	
Site Address	KINGS HEAD COTTAGE, NEW ROAD, ROBIN HOODS BAY, WHITBY YO22 4SF.
Site Reference No:	MD2:668
Site Area:	51 square metres
Grid Reference:	495289, 504891
Brief Site Description	A terraced property with residential on the upper and lower ground floors in derelict and decaying condition. It has some features of note and its principle value is in its frontage, which adds value to the street scene within the Conservation Area.
Suitable Planning Use Class	C3 (residential dwelling houses). Other possible uses are possible, but not proposed.
Current Site Management/Use	Derelict and unoccupied; last used as residential
POTENTIAL SITE CONSTRAINTS	
Site History	Although most of the properties in the Conservation Area date from the 18 th century, the Listing details describe the property as dating from the late 17 th century or early 18 th century. The property is evident as residential on the earliest OS edition of 1853 until present day.
Access	Access off New Road (Fylingdales New Road)
Flood Issues	The site is within a Flood Risk Area designated Flood Zone 1 with a low probability of flooding and no requirement for a Flood Risk Assessment.
Ground Conditions/ Contamination/Pollution	Brownfield – Historical buildings present on site since 18 th century however only evident as residential therefore potential for historical contamination is Very Low.
Topography	Site is on a sloping site near the foot of a hill close to the foreshore.
Environmental Designation:	Within Conservation Area. The site is not designated as Contaminated Land under the Part IIA regulations.
General Geology	The site is underlain by superficial deposits of Devensian Till (predominantly clay) underlain by mudstone bedrock of the Redcar Mudstone Formation

Figure 4: Environmental Overview

3. DESCRIPTION OF THE HERITAGE ASSET

- 3.1 The Listing text, at Appendix 1 describes the property as a house, which is now two dwellings split vertically. The application property comprises only the upper ground and lower ground floors and excludes a single storey outbuilding and a separate property above the application property, which comprises a first floor and attic. The upper part of the property, which is not subject to this consent, has a pantiled roof with stone coping and brick stack and three Georgian style windows in the front elevation.
- 3.2 The photographs of the exterior building facade provided at Figure 5 serve to illustrate the nature and condition of the present-day property within its local context. The property has incised rendered walls, painted white and a rebuilt brick chimney on the gable peak. The gable end facing the road has an almost full height outshut (i.e. a subsidiary range parallel and contiguous to the main range of the building with a single pitched roof).
- 3.3 A flight of nine stone steps leading to the upper level has been built against a buttress to the right and the outbuilding side gable to the left, leading up to central 4-panel door, which is illustrated by Figures 5 and 6. The four-panel wooden door is flanked by a pair of flanking sash windows. The window on the left is 12 - pane and the window on the right has 16 panes.
- 3.4 The lean-to projection which has been rendered to match the main property and which has a clay pantile roof, to left of steps, is not considered to be of special interest and is clearly a later addition to the main property.
- 3.5 Appendix 2 shows the existing layout of the property on two floors. On the upper ground floor is an entrance from the doorway at the top of the external steps (Figure 6) which leads to a combined hallway/lounge with a fireplace and a single window. The fireplace is set into a projection into the room which extends from floor to ceiling. To the left of the door is a separate sitting room with a window and is accessed off the lounge/all via a door opening in the stud partition wall.
- 3.6 At the back of the lounge is a kitchen area and a hallway leading to a rear bathroom/ toilet, both of which are stepped up from the two main habitable rooms. There is a single step up to the kitchen and two steps to the hall and bathroom/w.c.

- 3.7 The interior upper ground floor of the property is illustrated by the selection of photographs at Figure 8. It is clear that little of the remaining interior appears original as evidenced from the walls, which are stud partition with mainly modern timberwork and some blockwork, although there is a small section of brickwork around one of the internal openings in what was once the kitchen.
- 3.8 Ceilings above the upper floor are lath and plaster, but in poor condition and the plaster has been damaged/is compromised. There is also a section of wooden panelled ceiling within the entrance hall/lounge.
- 3.9 Some building work has been undertaken, but we understand that work has ceased pending the application for Listed Building Consent.
- 3.10 The drawing at Appendix 2 and Figure 9 show the lower ground/basement area which is separately accessed from a ramp with external door as shown by Figure 7. The short length of ramp is hard surfaced and slopes down to a wooden door in the single storey outbuilding, which is attached to the property frontage and which is believed to be in the ownership of the neighbouring café. The ramp has a side wall with double rail metal barrier above it, adjacent to the neighbouring footpath. The door to the basement, or lower ground floor, comprises solid wood panelling with five vertical slats in the upper part of it, as illustrated by Figure 7 and Appendix 2. Rainwater goods are to the side and above the existing door.
- 3.11 The main basement room presently has a silt floor and stone walls. The stone wall to the right of the door opening (as one enters the property) comprises regular course stone blocks with two sections of modern blockwork supporting the chimney breast above on the upper level. The rear wall is random coursed stone like the front gable wall. The wall to the left of the opening also comprises coursed stone with a wooden lateral support halfway up, supporting the entrance to the side room. There are some gaps in the stonework.
- 3.12 The bulk of the ceiling structure has been replaced at some stage, as evidenced by the modern timberwork. There is also some modern internal pipework near the ceiling, serving the main living area on the upper floor.
- 3.13 The original window opening has been closed off, presumably when the external outbuilding was constructed.

3.14 The small ante room is accessed from the main room by an opening in the stonework and similarly has an opening which has been sealed off to the building exterior. There is a significant original beam set under the level of the more modern ceiling, which does not appear to support the floor and shows evidence of rot. An interesting historical feature of this room and the wider property is a set of eight steep stone steps between the floor and the ceiling, although they are no longer connected to the upper part of the property since the original opening has been sealed on an unknown date. They are buttressed on one side by the stone dividing wall between the two rooms. The steps exhibit evidence of damp and the treads show indications of wear through extensive use over a protracted timeframe.





Figure 5: Photographs of the frontage of the property in its local context (above and previous page)



Figure 6 (above left) Upper ground (main) front door. Figure 7 (above right) Lower ground (basement) door





Figure 6: Upper (ground floor) existing (above and previous page).





Figure 7: The lower ground floor/basement (existing) (above and previous page)

4. HISTORY OF THE HERITAGE ASSET

- 4.1 The history of the site has been reviewed by way of reference to historical maps and the North York Moors National Park "Conservation Area Appraisal and Management Plan" dated October 2017 which we understand still remains to be adopted at the time of writing. However, there is nothing specific about the history of the property itself other than what is set out in the Listing details at Appendix 1.
- 4.2 Although most of the properties in the Conservation Area date from the 18th century, the Listing details describe the property as dating from the late 17th century or early 18th century.
- 4.3 Since most of the buildings within the Conservation Area were first built, little development has taken place subsequently in the historic core area.
- 4.4 Since the building is named "Kings Head Cottages" a plausible possibility is that the property may have once been a pub. However, due to its proximity to the shore, but it may also have had history related to fishing or smuggling, which was common in the 18th and 19th centuries. The steps in the basement could easily have facilitated any of these historic activities.
- 4.5 There is no relevant recorded planning history available on the North York Moors National Park Planning Portal.

5. STATEMENT OF SIGNIFICANCE OF THE HERITAGE ASSET

INTRODUCTION

- 5.1 As stated above, the heritage asset is the lower part of Kings Head Cottages comprising the basement, or lower ground floor, which is hardly affected by the proposals and the upper ground floor, which is proposed to be refurbished to make it satisfactory for human habitation.
- 5.2 The application property is Grade II listed as set out in the scheduled listing at Appendix 1 of this report.

THE SIGNIFICANCE OF THE HERITAGE ASSET

- 5.3 There is no doubt that the listed building comprising both lower parts of the property is a significant listed building. This is self-evident from the photographs provided in this document and in the listing details provided.
- 5.4 The significance relates to the age, history and quality of the building, its general design, specific detailed design features and the the materials used in its construction. These categories are out in the listing text and need not be repeated here.
- 5.5 It is important therefore, that any proposals that are under consideration do not impact adversely upon the character and appearance of the heritage asset. We have undertaken an assessment of the potential impacts of development proposals in section 6 of this report, in the light of relevant policies outlined in Section 7 below.

6. SUMMARY & DESCRIPTION OF PROPOSALS AFFECTING THE LISTED PROPERTY

- 6.1 The exterior of the property at lower ground floor level is unaffected except lower ground/basement door (Figure 7). Whereas the door itself is to be retained, a small stone step with 30 x 5 mm galvanized steel water bar/weather board set into the stone itself will abut the door externally thereby helping to form a watertight seal to reduce the prospect of flooding, which happens at present. An existing drawing detail is provided at Appendix 2 and a proposed detail is at Appendix 3.
- 6.2 The upper ground floor is accessed by a four-panelled door which is only proposed to be painted or stained as may be appropriate, plus the provision of a new replacement galvanized steel handrail and balustrading in the same/very similar style to facilitate safe access. In addition, the upper floor steps are proposed to be carefully cleaned and restored through minor repairs as may be considered necessary. Two new front windows are also proposed, to be made of wood and painted white. These windows will be sliding sashes constructed to replicate the existing which are beginning to fail. The property is otherwise unaffected by the proposals and there are no other external changes to the property that require regulatory consent.
- 6.3 We consider that the external alterations are considered 'de minimus' in terms of planning and do not require formal permission regardless of the Article 4 Direction.
- 6.4 The interior of basement is no longer proposed to be modified with the exception of the addition of replacement electric meter. This is proposed to be added adjacent to the front door opening on the wall within the "non habitable damp space".
- 6.5 The rest of the basement is unaffected by the revised proposals including the existing stair referred to above (see drawing at Appendix 3).
- 6.6 The interior of the upper floor is proposed to be modified as follows:

- (1) Existing walls are drylined and masonry is bitumen coated. The existing masonry will be treated with a new two proof waterproof render to prevent moisture incursion and the walls relined with insulation and plasterboard over the existing timber battens to improve thermal performance;
- (2) The 1980's style fireplace is to be removed and the opening made good. A new gas iron stove will be installed upon completion of the works;
- (3) The existing kitchen is proposed to be stripped out and a new kitchen suite installed with hand made fixings;
- (4) The existing bathroom is to be stripped out, including the removal of an existing boiler and a new bathroom suite installed in the form of a shower/wetroom;
- (5) Other works are to paint interior walls; rewire property and re-plumb property to make it fit for habitation.

7. POLICY BACKGROUND - SIGNIFICANCE OF HERITAGE ASSET

INTRODUCTION AND POLICY BACKGROUND

7.1 The planning policy position relating specifically to the heritage asset is addressed in this section in terms of both national planning policy guidance and local planning policy. It considers policies most relevant to the heritage environment and how proposals that affect or may affect heritage assets are considered and assessed.

NPPF (FEBRUARY 2019)

7.2 *NPPF Part 16 – Conserving and enhancing the historic environment* is the key part of the NPPF that deals with heritage. It states that the planning system seeks to conserve heritage assets in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life of existing and future generations. Relevant guidance is set out in paragraphs 184 – 202, the content of which is summarised below in terms of its relevance to the application under consideration.

7.3 Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (paragraph 184).

7.4 Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats (paragraph 185).

7.5 Paragraph 189 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset affected, including any contribution made by their setting in a manner proportionate to the asset's significance. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

7.6 Paragraph 189 states that in determining applications, local planning authorities Paragraph 190 advises that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including development affecting the setting of a heritage asset) taking

account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

- 7.7 Paragraph 192 advises that in determining applications, local planning authorities should, *inter alia*, take account of the desirability of new development making a positive contribution to local character and distinctiveness.
- 7.8 Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 7.9 Paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 7.10 Paragraph 195 advises that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 7.11 Paragraph 197 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 7.12 Paragraph 200 states that local planning authorities should look for opportunities for new development within *inter alia*, the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

THE DEVELOPMENT PLAN: THE NYMNP CORE STRATEGY (NOVEMBER 2008)

- 7.13 Important references to heritage within the adopted development plan are referred to under environmental policies and spatial vision where a commitment

is made to the principle of protection and enhancement of cultural and historic assets including distinctive landscapes, settlements and buildings.

7.14 Policies to Protect and Enhance Cultural and Historic Assets are embodied within Core Policy G: "Landscape, Design and Historic Assets". This policy stipulates that the landscape, historic assets and cultural heritage of the North York Moors will be conserved and enhanced. High quality sustainable design will be sought which conserves or enhances the landscape setting, settlement layout and building characteristics of the landscape character areas identified in the North York Moors Landscape Character Assessment. Particular protection will be given to those elements which contribute to, inter alia, the re-use of buildings of architectural and historic importance which make a positive contribution to the landscape and character of the National Park.

7.15 Development policy 5 specifically deals with "Listed Buildings". The policy states that "Proposals for the alteration, extension or change of use of a Listed Building or the construction of any structure within its curtilage will only be permitted where they will not have an unacceptable impact on the special historic or architectural interest of the building. Furthermore, any development which would have an unacceptable impact on the setting of a Listed Building will not be permitted".

THE NORTH YORK MOORS NATIONAL PARK AUTHORITY LOCAL PLAN: PREFERRED OPTIONS DRAFT (JULY 2018)

7.16 The new plan is not yet a statutory planning document and at this stage it carries only limited element of statutory weight because of the stage it has reached i.e. a "Preferred Options" draft.

7.17 Briefly, Strategic Policy A: "Achieving National Park Purposes and Sustainable Development" aims inter alia, to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park.

7.18 Strategic Policy I: "The Historic Environment" states that all development proposals affecting the historic environment should make a positive contribution to the cultural heritage and the local distinctiveness of the North York Moors and should not erode its character.

7.19 Policy ENV11: "Built Heritage" advises that Development proposals affecting the built heritage of the North York Moors, should reinforce the distinctive historic character of the North York Moors by fostering a positive and sympathetic relationship with traditional local architecture, materials and construction and high standards of design and construction.

THE ROBIN HOODS BAY CONSERVATION AREA

7.20 The Council is currently consulting on a number of Conservation Area Appraisals and Management Plans, including Robin Hoods Bay. The draft appraisals assess the architectural and historic character of the Conservation Areas, identify important features such as views, open spaces etc. and include a review of the current boundary and proposals for extensions or reductions. They also contain guidelines for the future management of the Conservation Area. We are advised that the closing date for comments on the following documents was 8 January 2018.

7.21 The Conservation Area was designated in 1974 and was subject to an Article 4 direction by the Local Planning Authority, confirmed by the Government, which removed Permitted Development rights. This means that planning permission is required for proposals which may not normally require permission. The objective is to encourage preservation of high quality architectural features; to preserve the character of and to enhance the character and appearance of the built heritage. These places are protected under the provision of section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which defines them as areas 'of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance'.

8. ASSESSMENT OF THE PROPOSED WORKS RELATED TO THE STATEMENT OF SIGNIFICANCE

EXTERIOR WORKS EXEMPT FROM PLANNING PERMISSION

8.1 As discussed above, the proposal does not involve planning permission as material changes proposed, which have been described above, are considered 'de minimus' and inconsequential in relation to the relevant planning legislation and guidance and which are confined mainly to the property interior.

EXTERIOR WORKS

8.2 The stone step proposed with weather board to seal the existing door at lower ground/basement level is very small at 30 x 5 mm and basement and will hardly be noticed. This will have virtually no impact upon the listed structure and is not therefore significant.

8.3 Access to the retained four panel front door upper ground floor, which is to be retained, will be facilitated by a new replacement galvanized steel handrail and balustrade in the same/very similar style, using the same materials, in order to facilitate safe access. This will have virtually no impact upon the listed structure and is not therefore significant.

8.4 The upper floor steps are proposed to be carefully cleaned and restored through minor repairs as may be considered necessary. This will have virtually no significant impact upon the listed structure, whilst improving appearance, usability and safety.

8.5 Two new front windows also at upper ground floor level are also proposed, to be made of wood and painted white. Since these windows will be sliding sashes constructed to replicate the existing wooden window frames, this will have no impact upon the listed structure and is not therefore significant.

INTERIOR WORKS

8.6 The interior of basement is no longer proposed to be modified with the exception of the addition of replacement electric meter. This is proposed to be added adjacent to the front door opening on the wall within the "non habitable damp space". It is an essential measure required to operate the residential use

of the upper floor and has almost no significance in terms of its impact upon the heritage asset.

- 8.7 The rest of the basement is unaffected by the revised proposals including the existing stair referred to above. This means that the works proposed by the previous proposal have been abandoned at the cost of not using the lower ground floor for any productive use.
- 8.8 The existing walls are presently drylined and the masonry is bitumen coated. It is proposed that the existing masonry will be treated with a new two proof waterproof render to prevent moisture incursion and the walls relined with insulation and plasterboard over the existing timber battens to improve thermal performance. In terms of significance, the original walls are unaffected by the works which are merely proposed to allow moisture protection and thermal efficiency. They are considered to have little effect upon the integrity of the heritage asset.
- 8.9 The 1980's style fireplace is to be removed and the opening made good. A new gas iron stove will be installed upon completion of the works. It is considered that the proposed works will have no impact upon the listed structure as they have little significance.
- 8.10 The existing kitchen is proposed to be stripped out and a new kitchen suite installed with hand made fixings. This work is merely to make the property suitable for human habitation and will be undertaken within the confines of the existing space. It will not therefore impact upon the heritage asset and is not significant.
- 8.11 The existing bathroom is to be stripped out, including the removal of an existing boiler and a new bathroom suite installed in the form of a shower/wetroom. This work is merely to make the property suitable for human habitation and will be undertaken within the confines of the existing space. It will not therefore impact upon the heritage asset and is not significant.
- 8.12 Other works are to paint interior walls; rewire property and re-plumb property to make it fit for habitation. These works are considered not particularly invasive and will therefore have very limited impact upon the listed structure.

9. CONCLUSION

- 9.1 This statement has set out the background to and analysis of proposals for relatively minor works to the exterior and interior of a property, which is grade II listed within a Conservation Area and occupies space at two different levels i.e. lower ground floor and upper ground floor.
- 9.2 The assessment has been undertaken in order to assess and address the nature and significance of the potential impact of these works upon the heritage asset within the context of national planning policy guidance and local planning policy as set out in this statement.
- 9.3 We believe that overall, the revised proposal, which does not propose to utilise the lower ground floor space, as the Local Planning Authority objected to this in the previous application for Listed Building Consent, is mainly to make the property weathertight, comfortable and useable as a domestic residence.
- 9.4 The improvements of a Listed Building within the Conservation Area will bring a positive benefit to the neighbourhood, in terms of bringing part of it back into productive use, through the associated investment and because the revised proposals in this application are considered minor and are considered sensitive to the fabric of the built structure.
- 9.5 For these reasons, we believe that there are no conflicts with existing or emerging policy and that since none of the proposed works have any real significance upon the structure of the built fabric, the proposal will therefore protect the integrity of heritage asset and will provide longevity benefits.

APPENDIX 1: LISTED BUILDING ENTRY

KINGS HEAD COTTAGES

LIST ENTRY SUMMARY

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: KINGS HEAD COTTAGES

List entry Number: 1316208

LOCATION

KINGS HEAD COTTAGES, NEW ROAD

The building may lie within the boundary of more than one authority.

County: North Yorkshire

District: Scarborough

District Type: District Authority

Parish: Fylingdales

National Park: NORTH YORK MOORS

Grade: II

Date first listed: 06-Oct-1969

Date of most recent amendment: 04-Jan-1990

LEGACY SYSTEM INFORMATION

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 327786

ASSET GROUPINGS

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

LIST ENTRY DESCRIPTION

SUMMARY OF BUILDING

Legacy Record - This information may be included in the List Entry Details.

REASONS FOR DESIGNATION

Legacy Record - This information may be included in the List Entry Details.

HISTORY

Legacy Record - This information may be included in the List Entry Details.

DETAILS

FYLINGDALES NEW ROAD NZ 9504 (east side) Robin Hood's Bay 19/137 King's Head Cottages (Nos 6.10.69. 1 and 2) (formerly listed as part of Men's Institute, King Street) GV II House, now 2 dwellings. Late C17 or early C18 with alterations. Incised rendered walls. pantiled roof with stone coping and brick stack. Gable end to road with almost full-height left outshut. 2 storeys, attic and basement, 2 bays. Right basement door. Stone steps, built against buttress at right, up to central 4-panel door. Flanking sashes, 12-pane on left, 16-pane on right. First floor left later C19 margined sash, right 12-pane sash. One plain attic sash at left. Rebuilt chimney on gable peak. Lean-to projection to left of steps is not of special interest.

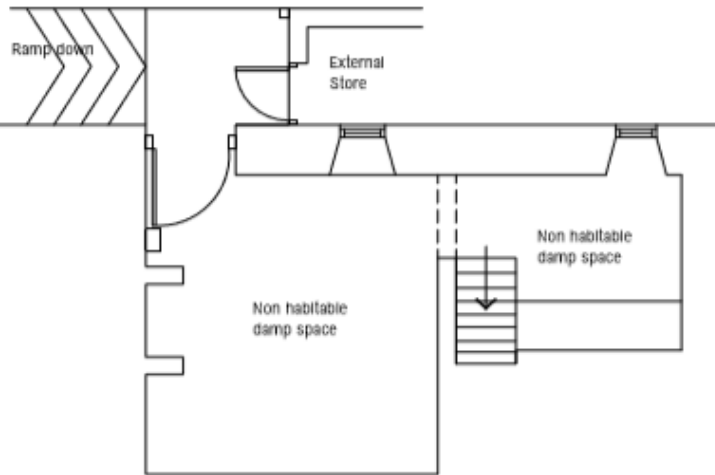
Listing NGR: NZ9529404889

SELECTED SOURCES

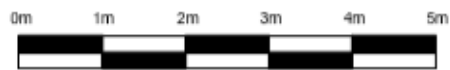
Legacy Record - This information may be included in the List Entry Details

National Grid Reference: NZ 95294 04889

APPENDIX 2: EXISTING PLANS

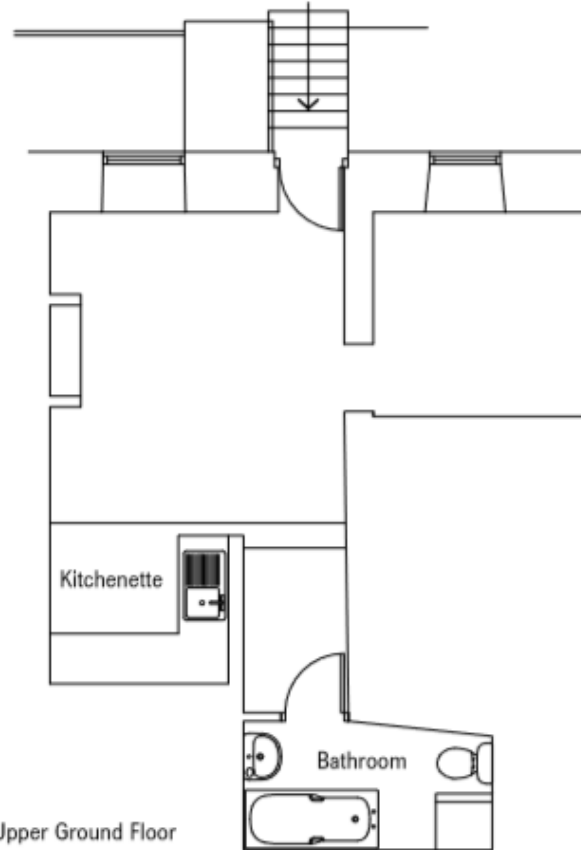


Lower Ground Floor



Scale

NOTES:
1. All Dimensions to be checked on site.

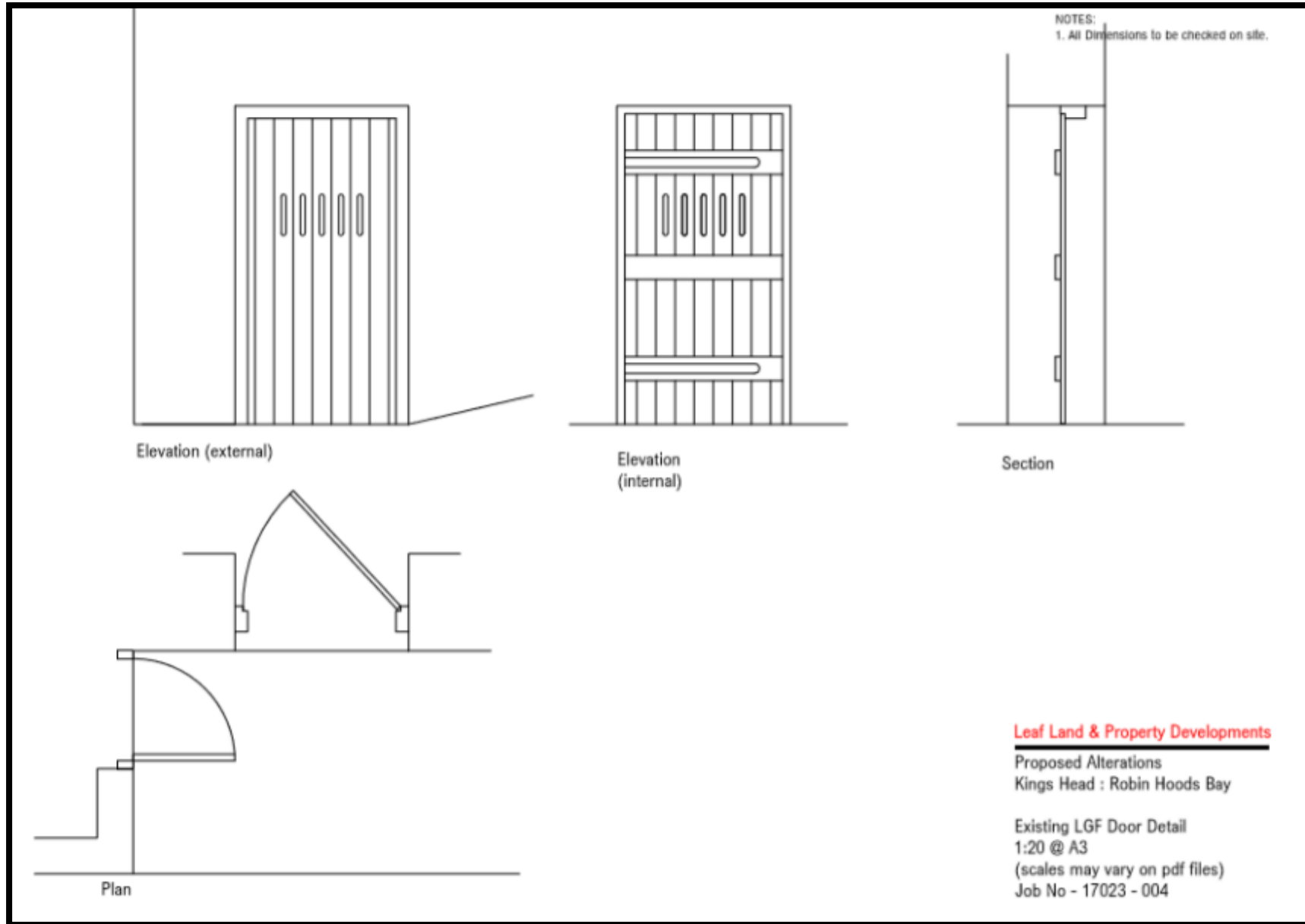


Upper Ground Floor

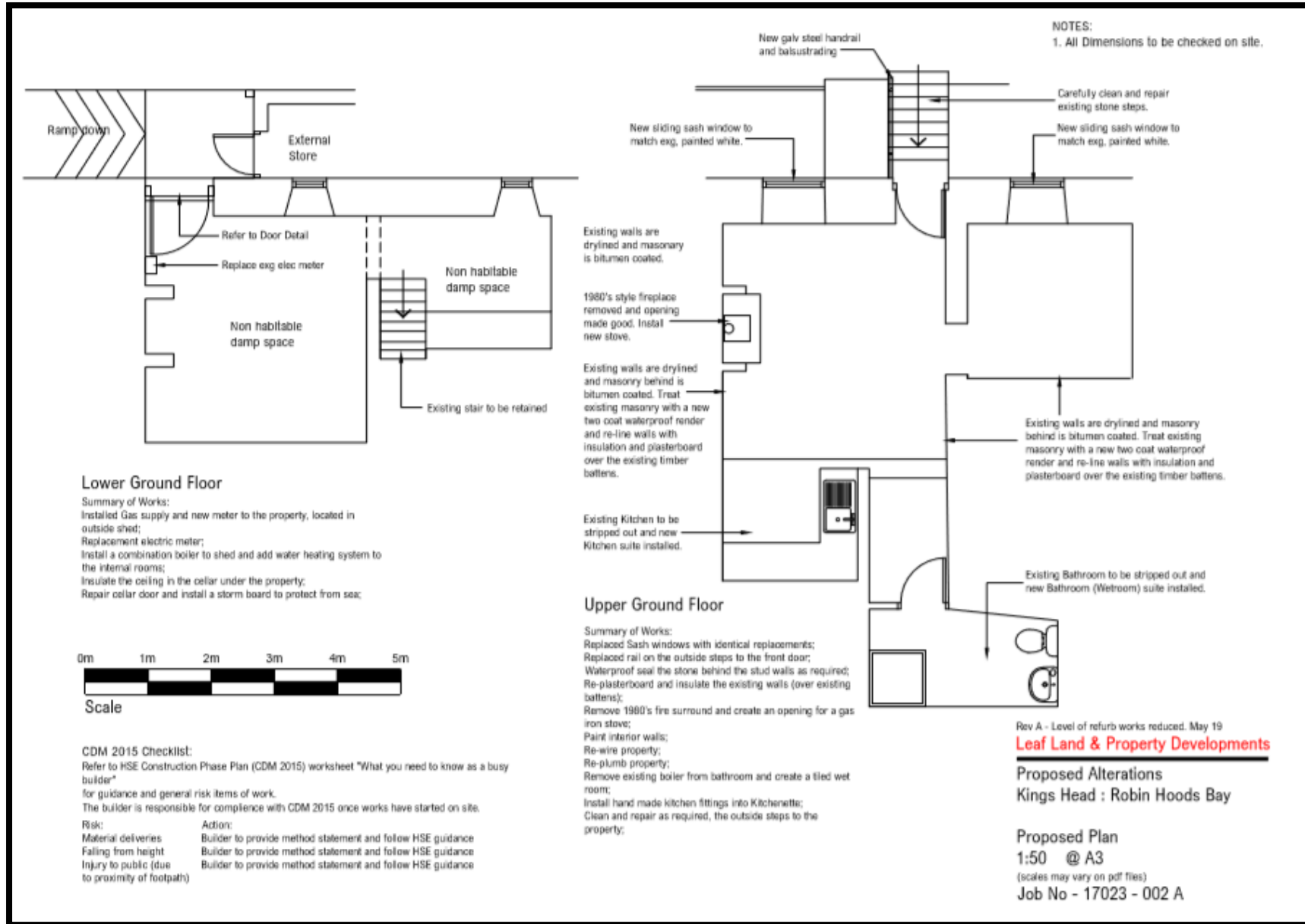
Rev A - Further details added. May 19
Leaf Land & Property Developments

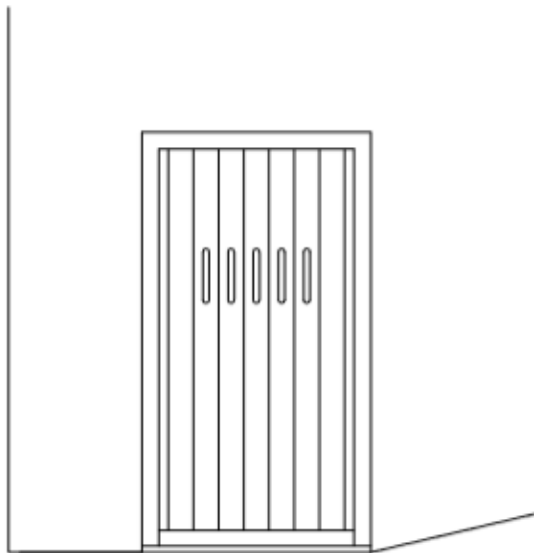
Proposed Alterations
Kings Head : Robin Hoods Bay

Existing Plan
1:50 @ A3
(scales may vary on pdf file)
Job No - 17023 - 001 A

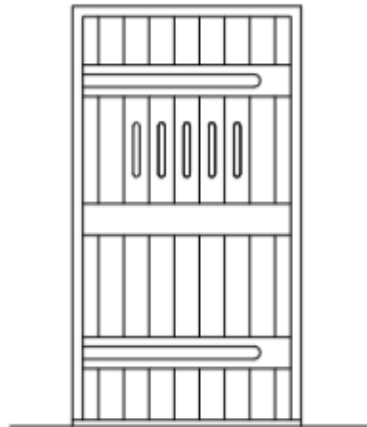


APPENDIX 3: PROPOSED PLANS

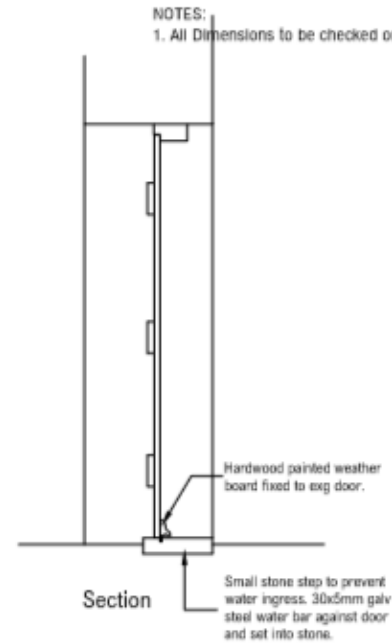




Elevation (external)



Elevation (internal)

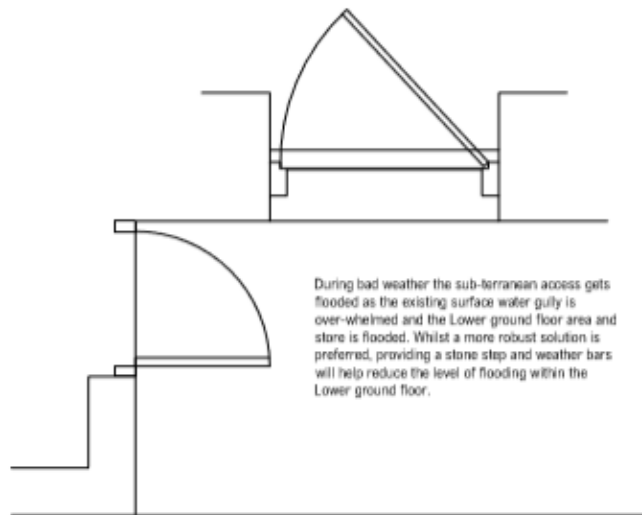


Section

NOTES:
1. All Dimensions to be checked on site.

Hardwood painted weather board fixed to exg door.

Small stone step to prevent water ingress. 30x5mm galv steel water bar against door and set into stone.



Plan

During bad weather the sub-terranean access gets flooded as the existing surface water gully is over-whelmed and the Lower ground floor area and stone is flooded. Whilst a more robust solution is preferred, providing a stone step and weather bars will help reduce the level of flooding within the Lower ground floor.

Rev A - Level of refurb works reduced. May 19

Leaf Land & Property Developments

Proposed Alterations
Kings Head : Robin Hoods Bay

Proposed LGF Door Detail
1:20 @ A3
(scales may vary on pdf files)
Job No - 17023 - 005 A

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