

NYMNPA

07/10/2019

Bank House, King Street, Robin Hoods Bay, YO22 4SH

4539 - DESIGN AND ACCESS STATEMENT INCORPORATING HERITAGE STATEMENT

Proposed alterations to first floor

Stone + Associates

THE STUDIO, 7B SAVILLE STREET, MALTON, YO17 7LL



Table of Contents

1.0	Site Location and brief description of the property	3
2.0	Background information	3
3.0	The Proposal	3
4.0	Access Considerations:	3
5.0	Landscaping.....	3
6.0	Assessment of impact on the Historic Asset and its setting	3
7.0	Photos.....	4

1.0 Site Location and brief description of the property

- 1.1 Bank House is located in Robin Hoods Bay and is accessed off King Street. The main door on the street to a communal door serving two properties; both Bank House and Bank House Cottage, via a narrow hallway.
- 1.2 Bank House and Bank House Cottage are grade II listed in a joint listing, listing entry number 1148686.
- 1.3 Bank House is at the rear of the building and its main aspect is onto New Road. The property is over three floors, with the upper floor within the roof. The ground floor is level with King Street but is elevated above New Road becoming first floor above a ground floor shop.

2.0 Background information

- 2.1 It would appear that Bank house has been subdivided at some point to form Bank House Cottage. Historic maps show the building being a bank up until certainly 1913, maps beyond this from 1928 remove this title which presumably is around the time the building was subdivided into dwellings.

3.0 The Proposal

- 3.1 The applicant would like to make internal alterations at first floor level to enlarge bedroom 2 and make it into a more useable room.
- 3.2 All of the existing partitions throughout the property are relatively modern in construction being studwork walls with plasterboard linings.
- 3.3 Proposed walls will be studwork with plasterboard linings to match the existing.

4.0 Access Considerations:

- 4.1 Not affected by the proposals.

5.0 Landscaping

- 5.1 Not applicable.

6.0 Assessment of impact on the Historic Asset and its setting

- 6.1 Internal partitions throughout are modern being timber studwork with plasterboard and skim linings. Proposed walls will match the existing.

- 6.2 Existing door leafs will be re-used in the new / adapted openings.
- 6.3 Existing skirting boards and architraves will be re-used where possible and augmented with new timber to match the existing profile.
- 6.4 The proposal would have no detrimental impact on the character and appearance of the Listed Building.

7.0 Photos

- 7.1 Internal partition viewed from within bedroom 2.



7.2 View from first floor landing looking towards bedroom doors.



Matthew Peake

for Stone and Associates

7th October 2019