

HERITAGE, DESIGN & ACCESS STATEMENT. SHIRLEY HOUSE, SUNNY PLACE, ROBIN HOODS BAY

What is significant about the heritage asset?

This statement is in support of an application to replace the stair rails, fence and gate that form the boundary to the front of Shirley House. The property is a Grade II listed building within the Old Town of Robin Hood's Bay, which is a conservation area with an Article 4 direction. Listed in 1969,ⁱ the property stands at the SE end of a terrace of 5 properties known as Sunny Place. It is said to date from 1651, and there are records relating to the adjoining properties that date back to 1628.

The front of the property forms part of a street scene based on the Sunny Place terrace, which shares common design features and which in turn form part of a coherent and historic village landscape. There is a heavy wood picket fence surrounding the front of the property and ascending to the front door. The present structure dates from the 1990s, though there is photographic evidence of a similar structure existing in the Victorian era.

Assessment of heritage significance

While Shirley House is a heritage asset, the fabric that contributes to its listed building status relates to the external appearance of the building.

What works are proposed?

The present structure is rotten in a number of places and is now unsafe, presenting a hazard to the occupants and to passing pedestrians. The aim of the proposed work is to replace the existing boundary structure with one of the same design and dimensions, taking the opportunity to ensure that its details conform as closely as can be ascertained to its appearance in the Victorian era.

What impact do the works have on the part of the heritage asset affected?

The overall appearance will be unchanged, other than the substitution of a double gate opening for the current single gate, within an opening of the same width. Detailing of the hand-rails and newel posts will more closely approximate to the appearance in the Victorian period.

How has the impact of the proposals been minimised?

Pre-application advice was sought in November 2019. A search was undertaken for historic images of the boundary fence and stairs. The findings have been submitted as part of the application. The proposed design seeks to more closely approximate to the detailing seen in the late 1800s, whilst retaining the same overall dimensions and proportions as existing.

Pre-application advice was obtained in December 2019 from Clair Shields at N. York Moors NPA.

1.0. REQUIREMENT.

There is a requirement to submit a Design & Access Statement with this Planning Application because the building concerned is a Listed Building.

The D&A Statement has been prepared in accordance with requirements of DGLC Circular 01/2006 and guidance offered in the CABE publication 'Design and access statements'.

2.00. DESIGN PROCESS.

2.10. ASSESSMENT

2.11. Physical Context.

Shirley House is set in the historic coastal village of Robin Hoods Bay. The most apparent feature of the locality is that the property is only accessible on foot due to the narrow and stepped street leading from the main access road.

The house itself dates from c. 1651 and was revamped in the Georgian period. Accommodation is composed of four storeys which include a basement and attic. The external walls are built of stone and the roof covering is of clay pantiles. Window frames are vertical sliding sash and the doors are both made of timber. The property was extensively restored in 2018.

2.12. Social & Economic Context.

The property is a contributor of the 'urban shadow' of the village and will remain so.

Economically, that the property remains and is refurbished,

- a). Contributes invaluable to the viability of Robin Hoods Bay as a community
- b). That the boundary to the public footpath is a safe structure
- b). Retains the historic asset for future generations to enjoy.

2.13 Planning Policies.

- a). The property is shown to be in the Robin Hoods Bay Conservation Area. (NYMNP website).
- b). The Conservation Area is subject to Article 4 (2) Direction.
- c). There is no appraisal for the Conservation Area available on the Planning Authority's website.

3.0 INVOLVEMENT:

Pre-application with Local Planning Authority.

4.00. EVALUATION & DESIGN.

The works are to a Listed Building and therefore consistent with the legislation affecting such buildings.

Design has followed a process which is consistent with the character of the building.

Stylistically, the design references the oldest available (Victorian) depiction of the exterior appearance.

5.00. LAYOUT:

Height of fence and stair rails will be as existing. The existing single gate is 125cm wide and obstructs access to the sunken yard when open. It will be replaced by a double gate of the same overall width.

6.00. SCALE:

Unaltered.

7.00. LANDSCAPING:

As existing.

10.00. APPEARANCE:

Improved due to proposed maintenance.

11.00. ACCESS.

11.01. The property is an existing building and is located in an area where both vehicular and pedestrian access is limited by the narrowness of thoroughfares and the steepness of terrain.

END

ⁱ 6.10.69 No 6 (Shirley House)

GV II House, early C18, possibly with older core. (Painted date 1651 AD.) Coursed sand- stone with varied tooling, some very fine, some standard herringbone; much patching and rebuilding on front. Pantiled roof with brick stack. 2 storeys, attic and basement, 2 bays, irregular. At right 5 steps, with wood handrail, to studded boarded door under gabled wood hood on fancy brackets. At left boarded basement door and inserted window. On ground and first floors 2 replaced 12- pane sashes with projecting sills. Modern dormer with small-paned casement. Left end chimney. Carved name stone inserted below ground floor window.

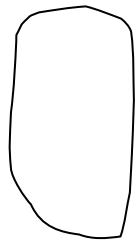
Listing NGR: NZ9525805012



Graystone Bird: Victorian photographs of Staithe and RHB

NYMNP

29/01/2020



Sutcliffe – 1890s?



Frith collection: a later view, possibly 1950s or 60s



Shirley House: 2019



