

DESIGN AND ACCESS STATEMENT

Assessing the Site and its Context

Green Bank House is situated on Fisherhead on the lower part of Robin Hoods Bay, in the heart of a thriving holiday destination. It is one of the original buildings to be built in “ Bay “ and blends in well with the rest of the historic types of buildings with its pantile roof and original windows and features. It is a Grade 2 listed building in the North Yorkshire Moors Conservation area and dates to at least 1709 but was probably built in the late 1600’s.

The proposed application of an en suite, separate roll top bath and replacement rear window in the loft room will have no affect on local people who will not even notice it has been completed.

The proposed application will have no affect on the local economy but will benefit local tradesmen who will be employed to complete the said works.

The planning policies affected for this application are for Listed Building Consent, Building Regulations, and Planning Consent for the minor works at the front of the house for the tapping into of the soil pipe. (See photo).

Before New Pipes at Front



After Proposed New Pipes



As can be seen from the photograph this alteration to the front elevation is minimal and there is no impact on the front footpath and any disruption to the public would be minimal. The additional pipes have minimal impact on the appearance of the property. It will be painted the same colour so as to blend in with the existing soil pipe.

Consultation

The premises are adjacent to the Robin Hoods Bay Museum. The applicant has spoken to representatives from the museum and also neighbours who have no issues with the proposed en suite being installed. There are numerous properties in Robin Hood's Bay with en suites installed in the loft area or other rooms and these have no impact on any local residents or holiday makers.

Evaluating Findings

There would appear to be no issues with the applicants proposal. No impact on any person will be encountered and any disruption will be minimal whilst the works are undertaken. The applicant is a full time resident and has retired to the property and the premises are not to be a holiday let whatsoever. The use of the en suite is for the benefit of the applicant who will be using the loft bedroom as their main

bedroom due to it's large size, hence the need for an en suite which the loft bedroom can easily accommodate.

Developing and Explaining the Design

The proposed en suite, separate bath and replacement window will enhance the loft room. It will not have any impact externally, but internally will enhance an otherwise plain loft bedroom into a luxurious and pleasant area which will be appealing to the eye and will be decorated to a high standard, and not only will it add to the value of the house but this in turn will maintain the price of other houses in the area thus keeping the appeal of property in the village.

The replacement window will replenish the original appearance of the rear of the property to show the window still in it's original state albeit being made from new hardwood but to the exact specifications of the old window and still giving it's local distinctiveness. To the eye of the general public there will be no difference the appearance of this window.

The new window will be much more weatherproof, will not let in drafts and therefore prevent any further damp in that location and also reduce heating costs and make the loft bedroom more energy efficient, and together with the en suite which will be constructed under building regulations with the appropriate insulation the whole loft area once completed will

become more efficient thus reducing bills and becoming more eco friendly.

Heritage Statement

What is significant about the heritage asset ?	What works are proposed ?	What impact do the works have on the part of the heritage asset affected ?	How has the impact of the proposals been minimised ?
<p>The asset dates back to about 1709 and forms part of “ Old Bay “ and is one of the original buildings to be erected in the village. It still retains it’s original features and character, and is adjacent to the museum, once the coroners office and mortuary. It is a Grade 2 listed building being of special interest and lies within the North Yorkshire Moors Conservation Area.</p>	<p>It is proposed to install an ensuite bathroom in the loft room. The loft was converted many years ago, probably late 1950’s or early 1960’s into a bedroom with a dormer window to the front as many houses in the village have been. The installation of the en suite will include a low level toilet and a sink.</p> <p>A separate roll top bath is proposed which will be installed as part of the main loft bedroom and will be installed near to the dormer window.</p> <p>It is also proposed to replace the casement window to the rear and side of the loft room. It is currently rotten, leaks, and is letting a lot of moisture into the room causing some damp under the sill. It is beyond repair and is to be replaced with a hardwood window to the same specification and colour.</p>	<p>There is no detrimental impact to the asset whatsoever, only an improvement to the building will be seen.</p> <p>The loft room is very large and the en suite will only take up a small corner of this room.</p> <p>The room will be improved by the en suite and the separate roll top bath will enhance the look of the room.</p> <p>The replacement casement window will be exactly the same as the old one being a like for like replacement and will improve the appearance of the asset inside and out as it’s current condition is unsightly, and is causing some damp issues in the loft room.</p>	<p>Any impact to the asset has been minimised for the following reasons : -</p> <ol style="list-style-type: none"> 1. The shape of the ensuite has been tailored so as not to block any sea view when ascending into the room from the stairs. 2. The en suite has been sited above the first floor bathroom. This enables access to the soil and waste water pipe already situated at the front of the house and has the minimal effect on the appearance at the front. 3. Access to the water supply pipes from the bathroom below will also minimize the need for plumbing from below. 4. The replacement window has no impact on the asset and will only improve it.

Repairs and Recommendations

We would normally recommend where possible that ground levels are reduced below internal floor levels however this is something that cannot be carried out to the rear as this forms part of a footpath giving access to adjacent properties.

Enquiries should be made as to any tanking and damp proofing works that have been carried out in the past.

6.6 External Joinery including Window and Door Frames

The windows, doors and external joinery were inspected from ground level and from within accessible windows.

Our comments can only be of a general nature, as the presence or the extent of some defects can only be fully identified during the course of redecoration, or following disruptive investigations.

Construction

There are painted timber windows and doors.

Traditionally, windows and doors in private houses were constructed in wood but increasingly these are being replaced.

There is limited double glazing; unfortunately, many double glazed units suffer from failure causing the glass to mist over and the only solution is to replace the glazing. This type of failure can occur without warning. There are some indications that the average lifespan of a sealed double glazed unit can be less than ten years.

It is very difficult to seal frames to 100% weatherproof conditions. Doors in particular can let in water if subject to heavy rain.

Replacement units these days require Building Regulation approval or a FENSA certificate. Check with your Legal Adviser that this is the case.

Condition

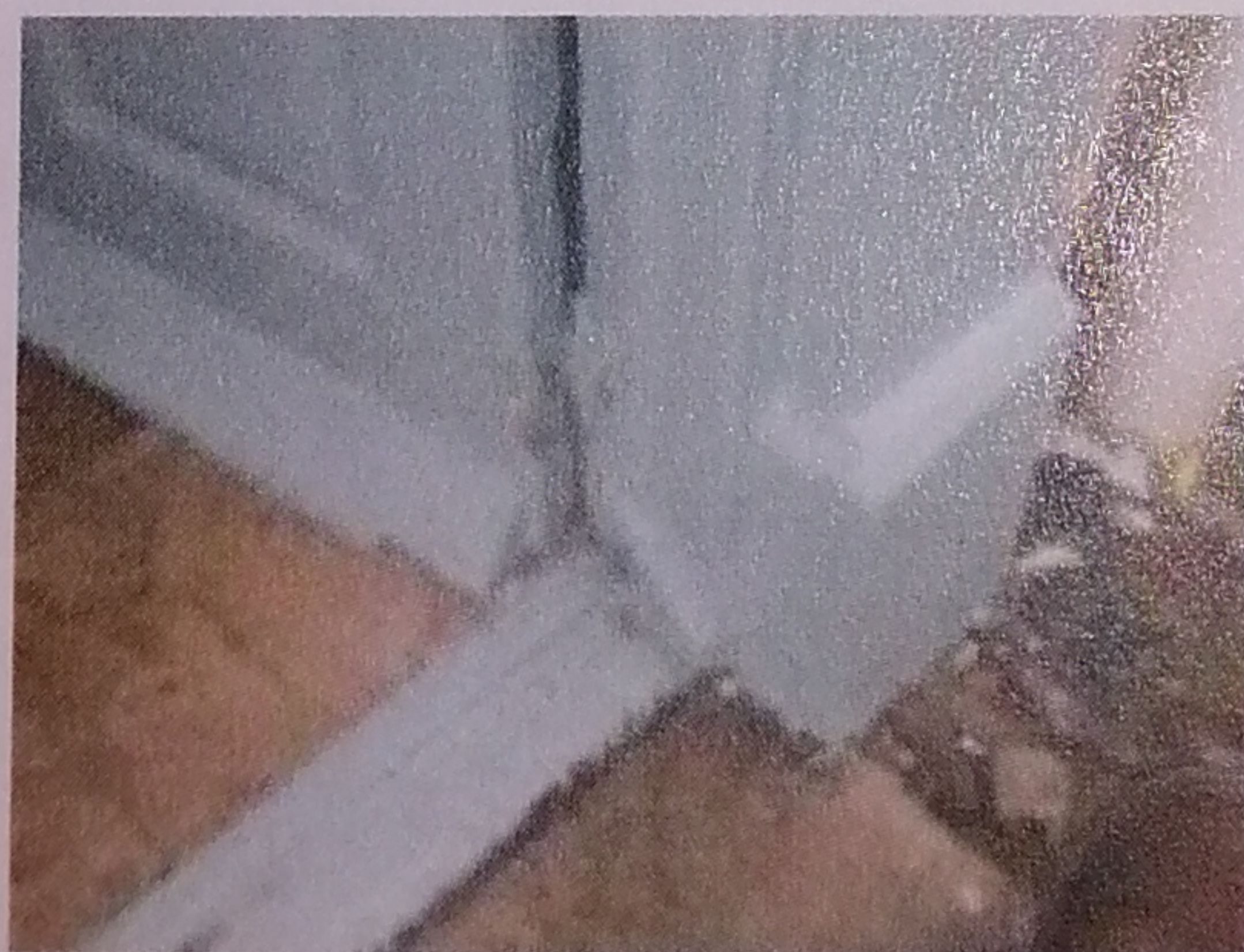
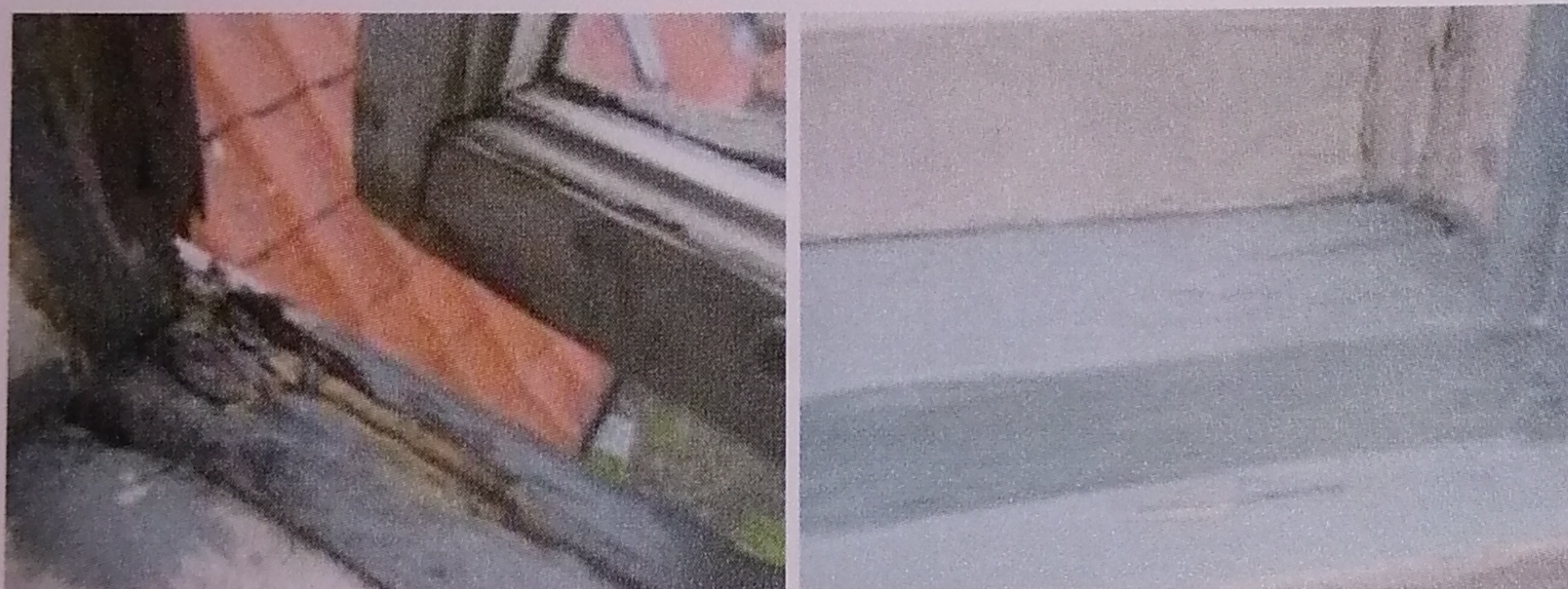
Some of the windows are sliding sash units and we did try to open most of these windows however some have been painted shut and some locked and further works will be needed to make these windows serviceable.

The side window to the attic bedroom is affected with timber decay and this requires replacement as it is beyond economic repair.

We also suspect that there has been some filler and repair to some of the windowsills to other windows although presently these appear to be adequately decorated.

There is sealed unit double glazing to one of the windows. No significant defects were found. Deterioration of the edge seals of glazing units can occur resulting in moisture within the unit. Whilst no evidence of failure was seen replacement of units may be required in the future.

There are signs that previous repairs have been carried out to the front door frame which is something we expect to find and aspects of all external joinery ongoing maintenance repair will need to be undertaken.



Repairs and Recommendations

A replacement window is needed to the attic bedroom and windows require freeing. Future repairs are also likely to be needed when decorations start to deteriorate.

Costs to carry out all necessary repairs and improvements should be obtained from suitable contractors prior to exchange of contracts.

6.7 External Decorations and Paintwork

The majority of decorations are in satisfactory order although where these are poor to the attic bedroom window a replacement window is needed.