

**Georgian House, King Street, Robin Hood's Bay YO22 4SH**

**Design access statement for listed building consent application to replace three windows to the rear (seaward) elevation.**

The rear elevation of Georgian House has four windows:

- The main bedroom window
- The landing window
- The living Room window, and
- A window that would have been on a staircase, originally. Presumably, when the staircase was removed, this window was blocked up from the inside. This window is still in place externally, but has been blocked up internally.

This planning permission application is in addition to a listed building consent application and is in order to allow us to remove these four windows and replace them with hardwood, painted vertical sliding sash windows. The sashes will be divided by one glazing bar. The window openings will be identical to the current ones. The planning permission only applies to 3 of the 4 windows. The blocked up window is to be replaced with a like for like replacement. The landing, living room and bedroom windows require planning permission, given they are in a conservation area and will not be a like-for-like replacement.

The listed building consent was submitted in January 2020 under reference NYM/2020/0003/NEW.

This window design for these 3 windows is in keeping with the one remaining original window in the rear elevation (the blocked up stair window) and also with the pattern of windows depicted in a photograph found at the local history society in Robin Hood's Bay.

Photographs of the existing windows, a copy of the photograph found at the local history society and the plans for the replacement windows are attached to this planning application.

The new windows will be made of hardwood and will have a painted finish, in keeping with the vernacular in Robin Hood's Bay.

Thin and light heritage double glazing units will be fitted, which are not obtrusive. This will however, improve the environmental efficiency of the building and make it habitable for greater parts of the year. The building was never designed to face the North Sea – and, because of the collapse of buildings behind Georgian House into the sea, the windows on the rear elevation have to withstand a battering from the elements, never envisaged by the original builders of the building.

Heritage Statement to accompany:

Application for planning permission to replace 3 windows in the rear elevation of Georgian House, King Street, Robin Hood's Bay, North Yorkshire. YO22 4SH, with hard wood, heritage double-glazed, sash windows of traditional design in keeping with the area.

Assessment of heritage significance:

The listing for this property was made in 1969 and describes the front elevation of the property only. For the purpose of the listing the property is known as Georgian House and the house to the left of Georgian house, denoting that the property was once two houses.

The listing states:

*KING STREET NZ 9504 FYLINGDALES Robin Hood's Bay (east side) 19/103 Georgian House and house 6.10.69. (Georgian House only) to left of Georgian House*

*GV II Pair of houses, mid C18. Painted brick with stone alternating-block quoins, plinth and eaves cornice. Pantiled roof with brick stacks. 2 storeys, 4 bays. 6-panel doors, with blocked overlights, paired in centre in early C19 double surround of pilasters and modillion cornice on brackets. Original keyed gauged-brick arches may be seen behind. Right C20 4-light casement replacing earlier, larger shop window. Left and on first floor 12-pane sashes in wood architraves under flat gauged-brick arches with keystones; window in second bay blocked. Shorter second-floor windows under similar arches, the outer ones Yorkshire sashes, the inner ones blocked. Traces of an original arch remain at ground floor right.*

*Listing NGR: NZ9530604913*

Georgian House is a brick built pair of cottages, now joined as one house, with stone quoins, strings and eaves cornice. The roof is covered with pantiles and we understand that this was replaced a few years ago. The property is within the Robin Hood's Bay conservation area and is a characteristic 'infill' property of irregular shape, filling a gap between existing properties.

The listing describes the front elevation of the property. There is no description of the rear elevation.

The rear elevation has four existing window openings. Three of these contain modern sash windows, which appear to date to the 1970s. The sashes are typical 1970s interpretations of 'Georgian' sash windows – with thick glazing bars (completely unrecognisable as Georgian windows). They have a modern split of ¼ static with ¾ upward moving sashes and nine, not twelve panes. The mechanism to operate the sashes is a metal spring system, which with salt air is rusted and creaking. The fourth window opening has a smaller window (probably originally this opened onto a staircase – though the staircase must have been removed many years ago, prior to our ownership of the property). This window looks to be of an original design. It's a traditional sliding sash. Each sash is divided in two by a glazing bar. This window has, somewhat bizarrely, been blocked up on the inside with vermiculite blocks, but the window and glass left in place, so that from the outside of the building you can see through the glass that the window has been blocked up. This fourth window is a much better indicator of the style of window that would have been in the rear elevation of this property historically, as is shown by the photograph found at the Robin Hood's bay local history society – see below. This original window is being replaced on a like for like basis – and so planning permission is not sought to replace this window.

However, the other 3 rear elevation windows are to be replaced on a non like-for-like basis. So, planning permission is sought to replace these windows with windows more in keeping with the property, the conservation area and the age of the property. And to remove the existing worn out and age-inappropriate windows, which are not in keeping with the conservation area or the property.

A photograph of the rear elevation of the property, taken from the sea, before the building of the sea wall – obtained from the Robin Hood's Bay Local history group, shows one of the existing windows. This window, which may be the landing window referred to above, appears to be a traditional half and half sliding sash window, with each sash being divided by a glazing bar. This photograph is submitted with the listed building consent and planning permission applications.

The front elevation of the property has 12 pane sashes in wood architraves. This elevation of the property, which faces the Main Street of Robin Hood's Bay (King Street) is the elaborate part of the building – we presume designed for 'show'. The rear of the building is much more 'humble'. We have already replaced the six panel door at the rear – with a hard wood replica of the original door, which was sadly beyond repair, (this was approved by NYMNP planning) using the original float glass in the door. This rear door was much plainer and more workmanlike than the two front doors on the front elevation (which are both six panelled doors with elaborate mouldings). The portico over the front doors is also very elaborate – whereas the rear door has a simple fisherman's canopy.

For this reason, the suggested design for the four rear windows is sliding sashes, with a single glazing bar dividing each sash in two. This design is in keeping with the one remaining old window in the rear elevation of the property and also in keeping with the window design seen in the photograph obtained from the Local History Group. It also mirrors the window design used in The Cranny and Downholme cottages, which are similar brick built cottages opposite Georgian House on King Street. This style is also less grand, reflecting the more utilitarian aspect of the rear of the property, compared to the grand Georgian entrance to the property seen from the front elevation.

The rear elevation of the property was never designed to be seen from the rear. Originally, this elevation would have faced another, substantial property, which was between Georgian House and the sea. The back alleyway between Georgian House and the house behind it would have been too small for any windows to be seen by anyone apart from those in this back alleyway.

Submitted with the planning permission are the drawings and specifications for the windows. They are to be made of hardwood. In this instance using acoya, which is a sustainable hardwood. We consider it important to install windows which will have a long life and given that these windows face the North Sea and in storm conditions are lashed by waves and spray, the harder the wood used, the better. They will be painted, in keeping with the local vernacular, as all wood windows in the traditional form are painted in Robin Hood's Bay.

We have asked for the windows to be double-glazed, but have specified thin and light, heritage double glazing (again, as can be seen from the drawings submitted). This is so that without having to have glazing bars that are too substantial, we can hide any element of the double glazing panels and so these elements will not spoil the traditional look of the windows.

Given that the rear elevation faces the sea and severe weather, the double glazing is requested because of the need to render the building habitable year round. The windows in the front elevation, which is protected from the elements, are single glazed. It is our intention, as these windows are in reasonable condition, and can, where they are rotted, be repaired, that we would retain all of the existing windows on the front elevation.

The Robin Hood's bay Conservation Area appraisal and management plan, dated October 2017, notes that there is a wealth of traditional window types to choose from if new development is proposed, but existing traditional windows should be retained so that the variety is conserved, and distinctive original crown and cylinder glass preserved too. We have no existing crown or cylinder glass to retain in any of the windows in the rear elevation. The traditional window type suggested for the replacement rear windows is in keeping with the one remaining original window in the rear elevations and, as already mentioned is also in keeping with the windows in the similar brick built properties near Georgian House on King Street (Downholme and The Cranny).

The plan also notes:

*"Traditional windows feature strongly thanks to the protected status of the cottages and there is a huge variety..... The Victorian four pane sash window is also in evidence and the late Victorian / Edwardian sash window with the upper pane divided into small panes and the lower ones as large panes. Some Victorian ironwork above the windows has also survived; such survivals are relatively rare in the wider region."*

This echoes our analysis of the design of the windows for the rear of the property and notes that windows of varying designs make up the streetscape. For Georgian House we would have 3 designs of windows, if the listed consent to replace our rear windows is granted:

The front elevation would be the 12 pane Georgian windows on the ground and first floors.

The upper, third floor has smaller Yorkshire sliding sash windows.

The rear elevation would have four pane sash windows, in keeping with the less grand status of the rear elevation and also the local window vernacular.

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