

Design and Access Statement – Received 4 February 2020

Design & Access Statement

The Bay Tree

Elvington Park Limited

Revisions:

A First Issue-Issued for Planning

30.01.2020



Cover image: Photograph from Station Road
looking toward the front elevation of The Bay Tree

Contents

1.0	Introduction	3
2.0	Location	4
3.0	Heritage	5
4.0	Brief	6
5.0	Design Development	7
6.0	Layout	8
7.0	Access	9
8.0	Materials	10

1.0 Introduction

This statement describes the design considerations and background information in support of the full planning application and listed building consent for a new recording studio at the Bay Tree, Robin Hood's Bay.

Included are details of the appearance, scale and layout of the proposed addition, as well as details of works to the existing retained building and landscaping. This document should be read in conjunction with the Heritage Statement (ref: Heritage Statement - The Bay Tree) by Mrs Louise Roberts, BA (Hons), MA Conservation of the Historic Environment.

A comprehensive set of drawings has also been submitted with this application.



Key

 application site





2.0 Location

The site is located on Station Road to the north of the historic centre of Robin Hood's Bay. To the south of the site is the substantial c. 19th century 'Victoria Hotel', and the smaller 'White Owl'. To the north, is Station Road stores and an old Post Office; the between Station Road sites and The Bay Tree, Prospect Field leads to a series of c. 20th century detached and semi-detached homes.



Site location, aerial view | Not to scale

Key

-  Site Boundary
-  Original Grade II Listed Building
-  Recent Extension
-  Views (page 6)



Aerial view - Robin Hood's Bay

3.0 Heritage

The main house at Bay Tree is Grade II listed. It is also included in Houses of the North York Moors (Royal Commission on the Historical Monuments of England, HMSO 9187).

The listing citation describes the appearance and elegant proportion of the frontage to the house (Listing NGR: NZ9513905340) but no other features of the building, either its interior or the rear façade and recent additions are noted.

Advice given in response to a pre-application submission was supportive (ref: NYM\2017\ENQ\13687). The principle of a change of use to strengthen and diversify the rural economy and provide access to services and facilities for local people was supported. However, the pre-application advice suggested the incorporation of the main studio space within the existing building. The main building is elevated half a storey above ground level with stepped access and is therefore unsuitable (and too small) for a recording and rehearsal studio intended to be used by a wide range of local musicians, societies and school groups. The scheme described here takes the recording studio and ancillary spaces to the rear of the listed building to preserve the relationship between the front of the Bay Tree and the street.

This statement documents the evolution of the design proposals now submitted for planning and provides a commentary on the arrangement and scale and appearance of the building and its relationship to its surroundings in particular the 'setting' of the listed house. For further details on the history of the property, refer to the accompanying heritage statement.



View 1



View 2



View 3



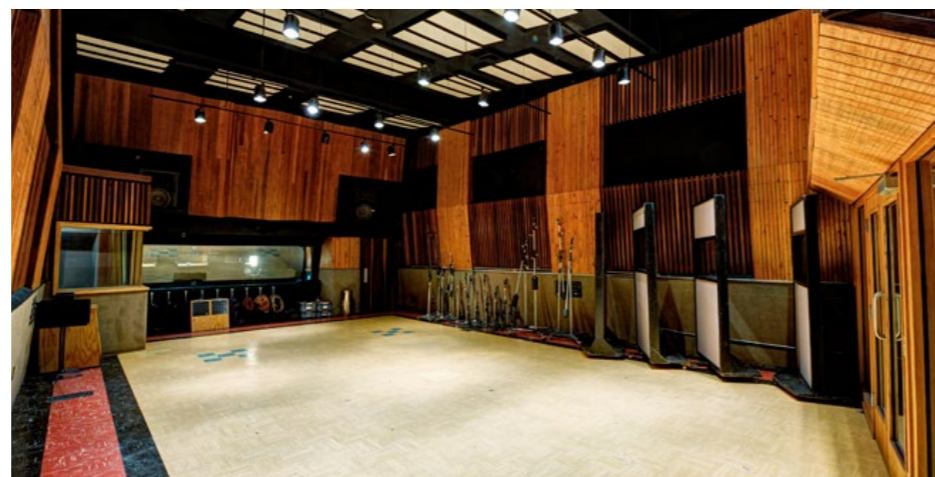
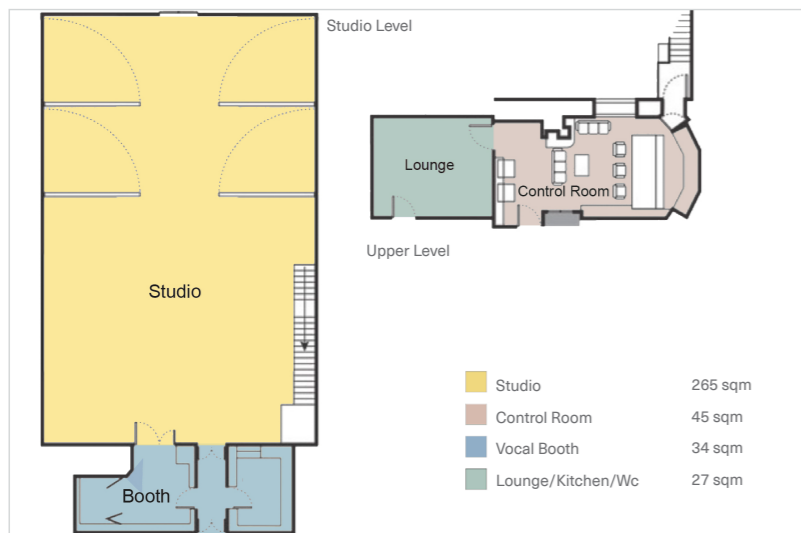
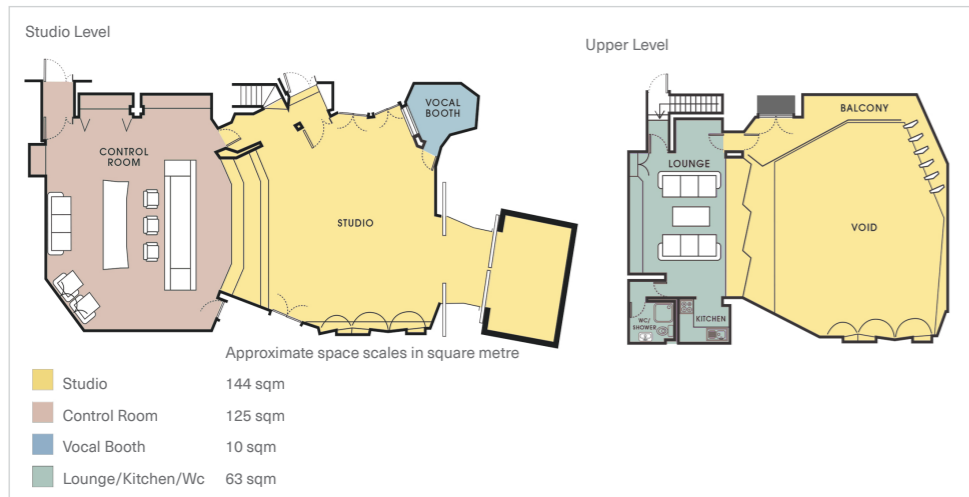
View 4



View 5

4.0 Brief

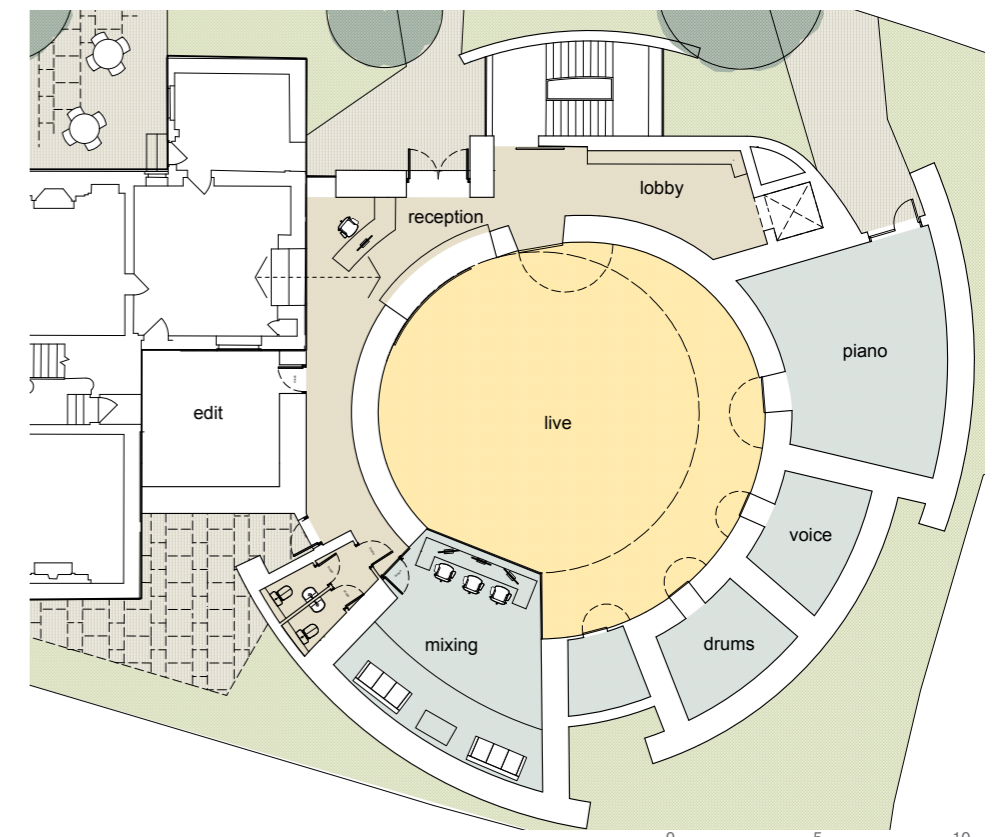
The main focus of a recording studio's activity is the live room where most of the music is rehearsed and performed. This space is acoustically inert and separated from other constructions entirely to prevent external noise intrusion and to contain the sound generated within the space. The geometry of the space and its surface treatment is designed as much as possible to remove any form of acoustic signature (undue emphasis of particular frequencies or undesirable resonance and reverberation). The recording process is overseen from the mixing room, which has direct visual contact with the live room. Around the perimeter flexibly divided sub-spaces allow particular instruments or voices to be recorded separately. These spaces have direct visual contact with the mixing room and live room.



Precedents not to scale

Notable studios illustrated at the same scale as the proposal opposite.

From top:
Abbey Road Studio Three
Abbey Road Studio Two
EastWest Studio One



Studio Level_development layout

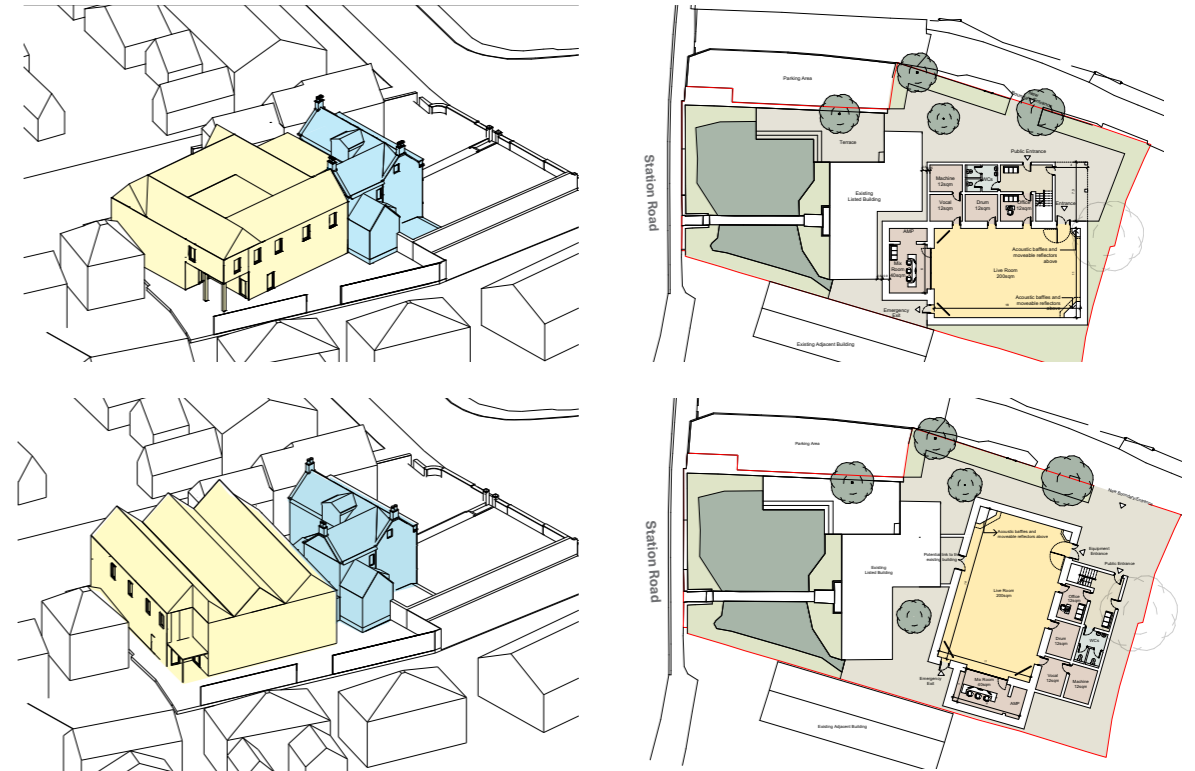
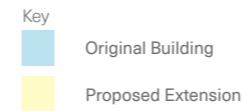
5.0 Design Development

The design studies opposite show how different options were investigated and in particular how different roof forms were devised to integrate the volume of the building within the surroundings and create a sympathetic addition to the listed building. The new additions replace the unsympathetic twentieth century extension of the house (the west-east orientated wing), which provided residential care accommodation on two levels. The scale of the various roof forms aims to be in keeping with the roofs of neighbouring non-domestic buildings, for instance, the adjacent Victoria hotel. The ridge height of the proposed building is in all options lower than the ridge of the listed building. The proximity of a residential property on the east boundary and the location of its gabled side was also considered in the different approaches.

In the studies the key view from the west looking towards the listed house has been represented to test whether and to what extent the proposals would be visible from the street and how they alter or impact the setting of the listed building. In reality the extension will be screened from the street view and in a 'before and after' comparison is less prominent than the existing extension in most of the options tested.

The early option studies look at whether the extension should take its design cue from the house ie try to replicate the domestic character or to give the building a distinct expression that reflects the internal volumes.

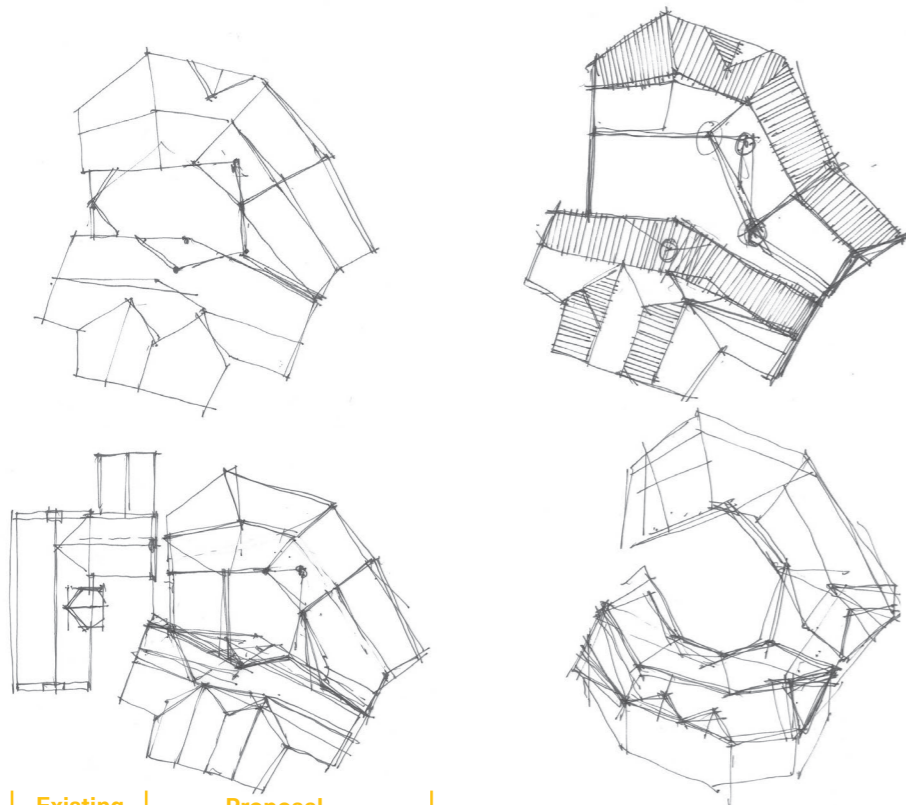
In the preferred option the roof treatment is deliberately lifted above the recording studio volume and separated to 'float' above the base. This device helps to emphasise the mass of the masonry but also gives a lightness to the overall appearance. The smaller volumes of the access stair and the piano room are treated as separate additions (like the 'side chapels') and these allow the height to reduce as the building steps down towards the neighbouring residence to the east and towards the lane at the north. Behind the main house façade the existing internal rooms will remain, providing social and lounge spaces and the small rear courtyard is in-filled to the first floor. This allows an existing dormer window to the stair to be retained and to project outwards above the line of the extension roof. Note that the main house is set at one half a floor above the external ground level and the connections with the addition are located in the same position as the current connection between the original home and its extension. A lightweight connection is proposed between the existing building and the proposed studio on strip footing.



Feasibility studies



Preferred pre-application option, June 2019

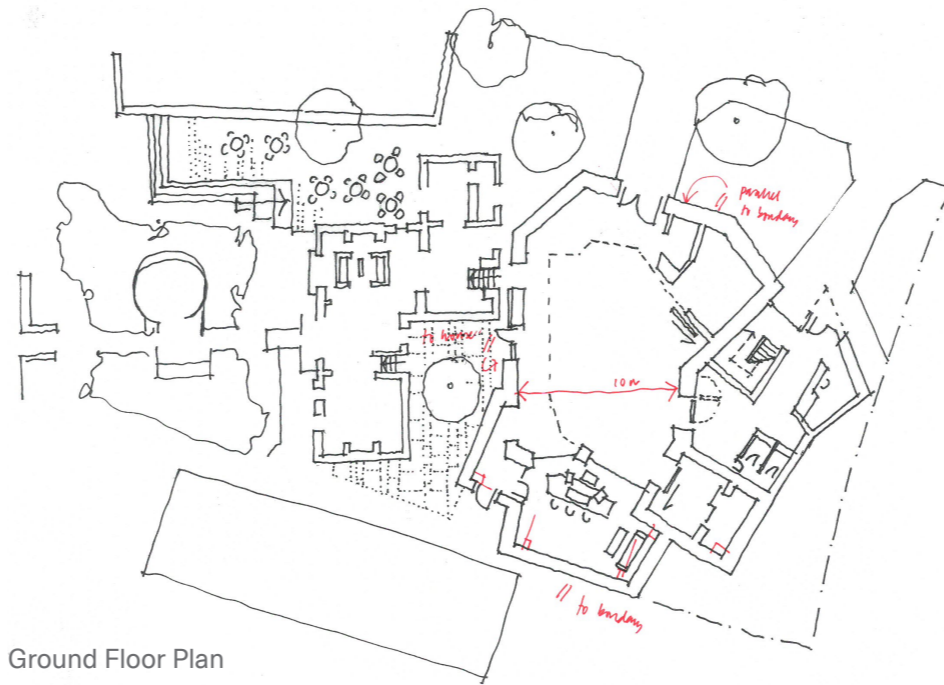


Existing Building | Proposal

Alternative roof configurations



Aerial view of Robin Hood's Bay roofscape

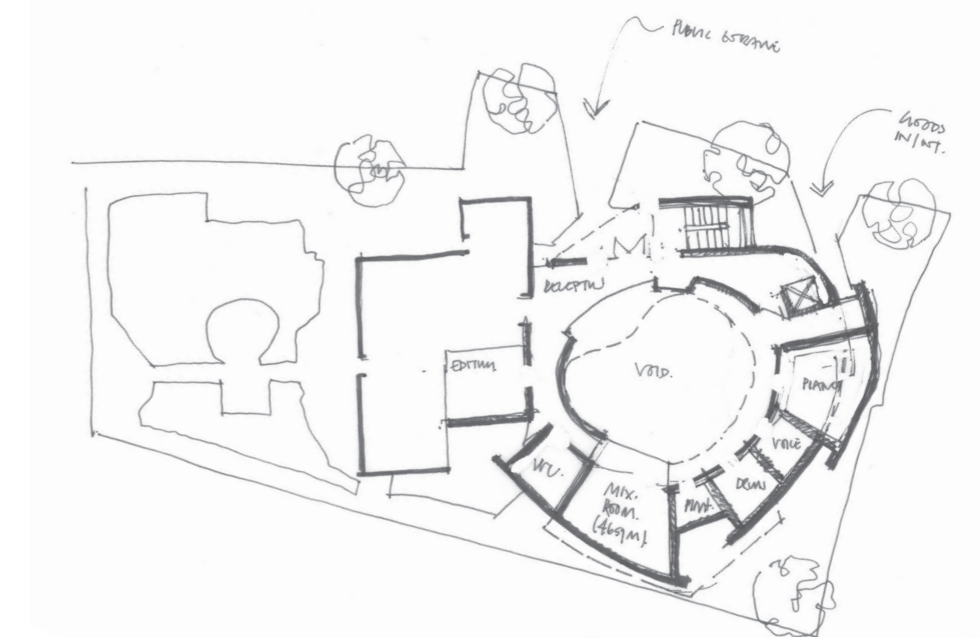


Ground Floor Plan



Development study illustrating 'subordinate' extension to original home

Development studies and evolution of design as presented in pre-application meeting of 31st July 2019.



Ground Floor Plan



Entrance Elevation



Development option: preferred version as submitted, extension with 'floating' roof