

NYMNPA

04/02/2020

HERITAGE STATEMENT

The Bay Tree Station Road Robin Hood's Bay YO22 4RL



Figure 1: Front elevation as viewed from roadside - Source: Author

FOR
Elvington Park Limited

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Introduction

The National Planning Policy Framework (NPPF) Section 16. Conserving and enhancing the historic environment, states that heritage assets should be assessed using appropriate expertise prior to planning decisions being taken. The relevant paragraph is reproduced below:

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

This heritage statement will ensure the significance of the Bay Tree is considered in the planning application and will test whether the proposals for change are appropriate by assessing their impact on significance. The statement has been prepared by Mrs Louise Roberts of Coast and Country Heritage who holds a Masters' Degree in Conservation of the Historic Environment from Birmingham City University, the necessary expertise required in NPPF paragraph 189.

General guidance for reading this report

Orientation

For clarity, any reference to the left or right of the property is taken when looking at the front of the building from Station Road. This includes the references to the rear of the property.

Photos and maps

Photographs and maps are provided for reference only and accurate measurements should be taking before structural work commences.

Situation and description

The Bay Tree in Robin Hood's bay is situated on Station Road just outside the boundary of the Robin Hood's Bay Conservation Area. Formerly known as Prospect House, the Bay Tree was the first property to be built at the top of the bank and as such holds a special place in the village's history.

Robin Hood's Bay is a small fishing village in the North York Moors National Park. It lies just over five miles south of Whitby and 15 miles north of Scarborough. There is evidence of human habitation in the area from over 3,000 years ago, although the earliest mention of the village as it stands today was in 1324-46, when Louis 1, Count of Flanders, wrote a letter to King Edward III complaining that his fishing boats had been taken hostage.

The area is well known for its steep sided cliffs, pretty cramped houses and its smuggling history.

The Bay Tree is regarded as a historic asset and was listed on 29th November 1988. It is one of 184 listed structures in the village.

The listing description for the Bay Tree (appendix A) is reproduced below:

FYLINGDALES STATION ROAD NZ 9505 Robin Hood's Bay 17/189 (east side) 29.11.88 The Bay Tree

GV II House, now home for the elderly. 1764 for Isaac Storm. Tooled, squared stone of near-ashlar quality; renewed pantiled roof with stone ridge, gabled copings and stacks. 2 storeys and basement, and 5 bays, symmetrical with wider central bay. 3 steps up to 5-panel door in architrave with narrow frieze and cornice. 3-pane overlight. Low 3-pane basement windows. Sash windows plain on ground floor, 6-pane above with cill bands on both floors. Modillion eaves cornice, coped parapet with Z irregular skylights behind. 3 road gable copings and cornice-banded end chimneys. Set back 1-bay left extension of 1 storey and attic has modern door and windows. Houses of the North York Moors HMSO 1987 p.57.

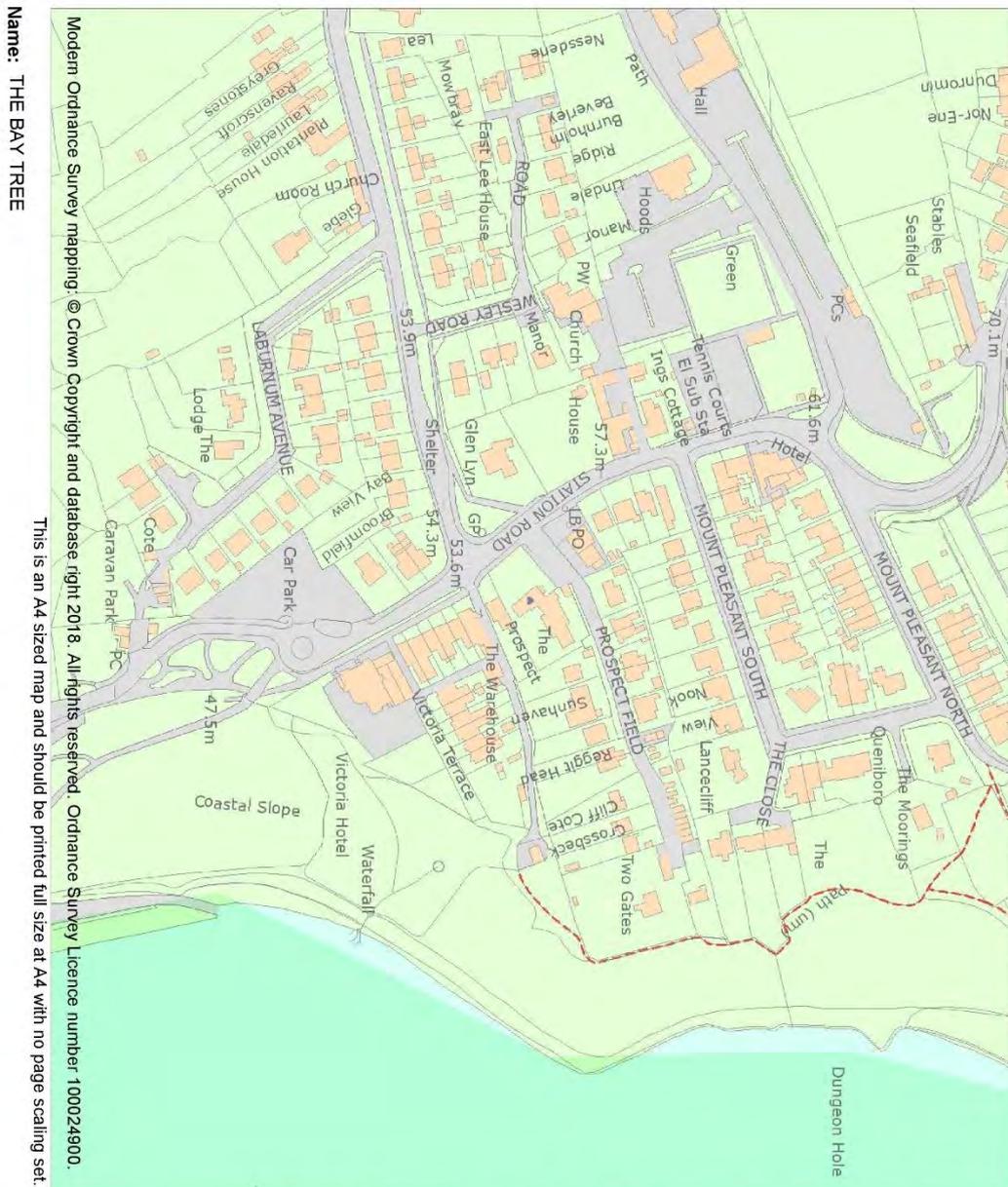
Listing NGR: NZ9513905340

Also within the curtilage of the building are the garden walls in front of The Bay Tree (appendix B), included for group value and listed as follows:

FYLINGDALES STATION ROAD NZ 9505 Robin Hood's Bay 17/190 (east side) Garden Walls in front of 29.11.88 The Bay Tree GV II Garden walls, to north and west of front garden. Probably mid C19. Finely-coursed sandstone with rolled rounded coping. Left (north) wall tall near house but ramped down at west end to meet lower front wall, which has a series of ramps down the hillside. Central pair of gate piers, with cornices and pyramidal caps, hold single wrought iron gate, possibly original. Included for group value.

Listing NGR: NZ9511805332

Location Plans



Heritage Category:	Listing
List Entry No :	1148635
Grade:	II
County:	North Yorkshire
District:	Scarborough
Parish:	Fylingdales

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	NZ 95139 05340
Map Scale:	1:2500
Print Date:	9 December 2019



 Historic England



HistoricEngland.org.uk

Figure 2: Historic England List Entry NGR: NZ 95139 05340 - Source HistoricEngland.org.uk

Statement of Significance



Figure 3: Early view of the Bay Tree, unknown date - Source: Elvington Park Limited

Understanding the heritage

Historic England's guide for the sustainable management of the Historic Environment – *Conservation Principles, Policies and Guidance* sets out the best practice for managing change in the historic environment. In particular it looks at the multitude of reasons a historic building may be important. Section 30 states:

30 People may value a place for many reasons beyond utility or personal association: for its distinctive architecture or landscape, the story it can tell about its past, its connection with notable people or events, its landform, flora and fauna, because they find it beautiful or inspiring, or for its role as a focus of a community. These are examples of cultural and natural heritage values in the historic environment that people want to enjoy and sustain for the benefit of present and future generations, at every level from the 'familiar and cherished local scene' to the nationally or internationally significant place.

The Bay Tree is the oldest house at the top of the bank in Robin Hood's Bay. It was the first house to be constructed away from the closely-knit houses which now form the conservation area. It was built by master mariner and shipping merchant Isaac Storm.

A comparison of the historic map dated 1846-1863 shows how little development there was at the top of the bank, more than half a century after the property was constructed. See figure 4 and 5 for details.

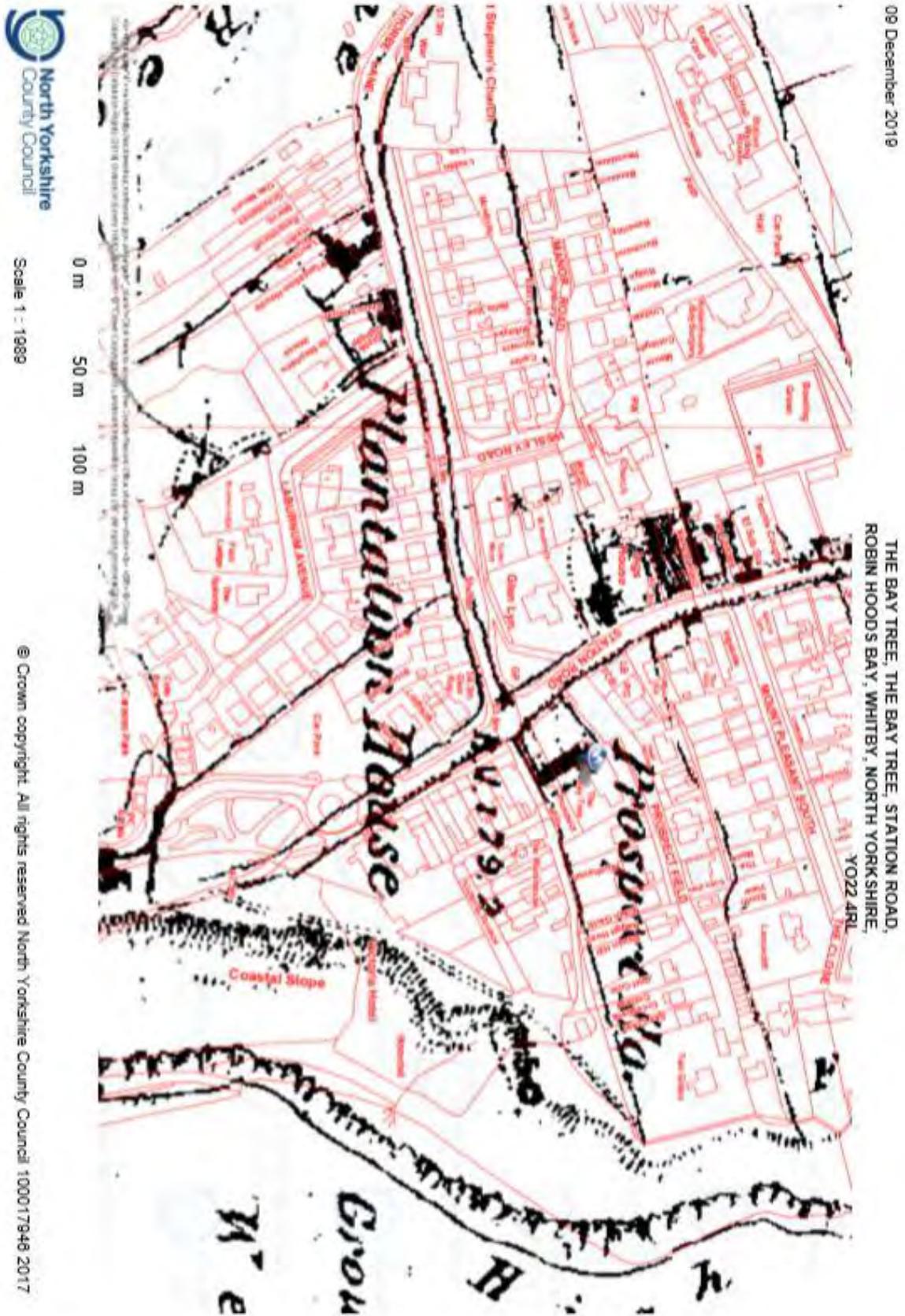


Figure 4: Building development at the top of Bay Bank - Source: North Yorkshire County Council



Figure 5: Map of Robin Hood's Bay 1849 - Source: Ordnance Survey.

Previous planning applications for the property may be seen in figure 6.

Application Number	Site Address	Development Description	Status	Decision
40290218	THE BAY TREE, STATION ROAD, ROBIN HOODS BAY	OUTLINE - APPROVAL OF A 2-STOREY EXTENSION TO REAR OF HOUSE, VISITORS CAR PARK AND CHANGE OF USE OF HOUSE TO RESIDENTIAL HOME FOR ELDERLEY	FINAL DECISION	Approved with Conditions
40290218A	THE BAY TREE, STATION ROAD, ROBIN HOODS BAY	ALTERATIONS TO INCLUDE DORMER WINDOWS AND EXTENSION TO REAR LEAN-TO BUILDING	FINAL DECISION	Approved with Conditions
40290218B	THE BAY TREE, STATION ROAD, ROBIN HOODS BAY	ERECTION OF EXTENSION TO PROVIDE ADDITIONAL ACCOMMODATION	FINAL DECISION	Approved with Conditions
40290218F	The Bay Tree, Station Road, Robin Hood's Bay	listed building consent for alterations and rear extension	FINAL DECISION	Approved with Conditions
40290218E	The Bay Tree, Station Road, Robin Hood's Bay	alterations and rear extension to residential home to provide three additional bedrooms	FINAL DECISION	Approved with Conditions
40290218D	The Bay Tree, Station Road, Robin Hood's Bay	listed building consent for double glazing of existing verandah to create a conservatory	FINAL DECISION	Withdrawn
40290218C	The Bay Tree, Station Road, Robin Hood's Bay	double glazing of existing verandah to create conservatory	FINAL DECISION	Withdrawn
40290218J	The Bay Tree, Station Road, Robin Hood's Bay	listed building consent for demolition and rebuilding of front boundary wall	FINAL DECISION	Approved with Conditions
40290218H	The Bay Tree, Station Road, Robin Hood's Bay	listed building consent for alterations and extension to provide four additional bedrooms	FINAL DECISION	Approved with Conditions
40290218G	The Bay Tree, Station Road, Robin Hood's Bay	alterations and extension to residential home to provide four additional bedrooms	FINAL DECISION	Approved with Conditions

Figure 6: Previous planning applications for The Bay Tree - Source: Elvington Park Limited

While the property does not currently lie within the boundary of the Robin Hood's Bay conservation area, it does conform to the standard character of properties for the area with its stone construction and red pantile roof.

The central section of the building has been little changed since its original construction and internal wood panelling likely to be contemporary with an early evolution of the house design remains in place.

While considerable change has been made to the appearance of the rear elevation, it would appear that reversibility was borne in my mind by previous architects, with the 1980's extension having been added to the house, rather than the whole of the house being torn apart. This is a good thing and much of the original character and plasterwork remains.



Figure 7: Front elevation right side - note six over six sash windows still in place - Source: Elvington Park Limited

Historic England list four key areas where a heritage asset may yield evidence about previous inhabitants and ways of life, evidential value, historical value, aesthetic value and communal value.

Historic England defines these values as follows:

- Evidential Value derives from the potential of a place to yield evidence about past human activity.
- Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be *illustrative* or *associative*.
- Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.

The Bay Tree itself offers only limited evidential value, however, its historical, aesthetic and communal values are all closely tied to the history of Robin Hood's bay and the Storm family who lived there.

Paragraph 42 of Conservation Principles, policies and guidance expands further

42 Association with a notable family, person, event, or movement gives historical value a particular resonance. Being at the place where something momentous happened can increase and intensify understanding through linking historical accounts of events with the place where they happened – provided, of course, that the place still retains some semblance of its appearance at the time. The way in which an individual built or furnished their house, or made a garden, often provides insight into their personality, or demonstrates their political or cultural affiliations. It can suggest aspects of their character and motivation that extend, or even contradict, what they or others wrote, or are recorded as having said, at the time, and so also provide evidential value.

The history of Isaac Storm could inform the historical value in this statement of significance. It was Isaac who elevated his family above the rest of the village and away from those who lived in the cramped streets. Building a fine house at the top of the cliff away from the smugglers haunts below.

Isaac has, however, proved difficult to trace. The Storm Family have a long-standing association with the village. In 1540 A survey of Whitby Abbey after the dissolution has note of the storm family living at Robin Hood’s Bay.

One of the earliest recorded sea tragedies was that of August 6th, 1686, when six fishermen were lost at Stoupe Brow. They included Thomas Storm senior and Thomas Storm junior. Of the 25 men from bay who were lost at sea between 1686 and 1784 – 12 were Storms (Farnill, 1990).

The website Storm and Company of Robin Hood’s Bay, Yorkshire provides a detailed history of the Storm family, however does not shed any light on Isaac.

Genealogist David John Newton has traced Isaac Storm’s family back to Isaac’s Great-Great-Grandfather, Edward Storm, who was born in 1606, and detail for many members of the family, including Isaac’s brother, Matthew is readily available, Isaac, however, remains elusive.

Therefore, it is necessary to rely on the Aesthetic and Communal value of the property to inform the application.

Aesthetic and Communal Value

An assessment of the house by The Royal Commission of Historic Monuments in 1980, prior to the extension being built, reads as follows:

Historical development, description, sketch, plan photograph and special features (if any):

House, built of stone in 1764 for Isaac Storm, of two storeys with basement, attics and rear wing. The symmetrical front elevation has a central door with entrance Hall into the drawing room to one side and dining room with kitchen behind to the other. The main staircase leads to two first floor bedrooms. The back staircase in the kitchen leads to two bedrooms in the rear wing., one at first reached from the S.W front bedroom, the other now a bathroom and on up to the attic over the whole house.

The house retains most of its original high-quality fittings, including the main staircase, pine panelling in all principle rooms, and two fireplaces.

A single storey scullery on the side of the house was added in the second quarter of the 19th century.

Documentation

The house was built in (or shortly after) 1764 for Isaac Storm. A plan of 1764 by [Lionel] Charlton (NYCRO ZW(m) 1/5) shows land adjoining Robin Hood's Bay belonging to the heirs of Mr M Storm, and depicts the house very much as built in the corner of Taylor' Field. A panel on the map is inscribed "Anno 1764, Mr Isaac Storm purchased 30 yards square (or 30 perches) in the South West Corner of Taylor's Field, on which he proposes to erect a House and Garden;..."

Without knowing the occupant's names it is impossible to identify the house in the 1841 and 1851 census returns. It is named in the 1861 census, when it was occupied by William S Moor, proprietor of houses and land, his wife, two daughters and a female house servant (Fylingdales local History Group, Fylingdales Census Returns 1851 & 1861, NYCRO Publication No.20, Northallerton 1979, 135)

It is clear from this document that the position of the Bay Tree, with large garden to the front, fine walls and design of the frontage, that the house was primarily intended to make an impression when viewed from the front and this constitutes the main physical setting of the house. The use of ashlar and fine construction of the front of the house, rather than the coursed rubble construction of the side and rear elevation confirm this.

The document goes on to give detailed descriptions and drawings for the interior of the property, much of it remains in place today, albeit somewhat damaged by the necessities of using the building as a care home.

The Elvington Park proposal is to keep much of the original fabric of the listed building, including restoring the sash windows to their six over six original design.

What remains of the listed structure is a significant record of 18th century tastes. For a more detailed breakdown on the fixtures in place at the time of the 1980 survey, many of which remain in place today, see appendix C below.

External and Internal Photographs



Figure 8: Front elevation looking East – Source: Author



Figure 9: 1980's extension looking North – Source: Author



Figure 10: Rear elevation - original building with 1980's extension joining looking North West - Source: Author



Figure 11: Southern end of original building with ghost of smaller structure now removed. Note the red brick of the neighbouring structure. – Source: Author



Figure 12: Front Elevation looking North East - Source: Author



Figure 13: Rear elevation looking South-West - Source: Elvington Park Limited



Figure 14: View towards side elevation looking South East - Source:Elvington Park Limited



Figure 15: View of The Bay Tree from Station Road when approached from village heading North - Source: Elvington Park Limited



Figure 16: View of The Bay Tree from Station Road when approached heading South - Source: Elvington Park Limited



Figure 17: View across road towards The Bay Tree looking East - Note how trees shield side elevation from view - Source: Elvington Park Limited



Figure 18: Wood panelling in downstairs room to North Side of Building – Source: Elvington Park Limited



Figure 19: Wood panelling in downstairs room to South Side of the Building - Source: Elvington Park Limited

Summary

The National Planning Policy Framework sets out the government’s planning policies for England and how these are expected to be applied. Paragraph 190 states:

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

The proposed creation of a state-of-the-art recording and music production studio within the curtilage of the former Bay Tree Residential Care Home would create a much-needed resource for the local area.

Previous application (NYM\2017\ENQ\13687) supported the principle of change of use of the building to provide services and facilities for local people, however, was not supportive of development on the land at the front of the building.

In a letter from Jill Bastow ref NYM\2017\ENQ\13867 dated 22 February 2018 she stated:

“Any extension to the front elevation of the listed building would reduce the open aspect of the Bay Tree and would be visually intrusive, sitting forward of the host building thus dominating its principle elevation and adversely affecting its setting”

In the new proposal, the key view from the west looking towards the Bay Tree has been considered. Considering what extent the proposed recording studio could be seen from the street and whether that impacts the setting of the listed building. In reality, the extension will be entirely screened from street view and in a before and after comparison is less prominent than the existing extension.

Pre-application advice suggested the incorporation of the main studio space within the existing building, however, the architects, Studio Partington have noted that the main building is elevated half a storey above ground level with stepped access and therefore is therefore unsuitable and too small for a recording and rehearsal studio.

The requirements of a recording studio, including a double height volume for high quality acoustics in the live room, cannot be accommodated within the existing structure. Other requirements, such as the near one metre thick sound insulation and covered windows necessary in a recording studio would also be detrimental to the interior of the building.

One of the primary concerns when creating the studio is the ease of moving large instruments within the rehearsal and recording space and also ensuring that the property is accessible for all.

The existing building allows for neither adequate acoustically viable recording space or level surface access.

Care should be taken to read The Bay Tree as two distinctive phases of development. The first, the listed section of the building which is worthy of preservation and the later 1980’s phase of development which has little architectural or historic value.

The Elvington Park proposal, to remove the 1980's extension and replace it with a purpose-built structure will provide significant benefits to The Bay Tree.

The intention to retain the existing building, and indeed to restore a number of original features is to be commended. The existing building will be utilised for ancillary functions such as a reception, small office and welfare facilities.

While care should be taken to preserve the fabric of the original building, removal of the later section should be encouraged and supported. Historic England's Conservation Principles paragraph 138 recognises that new work should normally be acceptable if it does not materially harm the value of the place, which given the proposals put forward by Elvington Park Ltd, they would not:

138 New work or alteration to a significant place should normally be acceptable if: a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place; b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed; c. the proposals aspire to a quality of design and execution which may be valued now and in the future; d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

The Society for the Protection of Ancient Buildings offer significant guidance for the adaptation of extension of old buildings. They state:

The Society recognises that, from time to time, old buildings may need sympathetic alteration, adaptation or extension to ensure their continuing usefulness. There are occasions, the S P A B Manifesto argues, when it may be better to leave an old building unaltered and to build a new one if the adaptation required would involve serious damage. These cases are the exception. Generally, modest, sympathetic new works allow continuing life for old buildings and can contribute positively to their interest and story. Further alterations and additions, the Society believes, are best when they complement what exists. They should not compete unduly with the old building in form or position; nor should they mimic the original or pretend to be historic. They should fulfil modern needs in a way that respects both the old building's form and context. The new should not harm the old where they meet, nor create problems with future maintenance.

The existing Conservation Area Character Appraisal and Management Plan for Robin Hood's Bay, dated October 2017, shows The Bay Tree outside the current conservation area boundary. However, recommendations for future management suggests an extension of the boundaries of the conservation area:

The proposed recording studio has been carefully designed to ensure that it sits perfectly in its surroundings. The layout of the house is such that the extension would barely be seen from the road and would primarily only be visible to houses on Prospect Field. These are, for the most part brick-built twentieth century structures which are of little architectural merit.

The decision to construct the rear extension from brick complies with a number of the requirements stated by planning bodies, namely:

Before 1885, there was very little development on the high ground above the village; only the Georgian Prospect House with its sweeping stone walls was located opposite the junction of Thorpe Lane and a few dispersed farms opposite and at Mount Pleasant.

The advent of the railway in 1885 opened up the village to tourism and those visitors enamoured of the quaint village and dramatic sea views were able to purchase land to build their own homes or to cash in on its popularity by constructing hotels and guest house. This new area of development became known as The Bay and consisted of fine late Victorian and Edwardian villas located along Station Road overlooking the coast above Robin Hood's Bay. They contrasted starkly with the cottages below being larger in scale, often ornate and built mostly from red brick, but some ashlar sandstone buildings and detailing and roofing of imported Welsh slate of the traditional pantile. As a group, they represent a new phase in the history of Robin Hood's Bay and are of architectural interest.

1. The proposals aspire to a quality of design and execution which may be valued now and in the future – **the eye-catching design of the recording studio has architectural merit;** however, the extension remains subservient to The Bay Tree and does not compete with it.
2. The proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed & The long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future – **because the fabric of the listed building is not being altered, and indeed for the most part will be restored, the proposals will be beneficial rather than detrimental.**
3. Modest, sympathetic new works allow continuing life for old buildings and can contribute positively to their interest and story – **The proposals will allow a new phase of life for the building.**
4. Further alterations and additions, the Society believes, are best when they complement what exists. They should not compete unduly with the old building in form or position; nor should they mimic the original or pretend to be historic. – **The brick currently selected for the design has been chosen so that it blends with the stonework of the building while being distinctive enough to clearly define the old and the new.**
5. **Should the conservation area be extended it should not be adversely affected by the new structure. The new structure will not compete for height, and brick-built structures are not out of place at the top end of the village. The extension will also be screen from view by the existing building and vegetation**
6. As stated on page 14 of this document, the Bay Tree was primarily intended to make an impression when viewed from the front and this constitutes the main physical setting of the house.- **The proposal will have no impact to this frontage and plans ensure that when viewed from the front the extension will be obscured from view.**

In conclusion, the proposed development of a recording studio at the property removes an ordinary extension from the landscape and replaces it with something dynamic and useful. It will transform the empty property into one which offers employment and opportunity for people of all ages and abilities. It will also preserve the original Bay Tree for future generations by offering a potential long-term source of income.

Sources

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Appendices

Appendix A – The Bay Tree - Historic England Listing

THE BAY TREE

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1148635

Date first listed:

29-Nov-1988

Statutory Address:

THE BAY TREE, STATION ROAD

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1148635.pdf\(opens in a new window\)](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 16-Dec-2019 at 06:13:57.

Location

Statutory Address:

THE BAY TREE, STATION ROAD

The building or site itself may lie within the boundary of more than one authority.

County:

North Yorkshire

District:

Scarborough (District Authority)

Parish:

Fylingdales

National Park:

NORTH YORK MOORS

National Grid Reference:

NZ 95139 05340

Details

FYLINGDALES STATION ROAD NZ 9505 Robin Hood's Bay 17/189 (east side)
29.11.88 The Bay Tree

GV II House, now home for the elderly. 1764 for Isaac Storm. Tooled, squared

stone of near-ashlar quality; renewed pantiled roof with stone ridge, gabled copings and stacks. 2 storeys and basement, and 5 bays, symmetrical with wider central bay. 3 steps up to 5-panel door in architrave with narrow frieze and cornice. 3-pane overlight. Low 3-pane basement windows. Sash windows plain on ground floor, 6-pane above with cill bands on both floors. Modillion eaves cornice, coped parapet with Z irregular skylights behind. 3 road gable copings and cornice-banded end chimneys. Set back 1-bay left extension of 1 storey and attic has modern door and windows. Houses of the North York Moors HMSO 1987 p.57.

Listing NGR: NZ9513905340

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

327839

Legacy System:

LBS

Sources

Books and journals

Houses of the North York Moors, (1987), 57

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

GARDEN WALLS IN FRONT OF THE BAY TREE

[Be the first to contribute](#)

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1148636

Date first listed:

19-Nov-1988

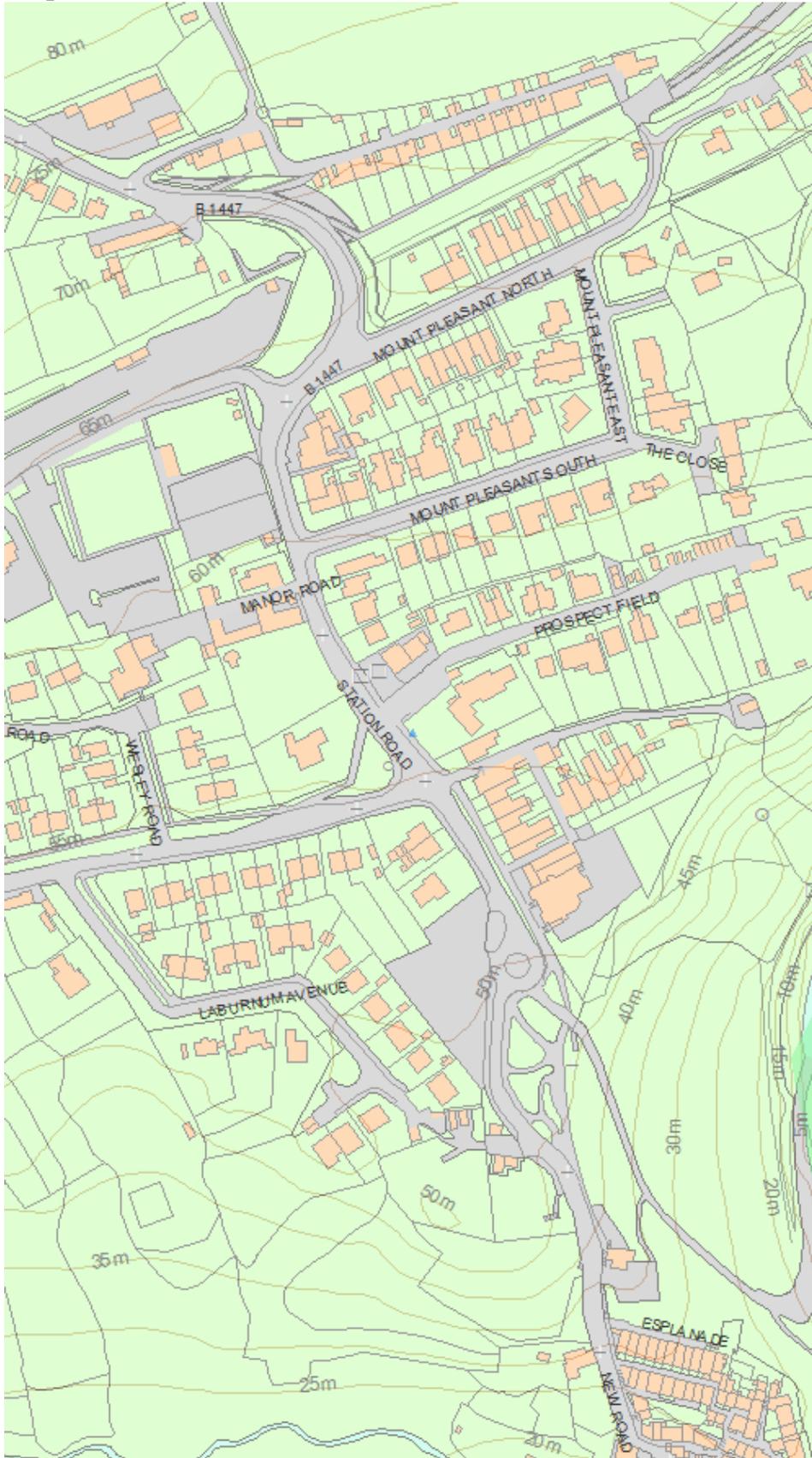
Date of most recent amendment:

29-Nov-1988

Statutory Address:

GARDEN WALLS IN FRONT OF THE BAY TREE, STATION ROAD

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1148636.pdf](#) (opens in a new window)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 16-Dec-2019 at 22:37:57.

Location

Statutory Address:

GARDEN WALLS IN FRONT OF THE BAY TREE, STATION ROAD

The building or site itself may lie within the boundary of more than one authority.

County:

North Yorkshire

District:

Scarborough (District Authority)

Parish:

Fylingdales

National Park:

NORTH YORK MOORS

National Grid Reference:

NZ 95118 05332

Details

FYLINGDALES STATION ROAD NZ 9505 Robin Hood's Bay 17/190 (east side)
Garden Walls in front of 29.11.88 The Bay Tree GV II Garden walls, to north and west of front garden. Probably mid C19. Finely-coursed sandstone with rolled rounded coping. Left (north) wall tall near house but ramped down at west end to meet lower front wall, which has a series of ramps down the hillside. Central pair of gate piers, with cornices and pyramidal caps, hold single wrought iron gate, possibly original. Included for group value.

Listing NGR: NZ9511805332

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

327840

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Appendix C – Lesser Secular Monuments Schedule

LESSER SECULAR MONUMENTS

THE PROPERTY OF
FYLINGDALES LOCAL
HISTORY GROUP
ROBIN HOOD'S BAY
WHITEY, N. YORKS
ARCHITECTURE

101

County: NORTH YORKSHIRE
Parish: FRANKFORDS
Sub-Commission: SECULAR

1. Name and situation of Monument: **THE BAY TREE** (formerly Prospect House)

A isolated building in 1850, it is now in
Stechin Road, Robin Hood's Bay

2. General appearance: (a) No. of storeys. Two + basement + attics
(b) Building Materials. Stone
(c) Roofs. Pantiles

ROYAL COMMISSION ON
HISTORICAL MONUMENTS
THE WHITE HOUSE
CLIFTON, YORK YO3 6AE

3. Historical development, description, sketch, plan photograph and special features (if any):



Front elevation
1880/2970

HOUSE, built of stone in 1764 for Isaac Storm, of two storeys with basement, attics and rear wing. The symmetrical front elevation has a central door into the entrance hall with the drawing room to one side and dining room with kitchen behind to the other. The main staircase leads to two first floor bedrooms. The back staircase in the kitchen leads to two bedrooms in the rear wing, one at first reached from the S.W. front bedroom, the other now a bathroom, and on up to attics over the whole house.

The house retains most of its original high quality fittings, including the main staircase, pine panelling in all principal rooms, and two fireplaces.

A single storey scullery on the side of the house was added in the second quarter of the 19th century.

DOCUMENTATION

The house was built in (or shortly after) 1764 for Isaac Storm. A plan of 1764 by [Lionel] Charlton (N.Y.C.S. 2W (N) 1/5) shows land adjoining Robin Hood's Bay belonging to the heirs of Mr. M. Storm, and depicts the house very much as built in a corner of Taylor's Field. A panel on the map is inscribed "Annos 1764, Mr. Isaac Storm purchased 30 Yards Square (or 30 Perches) in the South-West Corner of Taylor's Field, on which he proposes to erect a House and Garden; . . . See Storm's Will below.

Without knowing the occupants' names it is impossible to identify the house in the 1841 and 1851 census returns. It is named in the 1861 census, when it was occupied by William



S. Moor, proprietor of house and land, his wife, two daughters, and a female house servant (Fylingdale's Local History Group, Fylingdale's Census Return 1851 to 1861, NYCO Publication No. 20, Northallerton 1979, 135).

EXTERIOR

Front elevation of ashlar with plinth, ground and first floor silt bands, modillioned cornice, parapet. Rectangular window lintels. Steps up to doorway with moulded surround, six panel door and rectangular fanlight. Side and rear elevations of coursed squared rubble with herringbone tooling. Shaped kneelers, square cut coping. Door to basement (under drawing room only) in SE gable wall; other blocked opening unexplained unless related to now demolished addition. Round-headed stair window in rear wall with plain surround and intersecting arched glazing bars.

Scullery walls of coursed rubble, as to main house. Square-ended kneelers

INTERIOR

GROUND FLOOR

Entrance hall and staircase

Moulded skirting and door architraves; six panel doors. The staircase, which rises to the first floor with a half landing, has an open string with shaped cheekpieces, three turned balusters to a tread and a swept moulded handrail rising from a scrolled base. Plain dado panelling throughout with moulded rail ramped at both landings. Stair window, arranged internally in the manner of a Venetian window but with blind side lights, has fluted Doric pilasters carrying a full entablature and a moulded archivol with carved key block to the central light. The architrave of the first floor window is supported by carved scrolled brackets. Modillioned cornice to ceiling; cornice under first floor landing moulded with mutules and guttae on the soffit.

Drawing Room

Panelled in two heights with moulded skirting, dado rail and modillioned and dentilled cornice. The panelling consists of a plain dado, moulded dado rail enriched with a geometrical pattern carved

4. Condition:

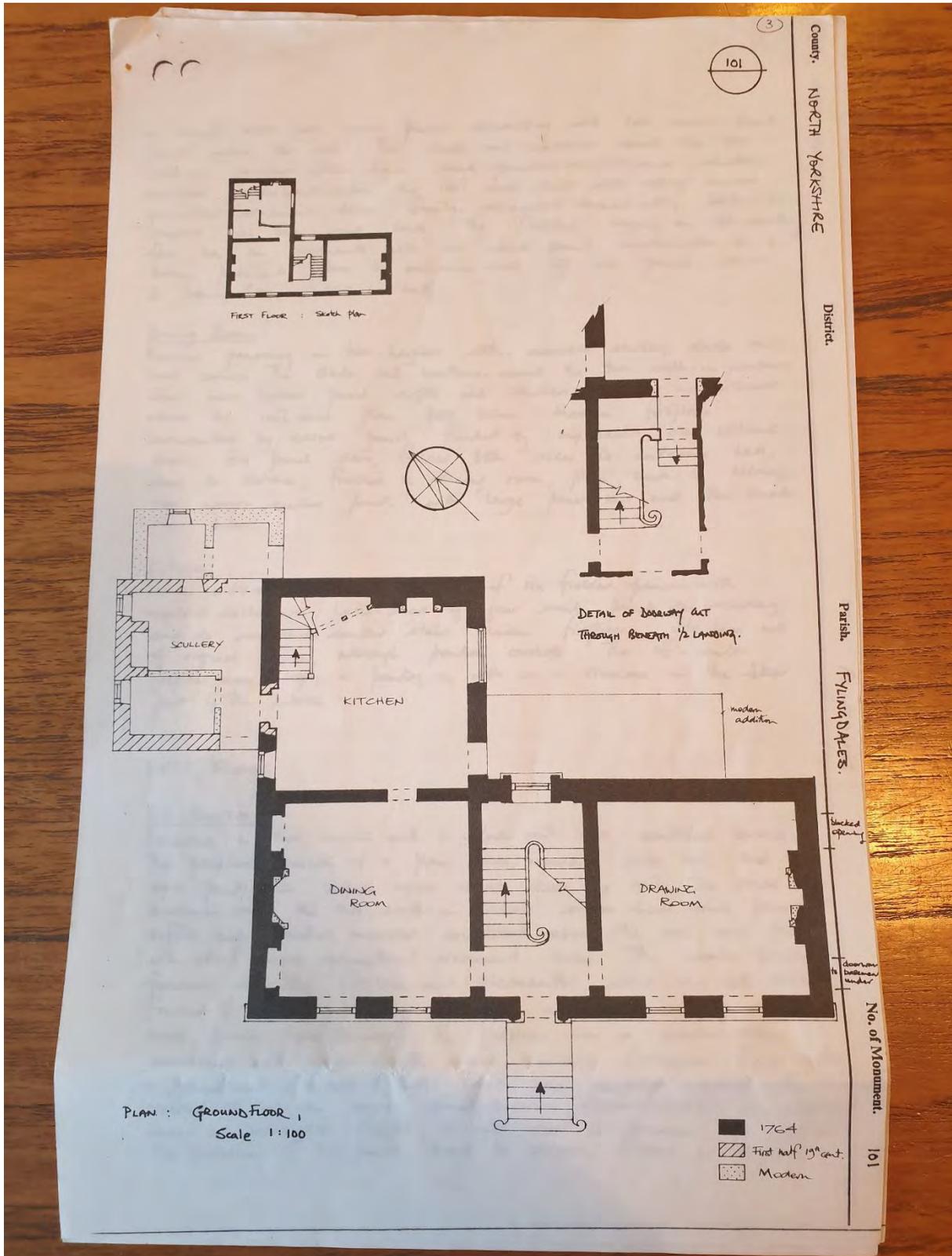
5. No. of Ordnance Sheet (6-in.): NZ 90 NW

6. Visited by: I. H. Goodall;
J. C. Howard

Date: 8 December 1980

Jemard 111201 2M Cards 5/74 AHC&S (32) Z26252

P.T.O.





in relief, and large eared panels alternating with tall, narrow sunk panels above the rail. The dado rail continues round the two walk-in windows which have sunk panelled soffits and shutters, moulded architraves above the rail and piers with relief carved geometrical ornament below. Similar ornament immediately below the windows has been cut back. The fireplace, copying an 18th-century form, has an overmantel with an eared panel surmounted by a broken pediment. Door to entrance hall of six panels, sunk to Dining Room, fielded to hall.

Dining Room

Fielded panelling in two heights with moulded skirting, dado rail and cornice. The dado rail continues round the two walk-in windows which have fielded panel soffits and shutters, moulded architraves above the rail and plain piers below. Modern fireplace surmounted by eared panel flanked by cupboards, now without doors. Six panel door, fielded both sides, to entrance hall; door to kitchen, fielded to dining room, plain sunk to kitchen, has narrow centre panel with large panel over and two small ones below.

Kitchen

Former outside door in SW wall of six fielded panels with moulded architrave. Later doors of four sunk panels to scullery and to cupboards under stairs. Modern fireplace. Staircase not of original form, although position correct. The off-centre fireplace may imply a pantry as well as a staircase in the other part of the kitchen.

FIRST FLOOR

S.E. bedroom

Pannelled in two heights with a dado rail and dentilled cornice. The panelling consists of a plain dado, moulded dado rail, and large sunk panels with cusped upper corners above the rail. The dado rail continues round the two walk-in windows which have sunk panelled soffits and shutters, moulded architraves above the rail and piers with relief carved geometrical ornament below. The cornice breaks forward over the fireplace and overmantel, which are set slightly forward of the two flanking cupboards, each with doors of six sunk panels (one removed). The fireplace has a beaded stone surrounded with outer quarter round moulding, S-shaped frieze with a geometrically-carved centre block, and dentilled cornice. The overmantel has an eared panel between fluted pilasters, the whole under a pulvinated frieze. Original door to staircase, now reset in S.W. bedroom, of six panels, sunk to bedroom, fielded to staircase.

NORTH YORKSHIRE

District.

Parish.

FYLWYDIAES

No. of Monument.

101



S.W. Bedroom

Fielded panelling in two heights with a moulded dado rail and cornice. The dado rail continues round the two walk-in windows which have fielded panel soffits and shutters, moulded architraves above the rail and plain piers below. The cornice breaks forward over the fireplace and overmantel, which are set slightly forward of the two flanking cupboards, each with doors of six fielded panels. The fireplace has a beaded and cusped stone surround with an outer moulding, pulvinated frieze and moulded cornice; the overmantel has an eared panel. Six panel door to staircase and rear room, fielded both sides (original door to staircase now reset in SE bedroom).

Rear wing

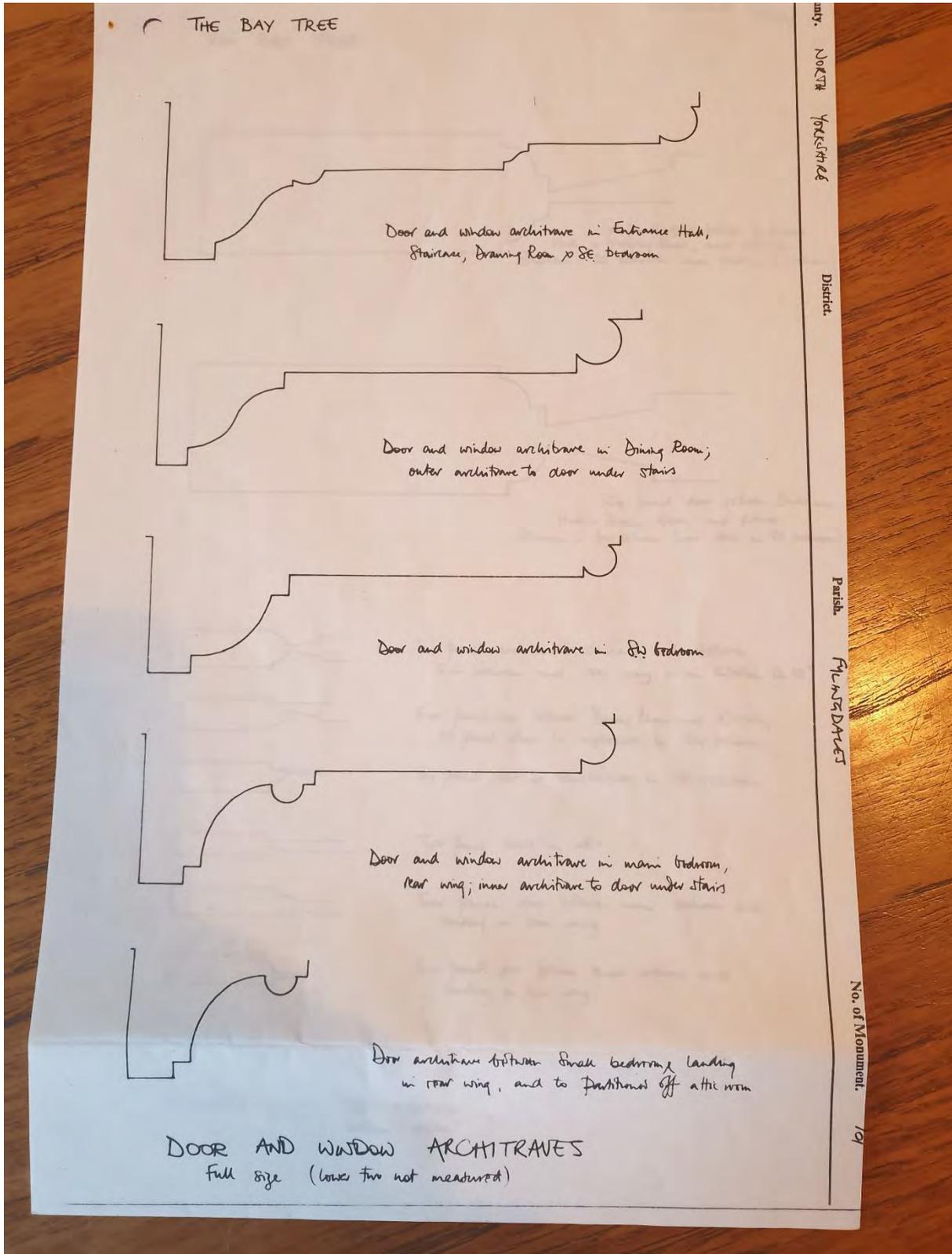
Original arrangement probably comprised main room entered from S.W. bedroom and small bedroom entered from landing of back staircase. This was altered in the early 19th century when a door was opened from the main room onto the landing and a corridor created along its inner end linking up with the small bedroom, now a bathroom.

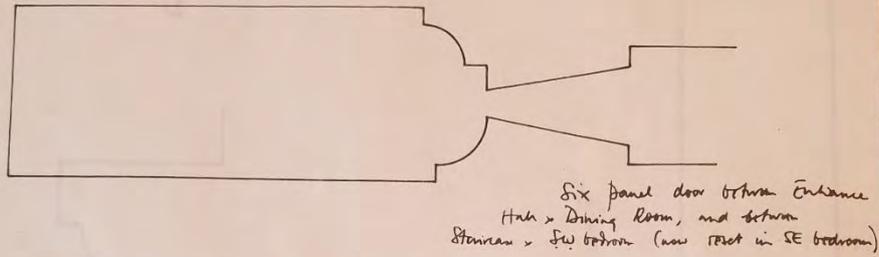
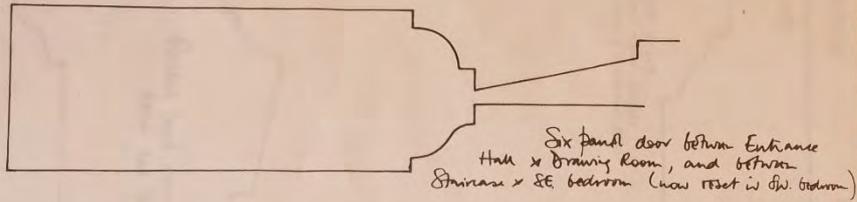
The main bedroom has plain sunk panelling in two heights to all except the SE wall, a four panel door to the landing, and coved and beaded door and window architraves. The fireplace, with its Art Nouveau surround, may be a modern insertion. The small bedroom has a door of six sunk panels with a moulded architrave to the landing; that to the corridor is of four panels. Four panel door to staircase to attic.

ATTICS

The cross walls beside the main staircase rise the full height of the house, and in the attic each has a plain two panel door. A partitioned-off room in the S.W. corner has a 6 panel door with moulded architrave.

Roof: three trusses, one across the angle, all with principals, sawn-off collars and two sets of tusk-tensioned purlins.

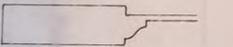




Six panel door under staircase, and between S.W. bedroom and rear wing, & in Kitchen (to SE)



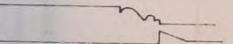
Five panel door between Dining Room and Kitchen; six panel door to cupboards in SW bedroom



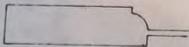
Six panel door to cupboards in SE bedroom



Two panel doors in attic



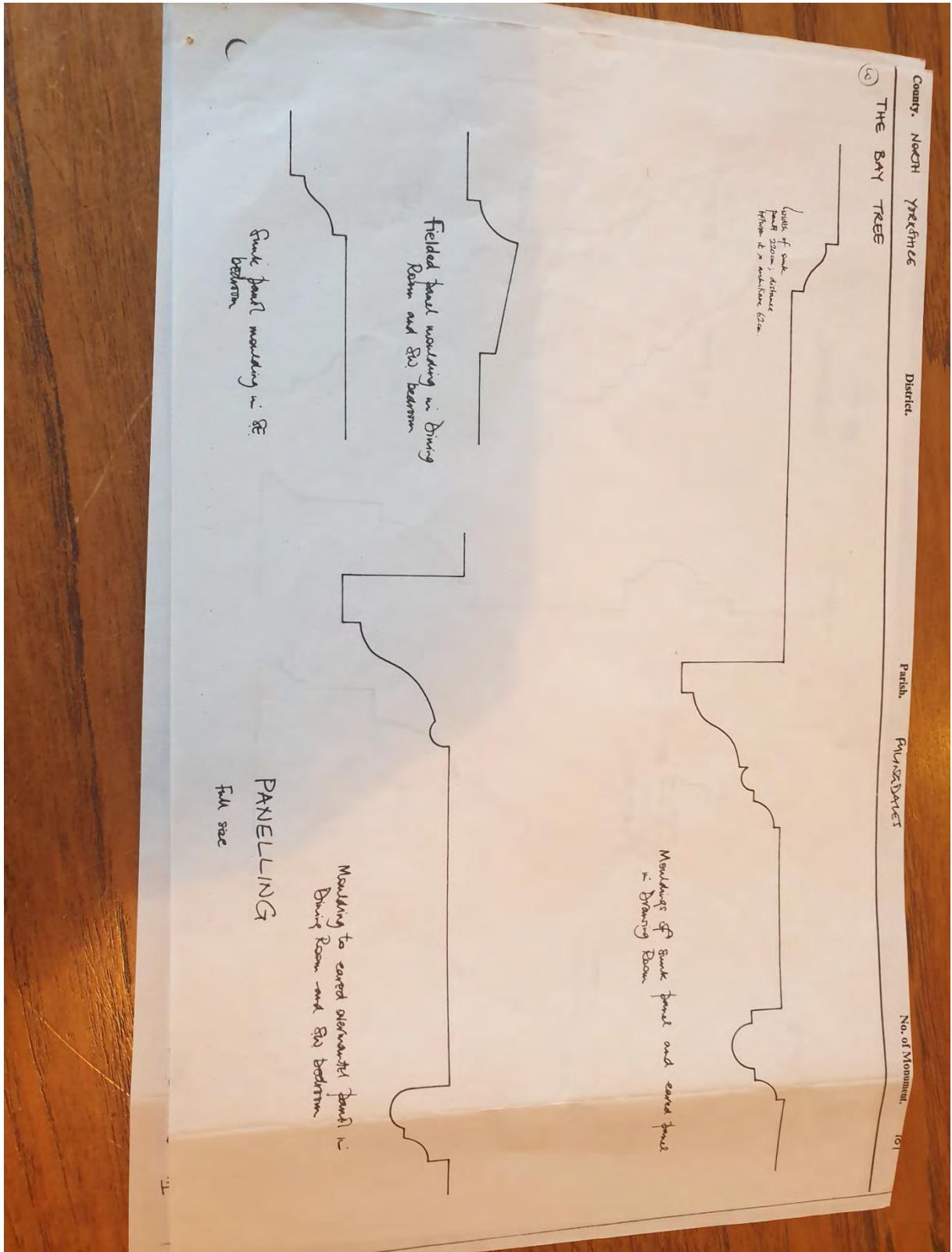
Four panel door between main bedroom and landing in rear wing

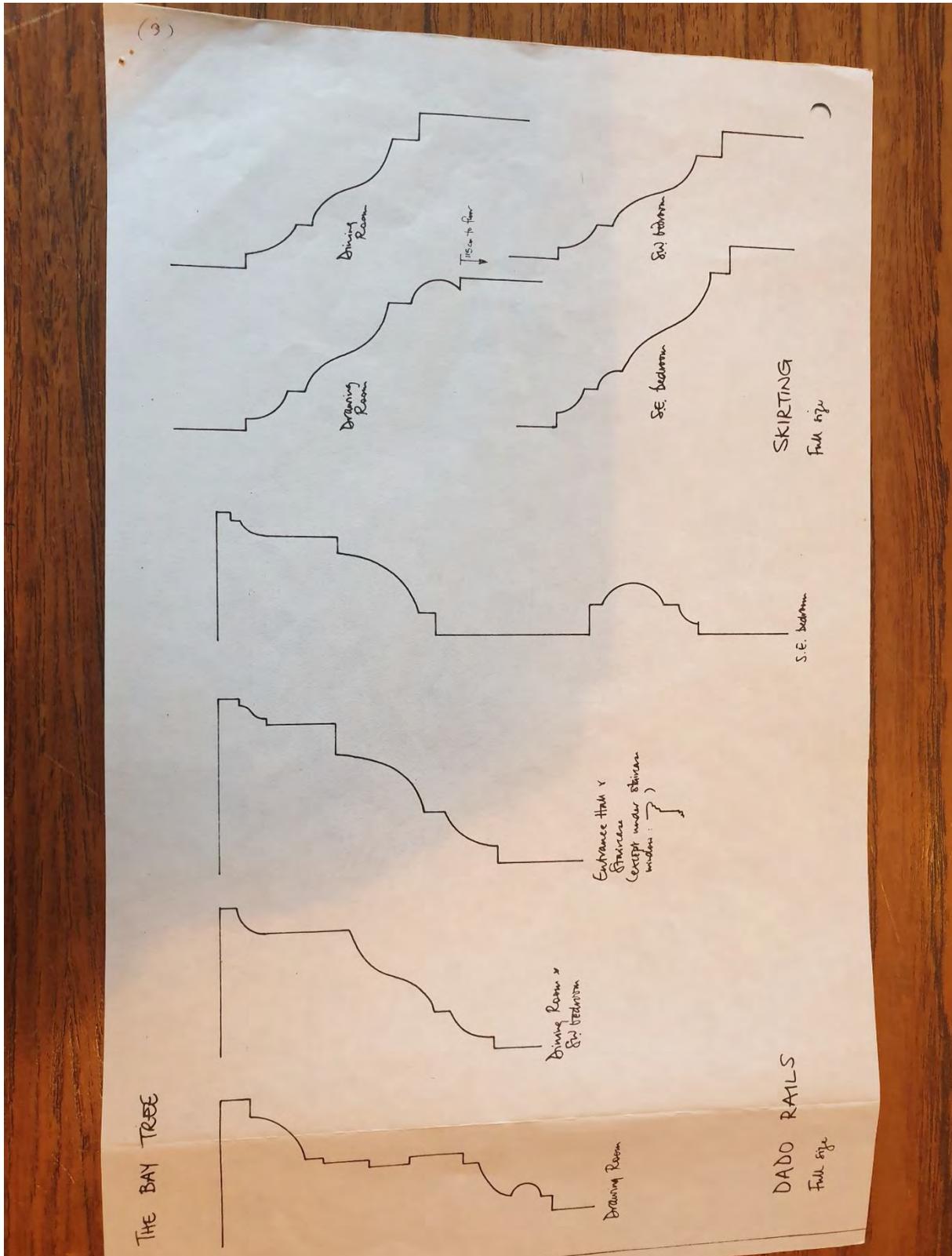


Six panel door between small bedroom and landing in rear wing

DOORS

Top : full size
Bottom : sketch





Scope of Work and Limitations

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LIMITATIONS

1. It was not possible owing to time constraints to visit the county archives office, however county records were accessed through the North Yorkshire County Council Website.
2. Further research was conducted at Whitby Literary and Philosophical Society, Whitby Museum and Fylingdales Local History Group.
3. Issac Storms' will, alluded to in the Lesser Secular Monument listing is missing and has not been located.

Flood map for planning

Your reference
The Bay Tree

Location (easting/northing)
495137/505339

Created
30 Jan 2020 10:28

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

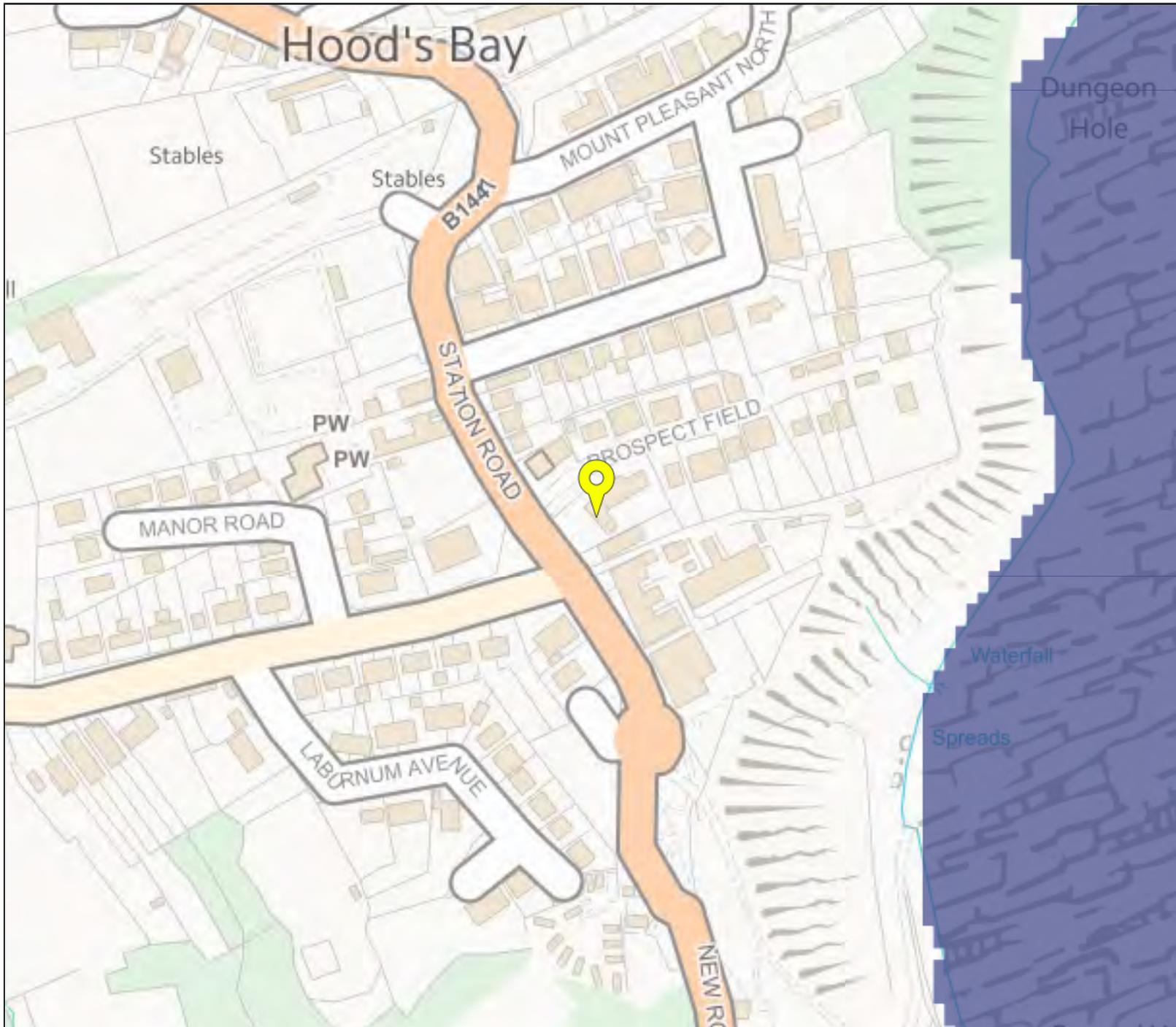
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Flood map for planning

Your reference
The Bay Tree

Location (easting/northing)
495137/505339

Scale
1:2500

Created
30 Jan 2020 10:28

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area

