

# Design and Access Statement

## Kent House, 9 Bloomswell

### Robin Hoods Bay

### YO22

There is a requirement to submit a Design and Access Statement with this planning application because the above building is a Listed Building.

Kent House is a historic grade 2 listed building located in a terrace of 9 properties dating from the early 19<sup>th</sup> century. It is of brick/stone construction with a pantile roof. The property is over 3 floors with the front door opening into the lower ground floor and the back door opening into the kitchen on the upper ground floor, due to the nature of the site. The lower ground floor consists of a bedroom and family bathroom, the upper ground floor consists of kitchen and lounge/diner and the first floor has 2 bedrooms one of which is ensuite.

It is only accessible from New Road along narrow York stone footpaths front and rear past the 8 other terraced properties. The footpaths then carry on to other properties within the village. There is no vehicular access.

We are conscious of the importance of the cottage in the traditional village scene and that any changes that we propose do not have a detrimental impact on this.

We would like to make a small number of internal alterations.....

1 The first-floor front bedroom window is showing signs of decay. This window appears to be of modern design, not in keeping with the other windows in Kent House or the rest of the terrace. We would like to replace it with a sliding or Yorkshire sash window to enhance the look of the property, and area, and prolong the fabric of the building. See attached drawings.

2 In the lower ground floor we plan to create a small walk in cupboard for storage. This will involve building a new wall from timber/plasterboard and creating a new door way at the foot of the stairs. The wall where the opening is planned appears to be also of modern materials. We will use a reclaimed door to keep in character with the rest of the house.

3 The bannister on the staircase leading from the lounge/diner in the upper ground floor to the first floor appears to be a modern stud wall clad in plasterboard. We would like to replace this with a simple traditional design as recommended by Clair Shields. It would consist of six or seven vertical post with a hand rail which would be similar to other historic properties in the village.

4 Both front and back doors are showing signs of decay, deterioration and due to old age are not very draft proof. We would like to replace these like for like.

NYMNP

12/02/2020

**Lavelle Joinery**

Unit 3 Tholthorpe Business Park

Tholthorpe

York YO61 1SS

Tel: [REDACTED]

Peter Mob: [REDACTED]

Cedric Mob: [REDACTED]

www.lavellejoinery.co.uk

VAT Number: 175 8978 40

Mr Tim Moverley  
 Kent House, 9 Bloomswell  
 Robin Hoods Bay  
 Whitby

**QUOTATION**

Reference Cedric  
 Quotation Number 580  
 Date of Quotation 25 October 2019  
 Validity 30 days

Manufacturing only of one sash window. The measuring and delivering of the window is not included but it can be added for an extra cost.

Thank you for your valued enquiry, below is a detailed specification for your project. Should you require any changes please contact me when convenient to yourself.

Item (sizes)	Description	Qty	Unit Cost	Total Cost
	<b>Sliding Sash</b> Window Type: Traditional box frame sliding sash. Joinery type: Lavelle Joinery standard Brass / Chrome Timber Type: Accoya / Medite Tricoya Extreme 4/6/4 Planifers, Clear, Toughened, Al Bar, Individual Bars Pre finished with two top coats in choice of colour U-value 1.9 54.62 kgs	1	£1,770.77	£1,770.77
				£1,770.77
		<b>VAT @ 20%</b>		£354.15
		<b>Total</b>		<b>£2,124.92</b>

Total Weight 54.62 kgs

**NOTES:**

Please note: Timber is a natural product and may vary in colour.  
 A 40% deposit of the total amount (including vat) would be required prior to materials being ordered.  
 The remaining 60% of the total amount to be paid on completion.

Yours sincerely

Lavelle Joinery





BLOOMSWELL

9





KENT HOUSE

1



Window to  
be  
replaced

STUD WALL TO BE REPLACED WITH BANNISTER

