

HERITAGE STATEMENT

NYMNPA

01/06/2020

At: Sea Brae,

10 The Esplanade, Robin Hoods Bay

Cheryl **Ward**
Planning

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Rev/version no.	Date	Amendment details	Revision prepared by

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1.0 Introduction

- 1.1 Cheryl Ward Planning has been appointed to submit a planning and listed building application in relation to the area outlined in red on the attached location plan at Sea Brae, 10 The Esplanade, Robin Hoods Bay.
- 1.2 The application falls within the Robin Hoods Bay Conservation Area (Article 4) and the property is a Grade II listed building. As such Listed building consent is sought under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 1.3 With this application type there is a requirement to submit a heritage assessment. The assessment in this case provides an explanation about how the proposed development is a suitable response to the property, site and its setting and describes the likely impacts of the proposal on the significance of the above identified heritage assets.
- 1.4 The proposal seeks for internal and external works including replacement of 3 no. rear windows with traditional timber sliding sashes, replacement of 2 no. unauthorised rooflights with traditional metal conservation style rooflights, external railings to safeguard existing steps and erection of a gate, reorganisation of external pipework to the front elevation and associated landscaping works to the adjacent garden.
- 1.5 The development supports the property's continued use as a dwellinghouse and will allowing it to prosper in the long term future .
- 1.6 This Statement is prepared by Cheryl Ward Planning who holds an MSc in Town Planning and is a Chartered Member of the Royal Town Planning Institute (RTPI) and associated ICN and PERN networks.

2.0 Heritage Assessment

- 2.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering applications for planning permission special regard should be had to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses. Additionally, Section 72 of the Act states that local planning authorities have a duty to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas.
- 2.2 Paragraph 189 of the NPPF states that 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.
- 2.3 NPPF 192 states in determining planning applications, Local Planning Authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities, and the desirability of new development making a positive contribution to local character and distinctiveness.
- 2.4 NPPF 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.
- 2.5 NPPF 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 2.6 NPPF 200 states that local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 2.7 The National Park Authority is preparing a new Local Plan for shaping the future of the North York Moors. This will be the document used to help decide planning applications in the near future.

- 2.8 The Inspector's Report has now been received (15 May), bringing the Examination in Public to an end. The Report, together with proposed modifications and a version of the draft Local Plan incorporating the Inspector's modifications. The Authority will adopt the Plan at its National Park Authority/AGM meeting on 27 July.
- 2.9 For the purposes of this assessment, we have referred to the emerging heritage policies as being the ones likely that the application will be set against.
- 2.10 **Strategic Policy I (The Historic Environment)** requires proposals for all developments affecting the historic environment to make a positive contribution to the cultural heritage and local distinctiveness of the National Park through the conservation and, where appropriate, enhancement of the historic environment. Development should conserve heritage assets and their setting in a manner appropriate to their significance, especially those assets which contribute most to the distinctive character of the area, including:
1. Features that contribute to the wider historic landscape character of the North York Moors National Park such as the legacy of features associated with the area's industrial, farming, fishing and monastic past;
 2. Archaeological sites and monuments, comprising both upstanding and below-ground assets, including Scheduled Monuments and regionally or locally important non-designated monuments such as the Neolithic barrows and Bronze Age cairns, tumuli and stone circles;
 3. The vernacular building styles, materials and the form and layout of the historic built environment including Conservation Areas, Listed Buildings and regionally or locally important non-designated structures and buildings. Applicants will be required to provide a Heritage Statement of sufficient detail to allow an informed assessment of the impact of the proposed development on the significance of the heritage asset(s).
- 2.11 There is no available or adopted design guidance in place specifically created for Listed Buildings in the NYM National Park.

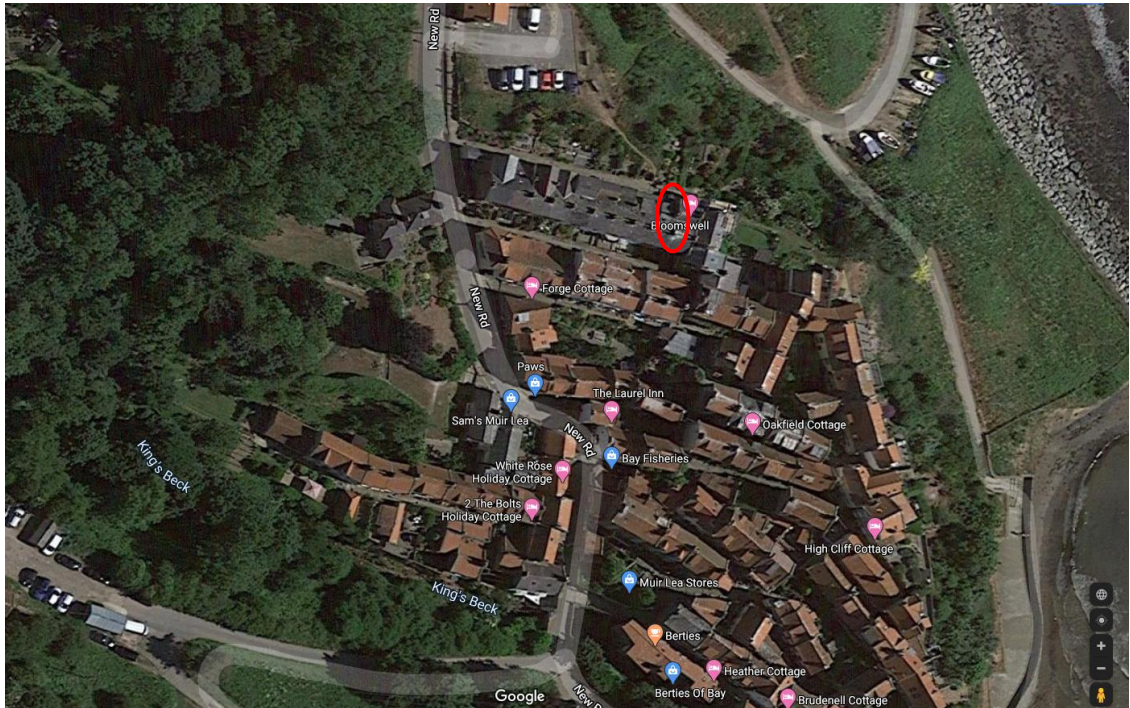


Fig 1. – Sea Brae, 10 The Esplanade, Robin Hoods Bay – identified by red circle.



Fig 2. – Early OS Mapping shows The Esplanade, Robin Hoods Bay. Source: OS Six Inch, from 1888 – 1913.

2 – 11 Esplanade, Robin Hoods Bay, Grade II Listed Building

2.12 The historic environment record list entry description states:

“NZ 9505 (inset) FYLINGDALES ESPLANADE, Robin Hood's Bay 17/75 Nos 2-11 consecutive. 6.10.69. (Formerly listed as Nos 1-10)”

GV II Terrace of houses, early-mid C19. Pinkish brick in English garden wall bond, 1 and 5; Nos 5-8 rendered; stone dressings. Welsh slate roofs, blue and purple of varied sizes. Brick chimneys, some rendered. each 3 storeys, 1 wide bay. Door at left with low overlight; some original 6-panel doors, varied replacements; overlight mostly blocked. 16-pane sashes on ground and first floors, 9-pane on second floors, with wedge lintels and projecting cills. Nos 3, 4 and 9 have original windows complete, the others have later C19 sashes or modern casements, but all in original openings, except for late C19 canted bay on ground floor of No 7, No 8 has an added small porch with segmental lead roof. Rear view shows catslides, with dormers or rooflights, to several houses; some others have varied extensions, some gabled, some 2-storey with pitched roofs.

Listing NGR: NZ9521905078

2.13 The listing description confirms the terrace is listed as a whole rather than individual properties and confirms the properties were early-mid 19th Century. The listing description refers only to external materials and traditional features including chimneys, windows (incl. modern casements), cills and lintels, dormers or rooflights, overlights and varied extensions.

2.14 Little information is documented about the internal character and fabric of individual properties 2 – 11 The Esplanade.

Robin Hoods Bay Conservation Area

2.15 Conservation Areas are defined in the Planning (Listed Building and Conservation Areas Act) 1990 as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Conservation Areas are therefore those areas considered to have the most important environmental quality in the District.

2.16 The application site lies in Robin Hood's Bay in the ancient parish of Fylingdales. The application site falls entirely within Robin Hoods Bay Conservation Area and designated Article 4 area which includes the early (southern) part of the village and parts of the settlement in the north. There is a proposal to extend the boundary of the CA further into the northern part of the village excluding the gap between the top of the bank and the Victorian Villas.

- 2.17 Robin Hoods Bay Conservation Area was first designated in 1974. The village has evolved because it has access to the coast with all its resources it has to offer. Behind it the land rises steeply to Fylingdales Moor. The extent of the developed area was originally restricted to the sides of the ravine so that settlement was almost invisible from the landward side. Consequently, the houses are packed together often in close proximity to each other.
- 2.18 Early historic mapping by the Ordnance Survey suggests that the village had largely developed and settled by the mid-19th century (as shown at **Fig 2.** above). Additional development was not brought to the settlement until mid-Victorian times when the cliff top was developed with guesthouses and hotels and some refined buildings with sea views.
- 2.19 The planform of the village has been almost entirely dictated by the topography. All the buildings within the Conservation Area are located within a ravine that carried the King's Beck out to sea; thus limited the available space for building cottages. The desire to stay out of view from the land and to shelter from the inclement weather coming in from the sea restricted buildings to these ravine sides. The only way to assess the lower part of the village is by New Road and this is on a steep gradient of one in three.
- 2.20 Views within the village are channelled between cottages and lanes. It is the cottage walls that frame the views and from higher ground the red pantiled pitched roofs (and some Welsh slate) all jumble together with the appearance of being on top of one another.
- 2.21 Within the lower village there is an exceptionally high proportion of listed buildings reflecting the architectural and historic interest of the village.
- 2.22 The draft Robin Hoods Bay Conservation Area Management Plan and Appraisal produced in 2017 refers to Robin Hoods Bays characterful stone buildings, some whitewashed, one to three storeys high; red pantile roofs and some Welsh slate, stone water tabling, chimneys in brick or stone, kneelers, traditional window types, brightly coloured painted timber doors with door knockers, little porches over doors, fanlights, overlights, date stones and access to cellars from street front.
- 2.23 This description from the draft appraisal closely mimics the wording in the listing description for 2 -11 The Esplanade which provides a clue that the main interest in Robin Hood Bay in general is the coast itself and the cottages.

Doors

- 2.24 The Conservation Area Management Plan draws particular attention to the timber doors on the cottages as being of a distinctive design. Doors are unique to Bay and amongst other key features are one of its special qualities. Fanlights and overlights are painted over with such frequency that it suggests that they were always this way and there is some occasional imaginative use of stained glass in overlights.
- 2.25 Doors are a mixture of Georgian three panel and six panel types, narrow double doors, Victorian four panel doors and simple batten and plank doors. Door knockers are varied but many are on a coastal theme and exhibit fishes, anchors and ships. These contrast with more functional doorways that link back to their use as part of the fishing industry, or for storage.

- 2.26 Due to differing ground levels, the approaches to doorways can be up flights of stairs, or in some cases, below ground. Sea Brae has a similar arrangement with 3 no. access doors over split levels.



Fig 3. – Front door to Sea Brae earmarked to change.



Fig 4. – Door serving No. 8 The Esplanade – style and appearance to be replicated at Sea Brae.

Windows

- 2.27 Traditional windows are also a feature and as a result of an Article 4 Direction have protected status. Their design often reflects the fact that these buildings have been extended upwards. They are designed to bring in light without obstructing the narrow lanes.
- 2.28 Yorkshire sliding sashes are a key feature together with more recent multi pane sashes and multi paned windows with tiny side hung or sliding casements known as ‘Whitby composite’ windows, are also common and pre-date the mid-19th century.



Fig 5. – Principle elevation Sea Brae.



Fig 6. – Rear elevation of Sea Brae.



Fig 7. – The Esplanade, RHB.



Fig 8. – Rear elevation of The Esplanade including Sea View and High Sea View.

Understanding the nature of the significance

- 2.29 The starting point for the assessment when considering the significance of heritage assets is to identify the asset. In this case it is Robin Hoods Bay Conservation Area and Sea Brae, 10 The Esplanade (Grade II listed) and other listed buildings nearby that could be affected by the proposed development. They are 2 – 9 The Esplanade and Sea View and High Sea View (Grade II listed) which lie immediately to the east of and are physically attached to the application property. Once established the contribution made by its setting and the effect of the proposed development on the significance of the asset(s) can be considered.
- 2.30 It is clear the significance of Robin Hoods Bay has derived from its history and its well documented association with smuggling. Hiding places, bolt holes and secret passages were an essential part of daily life in the Bay and tunnels below the houses sometimes link with the underground King’s Beck which comes out in a 17th century tunnel on the beach.
- 2.31 This combination of smuggling and local topography created a village which hugged to the sides of an isolated ravine with narrow alleys and hiding places. The economic mainstay of the village gradually concentrated on the legitimate fishing industry which reached its peak in the mid-19th century.
- 2.32 The asset’s physical surroundings have therefore shaped a characterful tightly packed settlement with steep sided topography leading to varying ground levels and building heights with a clear separation from Victorian expansion at the top of the bank.
- 2.33 Other features include narrow flagged and cobbled lanes, stone steps, only a few open spaces, stone retaining walls for support with vegetation to soften, visually permeable boundaries to private spaces, especially cast ironwork. The slipway and dock area are reminders of the fishing industry.

- 2.34 Traditional boundaries also contribute to the overall setting and together with the above where appropriate this application seeks to conserve and enhance these features.
- 2.35 Taking a more in depth look inside the village and the experience of the asset(s) includes the views and vistas up and down New Street (see **Figs 12 – 15**. below). The experience (a perambulation) of the asset(s) form part of the assessment including the views and vistas from, towards, through and across Robin Hoods Bay Conservation Area.
- 2.36 A quotation taken from the Conservation Area Appraisal and Management Plan for Robin Hoods Bay:
- “It has a most romantic and picturesque appearance, many of the houses being built on the extreme verge of the cliff, overhanging the sea...The town is so constructed that visitors approaching from the direction of Whitby, are almost in the place before they see it... Fine views are obtained of this strangely placed town, as well as of the bay, from Cawfoot Hill on the south-east, and Ness point, on the north side.” (Bulmer’s History and Directory of North Yorkshire, 1890).*
- 2.37 The Esplanade faces onto Bloomswell a characterful cobbled/flagged narrow street. The rear elevation facing north is completely different in appearance and form. With some properties including Sea Brae situated over a flight of steps which links the different levels towards to the end of the Esplanade where the levels begin to drop away. It retains a traditional feel and it is proposed that the application will not alter this form or appearance.
- 2.38 Despite of all these things and in consultation with HER records there are no recognised facts or items that can be found that are specific to the property that would have a bearing on the application proposal and therefore it is down to individual interpretation.

Consultation with HER

- 2.39 Research has been undertaken with Fylingdales Local History Group and Whitby Museum which has yielded little information.
- 2.40 Our findings so far tell us that the row is a very important feature of the upper part of the old village as Esplanade and Bloomswell below it, are the only two terraces of this kind in the village.
- 2.41 The development of the village began with small, often dark, houses crammed together in the lower village. Many men began as fishermen but often progressed to travelling further afield as mariners and some became highly qualified master mariners. Although very dangerous, it could be a lucrative profession and families began to acquire wealth.
- 2.42 In addition, many families bought part shares in ships - often 1/62th shares and often in more than one vessel so if a ship was lost, one person’s whole investment was not lost. As fortunes improved, families began to develop their houses, first by upgrading their houses in the old village and then - literally - moving up the village.

- 2.43 Except for a couple of houses further up the road these terraces were the only new developments until the latter part of the 19th century.
- 2.44 The development of this area shows a break from the haphazard building in the rest of the old village; the lower part of the village has some sizable and well-built houses but nothing of this style.
- 2.45 The two terraces were presumably built by a developer (rather than by single houses being built when needed). The land just above the terrace was a brickyard – hence the name of the carpark – so producing a ready source of building material. They presumably were built to a pattern, though whether all at one time or not is not clear. The style of the two terraces being so different from the rest of the village makes them a significant part of the development of the village.
- 2.46 The houses on Bloomswell and later on Esplanade with their big windows and looking out over other houses would have been desirable residences. The first three censuses show the majority of the houses were occupied by master mariners. The 1851 census also lists Thomas Stubbs ‘stone mason’ who may well have been involved in building the terrace.

The ‘public benefits’ of the proposal

- 2.47 The application is concerned with small scale householder changes to Sea Brae which in the main seek to upgrade the property without harm to the integral internal plan form and with only minimal changes to the building’s external appearance.
- 2.48 This assessment proportionately demonstrates the positive way in which the development will conserve the heritage assets and their setting in a manner appropriate to their significance including the local vernacular building style, materials and the traditional features noted in Robin Hoods Bay.
- 2.49 It is a conservation led scheme and is sympathetic to the Conservation Area and other heritage assets which are to be preserved without substantial harm. Rather, the development presents an opportunity to make a positive contribution to ‘local distinctiveness’ by replacing non- traditional features such as windows, doors, rooflights, traditional boundary features and a usable garden space
- 2.50 In summary, the public benefits in this case are concerned with the consistency of use of Sea Brae and the overall public/planning gain and enhancements. It is a scheme that presents the optimum viable (residential) use of the property together with the resulting value that is added to protected land/buildings.

Significant Mapping and Photographs



Fig 10. - Source: National Library of Scotland – OS 25 Inch, 1892 – 1914

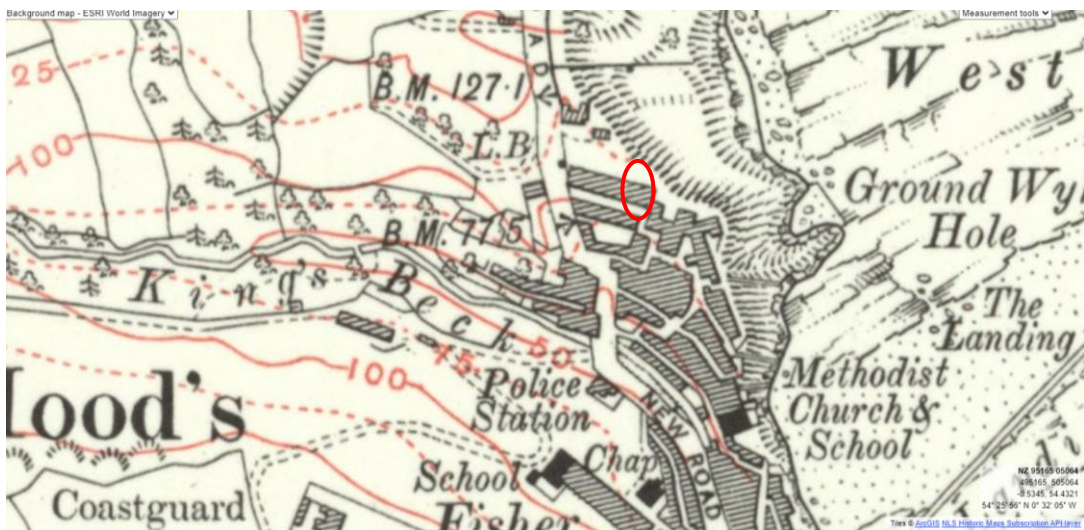


Fig 11. - Source: National Library of Scotland – OS 1:1 million – 1:10k – 1900's

F Meadow Sutcliffe photographs



Fig 12. – Looking north up New Road towards Bloomswell



Fig 13. – Looking south down New Road, RHB



Fig 14. – Quarterdeck, Robin Hoods Bay

Source:

https://uk.images.search.yahoo.com/search/images;_ylt=AwrJQ5tk2_dd1jcAmQ0M34IQ;_ylu=X3oDMTByZmVxM3N0BGnVbG8DaXlyBHBvcwMxBHZ0aWQDBHNIYwNzYw--?p=F+Meadow+Sutcliffe+photograph+Robin+Hoods+Bay&fr=mcafee -for illustrative purposes only.

Then and now



Figure 5. Left the approach from Bay Bank into the village, possibly in the late 1940s, early 1950s. Right: the same view today. The extension of the Fish Bar has lost the broken roofline, chimney and pitched roof below and obscured the views of cottages near the sea. While it reflects aspects of the village's character, it has also lost some historic interest. Further down the village a catslide roof has been replaced with a more conventional outshut extension. The tarmacked road with yellow lines is overly urban for the village but the hand rails sit well as a compromise between safety and historic character.

Fig 15. – Source: <https://www.northyorkmoors.org.uk/planning/building-conservation/RHB-for-consultation-Nov-2017.pdf> - for illustrative purposes only.

3.0 Conclusion

- 3.1 This section brings together the information presented within this Heritage Statement and provides a reasoned conclusion for the approval of this application together with the accompanying plans by BHD Partnership Ltd and accompanying documentation.
- 3.2 The development proposal has been designed with a level of thoroughness proportionate to the relative importance of the heritage asset/s whose fabric is to a certain extent, but by no means wholly, affected.
- 3.3 Early pre-application advice with the LPA and heritage advisors identified issues that have been addressed and this has led to a better understanding of how adaptable the asset is.
- 3.4 The scheme as presented includes improvements which seek to offset previous unsympathetic changes that have taken place in the past and in turn improve the viability and the prospects for the property's long-term conservation.
- 3.5 In line with the NPPF we have consulted HER records, documentary materials, historic mapping and contacted local history groups. The assessment finds that given the minor nature of the works, a less than significant degree of harm will be caused to the significance of heritage assets identified in this Statement. Predominantly, those being the application property known as Sea Brae, The Esplanade, a Grade II Listed building and the Robin Hoods Bay Conservation Area.
- 3.6 Part of the significance of this listed building is formed from its 'Aesthetic Value' with other buildings on The Esplanade which is confirmed by Historic England's listing description. The interaction of the heritage asset with these adjacent buildings and the area known as Bloomswell and New Road and its immediate surroundings including the tight spaces and narrow streets and thoroughfares between buildings further adds to the experience of those assets.
- 3.7 Historic England's 'The Setting of Heritage Assets' Good Practice Advice in Planning: 3 confirms that setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset.
- 3.8 The setting of heritage assets changes over time. Protection of the setting of heritage assets need not prevent change; indeed, that change may be positive.
- 3.9 It is therefore concluded that the changes as presented represent the optimal, viable use of the listed building as required in paragraph 134 of NPPF2 and DP5 the current NYM Local Plan Strategy and SPI of the emerging NYM Local Plan.
- 3.10 Taking account of the above, the development is considered to accord with the policies of the Development Plan in force and we would ask the LPA to support the proposal.

References:

1. NYM Management Plan.
2. National Planning Policy Framework (NPPF) 2019.
3. National Planning Policy Guidance (NPPG) 2014.
4. NYM HER online records concerning Conservations Areas in general, more specifically the draft Conservation Area Character Appraisal and Management Plan for Robin Hoods Bay – the LPA do not offer supplementary guidance on listed buildings for properties in the NY Moors.
5. Gateway.
6. Pastscapes.
7. Historic England Advice Note 12: *Statement of Heritage Significance – Analysing Significance in Heritage Assets*.
8. National Library of Scotland.
9. Agent consultation with Fylingdales Local History Group – 16 Dec 2019.
10. Agent consultation with Whitby Museum, Museum Gardens, Whitby – 23 Dec 2019.
11. F Meadow Sutcliffe photographs -
https://uk.images.search.yahoo.com/search/images; ylt=AwrJQ5tk2_dd1jcAmQ0M34IQ; ylu=X3oDMTByZmVxM3N0BGNvbG8DaXIyBHBvcwMxBHZ0aWQDBHNIYwNzYw--?p=F+Meadow+Sutcliffe+photograph+Robin+Hoods+Bay&fr=mcafee -for illustrative purposes only.

Cheryl Ward Planning

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- Planning Enquiries
 - Planning Applications (all types)
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 - Variations/amendments to planning approvals
 - Prepare and submit planning appeals

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PLANNING SUPPORTING STATEMENT

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- 1.1 Cheryl Ward Planning has been appointed to submit planning and listed building applications in relation to the area outlined in red on the attached location plan at Sea Brae, 10 The Esplanade, Robin Hoods Bay.
- 1.2 The application is seeking planning consent for internal and external works including replacement of rear windows with traditional timber sliding sashes, replacement of 2 no. unauthorised rooflights with traditional metal conservation style rooflights, external railings to safeguard existing steps and erection of a gate, reorganisation of external pipework to the front elevation and associated landscaping works to the adjacent garden.
- 1.3 The application falls within the Robin Hoods Bay Conservation Area and the property is a Grade II listed building. As such Listed building consent is also sought under the Planning (Listed Buildings and Conservation Areas) Act 1990 and this application is a combined application seeking both planning and listed building consent. There is also a requirement to submit a heritage assessment (see accompanying document).
- 1.4 This Statement is prepared by Cheryl Ward Planning who holds an MSc in Town Planning and is a Chartered Member of the Royal Town Planning Institute (RTPI) and associated ICN and PERN networks.

2.0 Purpose of Statement

- 2.1 The statement is to be read and fully considered as a supporting document in conjunction with the accompanying combined applications. Its aim is to assist those assessing the application to understand the rationale behind the proposal. In summary, it provides a structured way of describing the development proposals.

3.0 Planning History

- 3.1 A check of the North York Moors National Parks online planning explorer has revealed there is no planning history and/or listed building consent associated with the application property/site.

4.0 Pre-application advice

- 4.1 Paragraph 39 of the National Planning Policy Framework (NPPF) advises that early engagement has significant potential to improve efficiency and effectiveness of the planning application system for all parties. Good pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.
- 4.2 As required by Paragraph 41 of the NPPF the applicants have engaged with the LPA and have set out their brief to the proposals for bringing the property up to a modern day standard. The client's main objective is to provide a better standard of accommodation and transitional movement throughout and over all three floors of the house without harming any special architectural or historic fabric inside the property.
- 4.3 By taking this front loading approach we hope to have resolved as many issues as possible and taken a proactive approach to the development management process.
- 4.4 A site meeting was held between Officers of the LPA, the applicants, the architect and planning agent on 19 November 2020. The meeting was followed up with a useful response from the LPA on 10 January 2020 with comments. They relate to the general works, internal and external works to ground, first and second floors and external areas together with finer details with respect to fireplaces and the underlying fabric.
- 4.5 In taking into consideration the Officers advice it has been decided that the room layout will remain in the same format, layout and room type and the rear staircase will no longer be sought for removal.
- 4.6 In order to determine what lies beneath the overlaying wall fabric in some rooms it has been necessary to carry out small patch tests and investigative works and this process has assisted the process of preparing the application.
- 4.7 Essentially, the principle of the works described in the preceding sections of this report are generally supported by Officer in terms of satisfying the National Planning Policy Framework (NPPF), and local planning policies and guidance.

5.0 Site and Context

- 5.1 The application site falls within Robin Hoods Bay's old town and sites and is located towards the top of the steep incline overlooking the northern bay/break waters.
- 5.2 Sea Brae is located at the east end of The Esplanade on the east side of New Road where the majority of the built development has taken place (until further down the hill). It is possible to access the property on both its north or south side, the south being the more formal entrance to the property and at the rear via one of two entrances.
- 5.3 Access is by foot only, by an existing pedestrian access path with a right of passage for users and steps to the lower ground floor. The property is built over split levels due to the terrace being built into the hillside/cliff.
- 5.4 The property is sandwiched between other buildings at the east end of a terrace of characterful and attractive properties close to east cliffs of the Bay.
- 5.5 The property is fortunate to benefit from a rear garden (curtilage) on the north side of the house. Views overlooking the garden are taken from the first floor of the property together with the advantage of sea views from first and second floors.
- 5.6 Robin Hoods Bay lies within the heart of the North York Moors in the parish of Fylingdales, one of the larger parishes in the National Park. It is a characterful and well documented settlement steeped in history (see Heritage Statement) and severed in two parts which includes an upper and a lower element which form the important evolution of the settlement. The local landscape is described as coast and coastal hinterland. This is defined as undulating or rolling coast with characteristic coastal settlements and fishing villages crowded into tight cliff-foot locations or confined into narrow valleys where they meet the sea. This is typical of Robin Hoods Bay and the location of the application site.
- 5.7 The site is within easy reach of the road network which links Scarborough and Whitby and the NY Moors and together with a series of public rights of way and bridleways in close proximity to the application site making it a sustainable location for future development.
- 5.8 In the whole, Robin Hoods Bay in which the application site and property is located makes a significant and positive contribution to the overall form and character of Robin Hoods Bay and the Conservation Area.

Application property

- 5.9 Sea Brae is a three storey, 3 bed property of traditional vernacular appearance. It is constructed of brick and slate to the principal elevation and stone and slate to the rear with traditional features including brick chimney stacks, stone ridge tiles and water tabling, cills and lintels and a small domestic outbuilding commensurate with the scale of the dwelling. The majority of windows are traditional sliding sash with some modern replacements to the rear elevation. A traditional six panel door with boarded up fanlight survives on the south elevation.

- 5.10 Due to the sloping topography the north elevation is partially built below the ground. Being able to access the property from 3 no. separate accesses, one at the front (south) and two at the rear (north) is an added advantage whereas others on The Esplanade only have two.
- 5.11 The rear of the property comprises the more domestic side of the house. An entrance door (possibly a servant's entrance) serves the lower ground floor and possibly the first floor level giving access to a first floor lounge and staircase to a second floor rear bedroom. This level of access is achievable without necessarily having to access the main house and living quarters. The remainder of the house is served by a more formal staircase which occupies a central position within the house.
- 5.12 Between the back wall of the house and the steps/path there is a small rendered outbuilding dug into the rising ground level. It forms part of the house with a lean-to pantile roof projecting across the rear elevation at right angles to the main house.
- 5.13 Other properties on the terrace have undertaken similar alterations internally and externally, namely No 8. The Esplanade.
- 5.14 Post development the property will remain a residential property.
- 5.15 All in all, it is an attractive property which contributes to the Conservation Area as one of the earlier buildings/terrace properties in the village.



Fig 1. – Sea Brae, 10 The Esplanade, Robin Hoods Bay – Stone built property in centre (double pitch roof).

6.0 The Proposal

- 6.1 This Design and Access Statement is prepared by Cheryl Ward Planning and is submitted in support of the planning and listed building applications.
- 6.2 The aim of the proposal is to seek planning and listed building consent for:
- Replacement 3 no. rear elevation windows with traditional timber sliding sashes
 - Replacement of 2 no. unauthorised rooflights with traditional metal conservation style rooflights
 - Replacement of the external railings to safeguard existing steps and erection of a gate
 - Reorganisation of external pipework to the front elevation and
 - associated landscaping works to the adjacent garden.
- 6.3 The proposals provide a suitable response to enhancing the property's liveability and safeguarding its long term future. Together with elements of planning gain which seek to replace 2 no unauthorised roof panels put in prior to the applicant's ownership, reorganisation of unsightly external pipework on the principle element and replacement of traditional features i.e. windows, doors and traditional boundary treatments for the wider public benefit.
- 6.4 The accompanying plans seek to show how this is achievable without harming the special qualities of the area:
- D11645-01B ---Site location and block plan.
 - D11645-03B ---Existing floorplans.
 - D11645-04C – Existing elevations.
 - D11645-05B -- Existing cross section.
 - D11645-06D---Proposed floor plans.
 - D11645-07D – Proposed elevations, gate and railings.
 - D11645-08C-- Proposed cross section, gate and railings.
 - D11645-09A – Existing garden plan.
 - D11645 -10B --Proposed garden layout plan and shed.
- 6.5 A schedule of works accompanies the application together with an outline of the works set out below on a room/floor by floor basis together with a photographic survey of the site and dwelling.

Ground floor (lounge)

- 6.6 The main entrance will continue to be on the south side of the property serving an attractive principle elevation. The entrance leads into a small lobby which is to be retained to provide an element of protection from the main door opening.
- 6.7 It is proposed that the fireplace in this room will be overhauled and made good within the existing opening. The cupboards to the right hand side of the fireplace will remain in situ.
- 6.8 Generally, it is proposed to remove all modern sheet boards/panels at ceilings and walls to expose original fabric and refurbish found during the investigative works.

Ground floor (kitchen)

- 6.9 The door from the lounge to the kitchen will remain in situ as will the recessed opening at the bottom of the stairs for useful coat/umbrella storage.
- 6.10 Accessing the kitchen from all points will remain the same, the damp wall containing the chimney will be repaired and the fireplace opened up with a new range or fireplace to be inserted. Traditional and/or historic features fireplace features are to be retained.

Outhouse/utility

- 6.11 The outhouse is to be retained as it is and will be simply refurbished to provide a downstairs w.c. facility albeit accessed externally with the external stairs forming the northern edge of the structure.
- 6.12 The lower rear entrance point will remain the same as will the configuration to the external steps and outhouse.
- 6.13 The under stairs cupboard accessed from the kitchen will remain in situ as a useful kitchen store.

Main stairs and landing area (ground to first floor)

- 6.14 It is proposed to retain the existing staircase including all handrails and spindles as existing.

First floor (bedroom 1- front)

- 6.15 Bedroom 1 is retained as bedroom one (double room). Works comprise replacing an existing washbasin and making good the existing cupboard with the new wash facility located inside the cupboard.
- 6.16 Generally remove all newer sheeting boarding to the walls and ceilings and expose original fabric and refurbish.

First floor (sitting room - rear)

- 6.17 The sitting room is to be retained and will continued to be accessed internally via the main staircase at first floor level and an existing external entry point door directly into the room.
- 6.18 The existing doorway from the lobby to the sitting room is to be retained as a means of shielding from the northerly draughts coming from the back door. The existing frame plus architrave/decorative surround would also be retained protecting a key feature of this room.
- 6.19 An under stairs cupboard is to be retained for its original purpose as usable storage together with the fireplace in this room which would be opened up and revealed and a new gas stove will be installed with all traditional or historic fabric retained.
- 6.20 Generally remove all newer sheeting boarding to the walls and ceilings and expose original fabric and refurbish.

Rear stairs to landing (first floor to second floor)

- 6.21 Stairs to be retained to maintain access second floor bedrooms and the main house bathroom.

Main staircase and landing area (first floor to second floor)

- 6.22 The main stair between first and second floors will be maintained in situ and redecorated.
- 6.23 A new opening is to be formed to the left of the first landing to gain access to bedroom 3 with a new set of steps.
- 6.24 An existing rooflight to the stair well, will be replaced with a metal style conservation style opening.

Main house bathroom

- 6.25 The bathroom which is located on the second floor would be retained in situ and fitted with a new bath and shower and sanitary items.
- 6.26 An existing rooflight over the stairs will be replaced with a new metal conservation style rooflight situated on the pitched roof hidden between roof valleys.

Second floor (bedroom 2 – front)

- 6.27 The front room bedroom will be retained as bedroom 2 with main door retained in its original position.
- 6.28 Boarding within the room presumably to hide pipework from the bathroom will be investigated with a view to sourcing its removal or at least minimisation.

- 6.29 Generally remove all newer sheeting boarding to the walls and ceilings and expose original fabric and refurbish.

Second floor (bedroom 3 – rear)

- 6.30 Bedroom 3 is retained as bedroom three and will be accessed from the rear stairs also to be retained.
- 6.31 An existing full height corner cupboard will be retained for storage with a new door added to enclose the space. An existing wash basin within the room is to be completely removed and the existing cupboard in which it is positioned is to be reinstated.
- 6.32 An existing radiator, pipework, mantelpiece and fireplace surrounding are to be removed and the wall made good.
- 6.33 Additionally in this room, it is proposed to remove an existing cylinder cupboard and make good. In the same location it is proposed to include a small section of floor to ceiling wall stoothing and form a new door opening in order to access the main staircase. This will provide direct access to the main bathroom. The opening will be furnished with a new traditional timber door to match existing internal joinery.
- 6.34 Generally remove all newer sheeting boarding to the walls and ceilings and expose original fabric and refurbish.

Windows

- 6.35 All front elevation windows (3 no. in total) comprising traditional sliding sashes are to be overhauled to ensure ease of opening, with new sash cords to be painted in a traditional heritage grey/green.
- 6.36 The rear elevation windows are to be replaced with new traditional timber vertical sliding sash, single glazed windows to match No 11 The Esplanade and also painted in a traditional heritage grey/green.

Doors

- 6.37 The principle entrance door to the south elevation will be replaced with a new traditional timber 6 panel door and frame with glazed fanlight above to match others on the terrace. Painted in a traditional heritage grey/green.
- 6.38 The existing narrow fully boarded lower ground floor rear door is to be replaced with a new traditional timber boarded door and frame to match the existing and painted in a traditional heritage grey/green.
- 6.39 The existing first floor door is to be repaired, re-decorated and made good and painted in a traditional heritage grey/green.

External works

Roof

- 6.40 The roof consists of two pitched roofs with a valley gutter in the centre and is where the 2 no. roof windows are situated. They are to be removed and replaced with traditional metal conservation rooflights from the Rooflight Company or similar cast iron type.
- 6.41 No re-roofing or other changes are planned for the roof of the dwellinghouse.

Existing pipework

- 6.42 Currently, there are three sets of pipework attached to the front elevation. It is proposed to retain two existing rainwater pipes and associated guttering and they are to be repaired and overhauled.
- 6.43 The third element includes the removal of an existing waste pipe situated on the right hand side of the existing windows.
- 6.44 All pipework is to be cast iron and painted black.

Garden and boundary treatment work

- 6.45 A new 1100mm high picket fence and 900mm high timber hand gate will be introduced at the top of the steps and butt up to the edge of the house close to the first floor door.
- 6.46 Additionally, it is proposed to replace the existing open timber horizontal post and rails with a picket fence down the side of the stone steps for health and safety and visual enhancement.
- 6.47 Entry into the garden will remain the same albeit that a new 900mm high timber gate and 1100mm high timber picket fence to match that at the top of the steps to act as a means of enclosure to the garden. An existing path and steps alongside the hedge at the top of the garden will remain in situ and they will be cleaned and re-bedded to level if necessary.
- 6.48 Within the upper garden (west) it is proposed that the lawn would be removed, and the area levelled and finished with gravel incorporating a low stone retaining wall 250mm high approximately or timber sleepers. In addition, it is proposed to introduce a small 1.56 metre long by 1 metre wide timber garden shed to the north west corner. It is to have a pitched roof covered in green mineral felt and finished in a subtle paint colour.
- 6.49 In the central garden section it is proposed remove the existing lawn and form a level area with a self-draining gravel finish and form an informal seating area and usable outside space where this currently isn't possible due to the ground not being level.
- 6.50 To the lower section of garden (east) it is proposed to replace the existing lawn and form a level area with self draining gravel for easy maintenance.
- 6.51 All new proposed timber picket fencing will match that on the rear boundary wall between Nos 10 and 11 The Esplanade.

Access

- 6.52 Accessing the property, garden and rights of way at the rear will remain unchanged and open for use at all times.

7.0 Planning Policy Context

Introduction

- 7.1 This section outlines the principal planning policies that pertain to the proposed scheme.
- 7.2 The Planning and Compulsory Purchase Act 2004 came into force in September 2004. It carries forward the provisions of the Town and Country Planning Act 1990, giving statutory force to a plan-led system of development control.
- 7.3 Under Section 70 of the 1990 Act and section 38 (6) of the 2004 Act, the determination of planning applications must be in accordance with the approved Development Plan unless material considerations indicate otherwise.

National Planning Policy (NPPF) (2019)

- 7.4 The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.
- 7.5 The NPPF is a contributing material consideration. The publication of the National Planning Practice Guidance (NPPG) in March 2014 gives further guidance.
- 7.6 Paragraph 7 states that 'at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'.
- 7.7 Paragraph 8 of the NPPF states that 'achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways' (so that opportunities can be taken to secure net gains across each of the different objectives):
- a) an economic objective
 - b) a social objective
 - c) an environmental objective
- 7.8 Paragraph 9 states that 'planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect local needs and opportunities of each area'.

- 7.9 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay or where there are no development plan policies, or the policies which are most important for determining application are out-of-date, granting permission unless:
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 7.10 Paragraph 38 of the NPPF advises that ‘local planning authorities should approach decisions on proposed development in a positive and creative way to secure developments that will improve the economic, social and environmental conditions of the area’.
- 7.11 In addition to the above, paragraph 172 of the NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.

North York Moors National Park Authority – Core Strategy and Development Policies (2008)

- 7.12 The Core Strategy and Development Policies document sets out the policies which guide where new development will take place in the NYM National Park and to determine planning applications.
- 7.13 The Core Strategy and Development Policies was adopted in November 2008 and is nearing its term for providing up to date planning policy. The Strategy works in conformity with the National Planning Policy Framework (NPPF), referenced above.
- 7.14 An overall summary of National and local planning policies considered relevant to the case are summarised in the table below:

Continued ...

DOCUMENT	POLICIES AND DENOTATION
National Planning Policy	
National Planning Policy Framework (NPPF) (2019)	Paragraphs 2, 7, 8, 10, 11, 38, 39, 83, 84, 170, 171, 172, 174, 175, 189, 192, 193, 196, 200
Local Development Plan in force	
NYM Local Development Framework (2008)	Core Policy A – Delivering National Park Purposes and Sustainable Development Core Policy B – Spatial Strategy Core Policy G – Landscape, Design and Historic Assets Core Policy H – Rural Economy Development Policy 3 – Design Development Policy 4 – Conservation Areas Development Policy 5 – Listed Buildings Development Policy 14 – Tourism and Recreation
Emerging NYM Local Plan – July 2020	Strategic Policy A – Achieving National Park Purposes and Sustainable Development Strategic Policy C – Quality Design of Development Strategic Policy I – The Historic Environment Policy ENV11 – Historic Settlements and Built Heritage Policy CO17 – Householder Development
Supplementary Planning Documents	Design Guide, Part 1 – General Principles Design Guide, Part 2 – Extensions and Alterations to Dwellings

Emerging NYM National Park Local Plan

- 7.15 The National Park Authority is preparing a new Local Plan for shaping the future of the North York Moors. This will be the document used to help decide planning applications in the very near future.
- 7.16 The Inspector's Report has now been received (15 May), bringing the Examination in Public to an end. The Report, together with proposed modifications and a version of the draft Local Plan incorporating the Inspector's modifications. The Authority is planning to adopt the Plan at its National Park Authority/AGM meeting on 27 July.

7.17 Emerging **Strategic Policy I (The Historic Environment)** is relevant. This policy will confirm that all developments affecting the historic environment should make a positive contribution to the cultural heritage and local distinctiveness of the National Park through the conservation and, where appropriate, enhancement of the historic environment. Development should conserve heritage assets and their setting in a manner appropriate to their significance, especially those assets which contribute most to the distinctive character of the area, including (amongst others):

- The vernacular building styles, materials and the form and layout of the historic built environment including Conservation Areas, Listed Buildings and regionally or locally important non-designated structures and buildings.

7.18 **Policy ENV11 (Historic Settlements and Built Heritage)** includes reference to Conservation Areas and listed buildings stating ‘whilst it is the quality and interest of an area as a whole which is recognised through designation, it is often the cumulative impact of small changes over time which erode the special qualities and significance of a place. Most of the National Park’s Conservation Areas are covered by Article 4 Directions to help control potentially damaging alterations by removing permitted development rights.

The character of a Conservation Area is not only formed by buildings and spaces, but also by the land uses. It is important that proposed changes of use identify opportunities for enhancement as well as ensuring the special qualities and significance of a place is not harmed’.

It further advises that ‘Listed Buildings are irreplaceable heritage assets which are recognised as being of special architectural or historic interest in the national context. They are identified on the National Heritage List for England held currently by the Department for Culture, Media and Sport.

Protection extends to the whole building, inside and outside, its curtilage and certain structures within its domain. The majority of works to Listed Buildings require listed building consent (in addition to any other consent required through planning legislation), including internal features and fittings, attachments and any decorative schemes of special significance’.

7.19 Heritage significance is discussed in the accompanying heritage statement.

8.0 Planning Assessment

- 8.1 In determining applications LPAs should take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- 8.2 The proposal draws on the positive contribution that the development will make to the property and external areas as well as the improvements to be made the overall visual appearance and the desirability of the development making a positive contribution to local character and distinctiveness.
- 8.3 Heritage assets change over time. Protection of heritage assets need not prevent change; indeed, that change may be positive. The low key impact of the changes outlined in this proposal on this heritage asset is considered to be non harmful.
- 8.4 This is due to the fact that the original historic floor layout and individual rooms in the property will remain and operationally will function the same. Together with the replacement of non-traditional features such as the roof windows is not considered to lead to substantial harm to the assets significance which in this case is the Robin Hoods Bay Conservation Area and the listed property itself.
- 8.5 Overall, it is not felt that the internal or external changes will impact on the building nor in the way the property is experienced or viewed as a whole.
- 8.6 The minor nature of the works has been proportionately assessed and it is concluded that less than significant harm will be caused by the alterations.
- 8.7 The continued residential use represents the optimal viable use of the Grade II listed building known Sea Brae, 10 The Esplanade, Robin Hoods Bay as required in paragraph 196 of NPPF and DP5 of the current NYM Local Plan and SPI, ENV11 and CO17 of the approved emerging NYM Local Plan which supports development within the domestic curtilage of dwellings.

9.0 Conclusion

- 9.1 Part of the significance of this property (Grade II listed) is formed from its 'aesthetic value' which is derived from it being located within a terrace of properties. Whilst Sea Brae is attractive in its own right and holds a minimal number of key features it is also viewed as part of a terrace known as 'The Esplanade'. It is this patina and experience and the interaction of the heritage asset (the terrace) as a whole which is to be preserved and enhanced.
- 9.2 Allowing Sea Brae to continue to be read as part of the terrace is important in keeping it together with the immediate surroundings including the closeness to other buildings and spaces and the narrow gaps and ginnels and thoroughfares between buildings that further adds to the experience of those assets.
- 9.3 Historic England's 'The Setting of Heritage Assets' Good Practice Advice in Planning: 3 confirms that setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset as a whole.
- 9.4 The setting of heritage assets changes over time. Protection of the setting of heritage assets need not prevent change; indeed, that change may be positive.
- 9.5 The proposal confirms that any new or replacement items, features and materials will be sympathetic to the character and appearance of the host building. The impact of the proposal on this and other heritage assets is considered neutral to positive.
- 9.6 The minor nature of the works has been proportionately assessed and it is concluded that less than significant harm will be caused by the alterations. The principal elevation and well viewed rear elevation in the views from north and through the Conservation Area as a whole are preserved.
- 9.7 The continuation of a domestic layout represents the optimal, viable use of the listed building as required in paragraph 134 of NPPF2 and current and emerging NYM Local Plan policies.
- 9.8 Supporting the development and the property's continued use as a dwellinghouse will allow it to prosper in the long term.
- 9.9 Taking account of the above, the development is considered to accord with the policies of the Development Plan in force and it is hoped that officers will support this proposal.

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 - Design and Access Statements
 - Variations/amendments to planning approvals
 - Prepare and submit planning appeals

NYM Moors, Yorkshire Dales, Whitby, Scarborough, Ryedale, Hambleton, Redcar and Cleveland, Selby, Wolds, North Lincolnshire, North East

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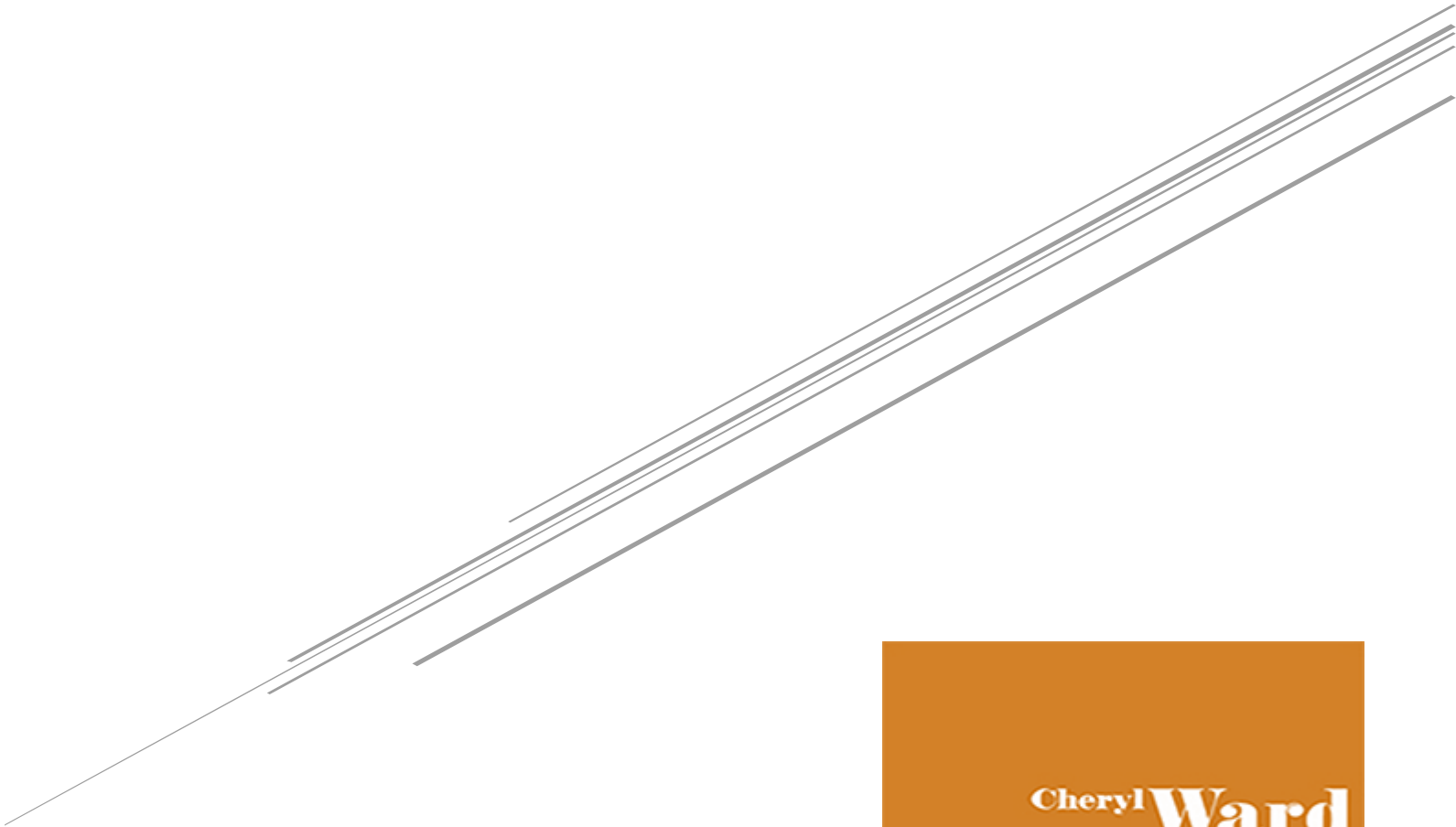
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SCHEDULE OF WORKS

Sea Brae, 10 The Esplanade, Robin Hoods Bay



Schedule of Works - Sea Brae, Robin Hoods Bay – as follows

Ground floor		Notes
Floor/Room	Works	
Ground floor Lounge	Retention of internal porch and room to remain as lounge.	
	Fireplace retained and open or gas fire.	
	Cupboards to RHS of fireplace to remain in situ.	
	Generally, remove all modern sheet boards/panels at ceilings and walls to expose original fabric and refurbish.	
	Retain doorway to stairs and recessed stairs cupboard.	
	Overhaul and repair vertical sliding sash window, new sash cords, redecorated in traditional heritage grey/green.	
	Option 1 Rev B	
Ground floor kitchen	Repair/replace concrete floors.	
	Retain existing corner cupboard door in situ.	
	Open up fireplace and chimney breast and insert range or fireplace. Retain traditional or historic features if revealed.	
	Repair damp walls and chimney front.	

Continued ...

	Removal of suspended ceiling and expose beams and re-insulate.	
	Repair existing lower entrance door.	
	Insert vertical sliding sash window painted in traditional heritage grey/green.	
External store	Retain store and refurbish (accessed externally).	
	Replace w.c. and sanitary goods.	
	Safeguard steps externally with new 1100mm timber picket fence and 900mm gates.	
First Floor		
Front bedroom (1)	Make good floor and ceiling to make lounge larger and lighter.	
	Replace existing washbasin within cupboard and make good the existing cupboard.	
	Generally, remove all newer sheet boards and panels to ceilings and walls to expose original fabric and refurbish.	
	Overhaul and repair vertical sliding sash window, new sash cords, redecorated in traditional heritage grey/green.	
	Option 1 Rev B	Notes
First floor landing area	To remain as is with existing stairs, handrail and spindles as existing	

Continued ...

First floor sitting room (rear)	To remain as sitting room.	
	Retain existing door to sitting room including existing frame plus architrave/decorative sound.	
	Make good existing floor, ceiling and party wall.	
	Open up fireplace and install open or gas stove to suite client requirements. Retain traditional or historic features.	
	Replace window with new vertical sliding sash timber window painted in traditional heritage grey/green.	
	Option 1 Rev B	Notes
Second floor		
Front bedroom (2)	Bedroom 2 retained.	
	Investigate boxing and drainage and remove or at least minimise if possible.	
	Overhaul and repair vertical sliding sash window, new sash cords, redecorated in traditional heritage grey/green.	

Continued ...

Landing and bathroom	Refurbish existing shower room and install metal conservation style rooflight.	
	Replace rooflight over stairs with traditional metal conservation style.	
	Form new opening, steps up and landing wall and door for access to bedroom.	
Back bedroom (3)	Retained as bedroom 3.	
	Make good existing floor to ceiling cupboard and insert new door.	
	Remove existing cylinder cupboard and make good.	
	Add new stoothing wall and form new opening and steps from bedroom to landing and main stairs for access to bathroom.	
	Add new internal door to new opening to match existing internal doors.	
	Replace window with new vertical sliding sash window painted in traditional heritage grey/green.	

For: Levensgreen Ltd
Sea Brae, 10 The Esplanade, Robin Hoods Bay

Continued ...

In general		Notes
	Retain and re-use existing doors where possible.	
	Retain timber door framework and architraves and skirting where possible.	
	Consolidate existing external SVP and wastewater pipes.	

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Cheryl **Ward**
Planning



PHOTOGRAPHIC SCHEDULE – MAY 2020

For: Sea Brae, 10 The Esplanade, Robin Hoods Bay

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Table of revisions

Rev/version no.	Date	Amendment details	Revision prepared by

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1.0 External photographs



Fig 1. – Sea Brae, 10 The Esplanade, Robin Hoods Bay – stone and slate property in centre



Fig 2. – Sea Brae,, Robin Hoods Bay – north elevation



Fig 3. – Sea Brae, Robin Hoods Bay + adjoining properties



Fig 4. – Sea Brae, Robin Hoods Bay – external steps



Fig 5. – Sea Brae, Robin Hoods Bay – rear outbuilding



Fig 6. – Sea Brae, Robin Hoods Bay - traditional front door and boxed in fan light



Fig 7. – Sea Brae, Robin Hoods Bay – principal elevation



Fig 8. – Rear elevation first and second floor windows and stonework



Fig 9. – Rear lower ground floor door



Fig 10. – Front door neighbouring property.



Fig 11. – Neighbouring property on The Esplanade, Robin Hoods Bay

2.0 Up to date photographic record (internal)



Fig 12. – Ground floor lounge



Fig 13. – Ground floor lounge – principle elevation window



Fig 14. – Ground floor lounge – cupboards to RHS of fireplace



Fig 15. – Ground floor lounge – cupboard to side of fireplace to be retained



Fig 16. – Ground floor lounge – fireplace



Fig 17. – Ground floor lounge – fireplace



Fig 18. – Ground floor lounge – stoothing wall and panel ceiling



Fig 19. – Ground floor lounge - non traditional wall and ceiling panelling



Fig 20. – Ground floor kitchen looking towards lounge



Fig 21. – Ground floor kitchen fireplace with damage walls



Fig 22. – Under stairs cupboard off kitchen



Fig 23. – Looking down first floor staircase



Fig 24. – First floor landing

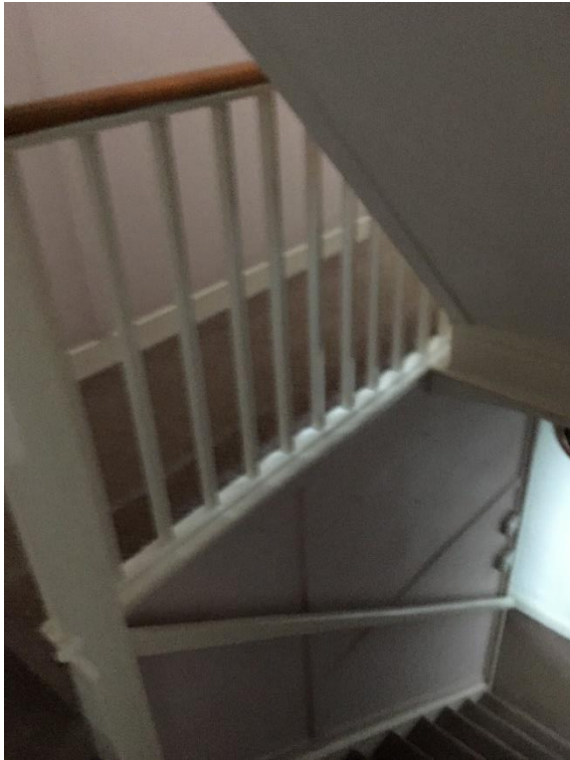


Fig 25. – First floor landing and staircase



Fig 26. – First floor landing split



Fig 27. – First floor landing – into first floor sitting room



Fig 28. – First floor sitting room



Fig 29. – First floor sitting room and traditional floorboards



Fig 30. – First floor sitting room – traditionally boarded ceiling



Fig 31. – First floor sitting room



Fig 32. – Fireplace in first floor sitting room



Fig 33. – Sitting room window overlooking garden



Fig 34. – First floor rear entrance



Fig 35. – First floor rear staircase



Fig 36. – First floor sitting room and rear entrance door



Fig 37. – Second floor rear bedroom airing cupboard



Fig 38. – Second floor rear bedroom - fireplace



Fig 39. - Second floor rear bedroom – sink and cupboard in alcove

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Offering a high quality, technical and locally focused Planning and Development Consultancy service. With a pragmatic and conscientious approach to all projects our core aim is to achieve the best possible outcome for our clients.

Accompanied by an in-depth knowledge of the local area and a deep-rooted understanding of local authority planning requirements the business is well equipped to deal with all-encompassing planning matters specialising in planning applications (all types) – town and rural i.e. residential, rural and equine planning projects whether it be traditional or contemporary in design.

Our planning services are continually developing to keep up with the changing dynamics of the UK planning system. This helps to widen our knowledge so that our clients are furnished with the most up to date planning criteria.

Operating to a multidisciplinary approach means we are accomplished at working with a range of stakeholders including private individuals, Estate Directors, farmers, landowners, private and public organisations/groups, Parish Councils, other professionals, clients and applicants.

Our services include:

- Pre and post planning advice
 - Appraising sites for development potential
 - Agricultural and Forestry Notifications
 - Planning Supporting Statements
 - Discharge planning conditions
 - Check and send service – Cheryl Ward Planning can check forms, plans and other documents etc to make sure your application will be validated by the Council. Finally, we will submit your application via the Planning Portal on your behalf.
- Planning Enquiries
 - Planning Applications (all types)
 - Design and Access Statements
 - Variations/amendments to planning approvals
 - Prepare and submit planning appeals

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