



**Design & Access Statement
And
Heritage Impact Statement**

**2020-ID-17 Bridge End House, RHB
Date: October 2020**

**2020-ID-017 Bridge End House, Robin Hoods Bay
North Yorkshire
DAS – Design & Access Statement Revision: /**

Date: October 2020



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Introduction

This Design & Access Statement (DAS) has been produced to support the householder application for the sympathetic refurbishment of and introduction of dormer windows to the following property/address:

Bridge End House, New Road, Robin Hoods Bay, Whitby, North Yorkshire YO22 4SF.

This document is to be read in conjunction with the following key planning information:

- 2020-ID-011-LOC - Site Location Plan
- 2020-ID-17-SD001 Survey Drawings
- 2020-ID-17-PL001 Concept Drawings

The purpose of this statement is to appraise the site and to demonstrate how the surrounding area and design concepts have influenced the design principles and access arrangement for the proposals. The design concept responds to policy requirements and design aspirations outlined by North York Moors National Park Authority and therefore reflect a thorough understanding of local circumstances.

This statement has been produced in accordance with the latest national guidance on design & access statements, including:

- Design and Access Statements, how to write, read and use them' (CABE 2006, Revised ED 2007)

In order to describe the design principles that have informed the proposals this statement provides a wider context and background to the application before following the structure as outlined within 'Design and Access Statements, How to write, read and use them' namely:

- Use
- Amount
- Layout
- Scale
- Landscape
- Appearance
- Sustainability



Site Location

Robin Hood's Bay is a small fishing village with a bay located within the North York Moors National Park, just over eight kilometres south of Whitby and twenty-four kilometres north of Scarborough. The village has evolved here because it has access to the coast with all its resources and two freshwater supplies from the King's Beck and the Dale Beck. Behind it the land rises steeply to Fylingdales Moor. The cliffs are rich in fossils millions of years old, while the moors above are rich in prehistoric remains such as Robin Hoods Butts – burial mounds about 3,000 years old. 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 sitting on top of each other. As space on the ground was limited the only feasible way for cottages to expand was upwards so as a consequence many of the buildings are tall and narrow. This natural isolation brought about by the sea, ravine, cliff, and moor attracted smugglers as well as legitimate fishing interests. Only the Victorian and later development, outside the Conservation Area, is located on the cliff top where the buildings can be seen from a wide area. There is therefore a very close association between the history of the village, its topography, and its architectural interest.

Site Appraisals

The property that this document and subsequent planning application refers to, Bridge End House, is situated mid-way down New Road, Robin Hoods Bays main street leading to the bay/waterfront. New Road is a steeply sloping street, which falls down the hillside/ravine at a gradient of circa one in three. The property is located immediately on the bank of the Kings Beck waterfront and the associated pedestrian/vehicular bridge (hence the property name). Synonymous with tales of smuggling and intrigue it is understood that the Kings Beck was culverted in the late 17th century in an attempt to increase precious development land within the tightly packed fishing village, it is understood that the bridge link was constructed as part of or soon after these works. Due to its location (hugging the

banks of the beck) it is likely that Bridge End House was constructed as a direct consequence of these monumental (for a fishing village of RHB stature/scale) civils works.



Image 1 – Aerial view of RHB and location of Bridge End House (red dot)

Site planning context/Historic impact assessment

On a broader/wider scale as previously stated Robin Hoods Bay is located within the North York Moors National Park. On a more colloquial level Bridge End House lies within the heart of the Robin Hoods Bay Conservation Area. Robin Hoods Bay was designated as a Conservation Area in 1974 in order to preserve/protect and enhance the special architectural and historic interest of the village. Image 2 provides graphical confirmation of the Conservation Areas extent for clarity.

The Robin Hoods Bay Conservation Area has a high number/concentration of listed buildings (These are identified within adjacent image 3). For clarity Bridge End House is not a listed property however it is noted that the property connects to (i.e in the setting of) two number adjacent properties which hold Historic England listed status. A search of information relating to Scheduled Ancient Monuments and Listed Buildings via English Heritage has confirmed the following listings of note:

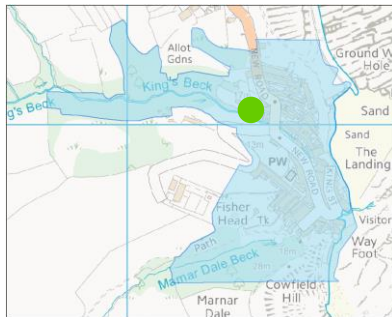


Image 2 – Extract taken from Robin Hoods Bay Conservation Area Character Appraisal Management Plan defining the RHB Conservation Area - NTS

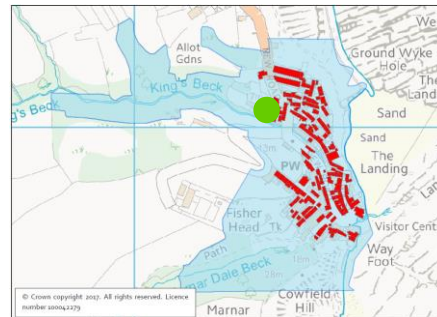


Image 3 – Extract taken from Robin Hoods Bay Conservation Area Character Appraisal Management Plan defining the RHB Conservation Area and Listed Building Locations

English Heritage Legacy ID: 1148664

Heritage Category: Listed Building
Grade: II
List Entry Number: 1148664
Date first listed: 06-Oct-1969
Statutory Address: The Bolts house and attached Yard Walls

FYLINGDALES NEW ROAD NZ 9505 (west side) Robin Hood's Bay 17/155 The Bolts House and attached yard walls 6.10.69. GV II

Details:

House, late C18. Tooled-and-margined sandstone; pantiled roof with stone copings, kneelers, and stack. 2 storeys and basement, 2 bays, the right bay above entrance passage to THE BOLTS. Basement entrance: half-glazed door with bars; small fixed light to left. Ground floor one 16-pane sash, 2 similar on first floor with slightly-projecting cills. Prominent moulded kneelers; left banded stone stack. Right return under arch shows 4-panel door and small fixed light. Low walls of 4 courses, with chamfered coping, run round from entrance of THE BOLTS to enclose small forecourt.
Listing NGR: NZ9521605016

English Heritage Legacy ID: 1148664

Heritage Category: Listed Building
Grade: II
List Entry Number: 1148733
Date first listed: 06-Oct-1969
Statutory Address: Outhouse Opposite Number 2 and Forecourt Wall attached, the Bolts

Details:

FYLINGDALES THE BOLTS NZ 9505 (south side) Robin Hood's Bay 17/23 Outhouse opposite No 2 and forecourt wall 6.10.69 attached GV II Wash kitchen, probably late C18. Coursed herringbone-tooled sandstone; pantiled roof with stone ridge,

copings and kneelers, brick stack. One storey on street front, one bay. 4-panel door and small sash on right. Rebuilt end chimney and block kneelers. Right return has small 12-pane sash. River front has wood balcony passage and large tripartite window with 12-pane centre sash and 4-pane fixed side sections. Small door, under bracketed gabled hood at right. Low forecourt wall 4 courses of roughly tooled sandstone with chamfered coping. Small gateway opposite door of No 2 and small spur on its right. Ramped up with 2 more courses at right and ramped down twice on its way to back of property. A good example of the external 'wash kitchens' belonging to many houses in Robin Hood's Bay, several of which have been converted into small cottages. Attached small brick coalhouse is not of special interest.

Listing NGR: NZ9521005012

Relevant sections from National Planning Policy Framework (NPPF)

It is also noted that the following Paragraphs/policies from the NPPF are relevant to the proposed development site.

Paragraph 189 (Extract)

'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'

Paragraph 190

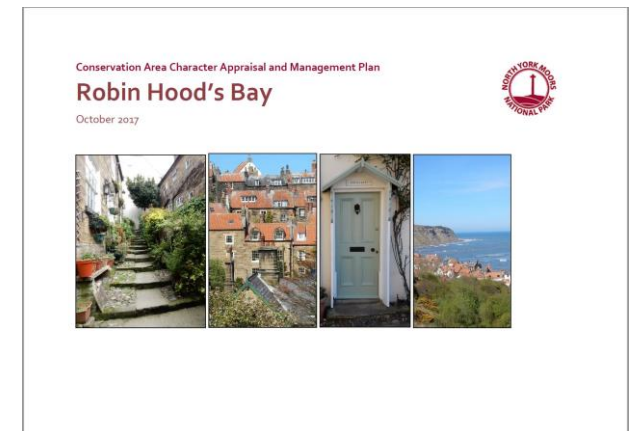
Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into 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.

It is understood that while the property is not specifically listed it maintains a high level of historic and architectural value. All proposed works will be considered and sympathetic to the property itself and to its setting (i.e. the adjacent listed properties and the Conservation Area as a whole). All proposals will accord and make reference to 'Robin Hoods Bay – Conservation Area Character Appraisal and Management Plan – Dated October 2017'.



National Planning Policy Framework

July 2018
Ministry of Housing, Communities and Local Government



Bridge End House

Constructed in the early 18th Century Bridge End House is private dwelling and provides an accommodation level of circa 133 square meters (Gross Internal Area). Spread over four storeys (Lower Ground to Attic) the dwelling currently accommodates:

Lower Ground Level – Kitchen and Artists Studio

(Associated external outhouse/store – Not part of the GIA reported)

Ground Level – Two number reception rooms and stair/hallway

First Floor level – Two bedrooms, a family bathroom and stair/hallway

Attic Level – Two number shared bedrooms (reduced head height).

Originally constructed of roughly tooled coursed sandstone the property has been finished (likely to date to the early 19th Century) with a thin coat of slurry render over which is applied a painted finish. It is understood that the render coat was applied (wrongly) in an attempt to increase the waterproofing properties of the building fabric in the harsh/exposed seaside location. The finish render coat has a scored surface, an attempt no doubt to replicate the aesthetic of a finer jointed ashlar stone constructed property. Remnants of the original property's construction can be seen around window reveals where the slurry render has been feathered into the fine original ashlar detailing in these areas.

The property benefits from a variety of hardwood timber sash windows. Georgian in style the windows to the Lower Ground and First Floor are of similar proportion with two feature projecting bays (oriel windows) provided at Ground floor (Street level). Natural stone mullions and cill details are evident to all elevations

Unlike the majority of surrounding/adjacent properties Bridge End House has a roof finished in natural Welsh slate. Two number roof lights have been added,

presumably in the late twentieth century as part of the conversion of the attic storey. Two number stone chimneys project above the roof line and are intact throughout the building with parapet gables providing book ends to the roof structure.

The Ground Level of the property is accessed directly from New Road Street level while the Lower Ground is accessed externally by a flight of steps/stairs which fall from the bridge level to the river/beck bank below. A singular fig tree is located to the West of the lower Ground elevation.

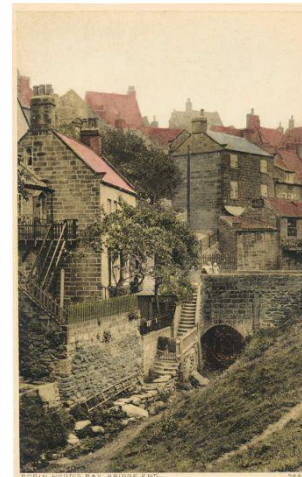


Image 4 – Historic postcard images and plates of Bridge End House. Note the image taken from the East Cleveland image Archive is dated circa 1905.

The property was purchased by the current owners/applicants in October last year and is in drastic need of modernisation and fabric upgrade. The outbreak of the COVID pandemic has slowed the progression of planned works to the property.



Image 5 – Current view of the properties Kings Beck Elevation taken from the bridge in August 2020.



Image 6 – Current view of the properties New Road Elevation taken from the bridge in August 2020.

Development principles – Use

The property is a private dwelling/residence and will remain so following the undertaking of the proposed works. This will be a family home for the sole use of the owner/occupiers.

Development principles - Amount

The owners of the property intend to undertake an extensive high-quality refurbishment of the property. This is to include:

- The sympathetic repair and decoration of all existing timber sash windows
- External render re-decoration and uncovering of ashlar stone detailing to all windows apertures (cill's/mullions/window surrounds).
- Internal re-modelling and re-configuration to suit personal preference including the re-purposing of the existing Lower Ground Outhouse.
- Remedial works to rising damp issues at Lower Ground Floor
- Full services (Mechanical & Electrical upgrades where required)
- Re-introduction of iron railings to the properties external boundary wall (historic design as detailed in the post card from the East Cleveland Image Archive, see Image 4).
- Re-roof in natural welsh slate following the completion of re-configuration works described below.

Roofing works

The main body of the proposed works (which are relative to this planning application) are the introduction of dormers to the front (Kings beck Elevation) and rear (New Road Elevation) of the existing roof scape. These are to be introduced in order to maximise 'useable' space/area within the current attic storey. At present original roof timbers (purlins) lie at a very low level over the head of the fixed access stair making it very difficult to access the attic storey from within. The application seeks to allow for the sympathetic re-configuration

of the roof scape to maximise the buildings potential without negatively impacting on views, the Conservation Area and or adjacent listed properties.

This approach would accord with the characteristic development approach adopted historically within the village, as sited in RHB Conservation Area Appraisal:

'As space on the ground was limited, the only way for cottages to expand was upwards and so many of the buildings are tall and narrow'



Image 7 – Proposed elevations , Kings Beck and New Road of the property post works.

Development principles – Scale

Picture Windows – King Beck Elevation

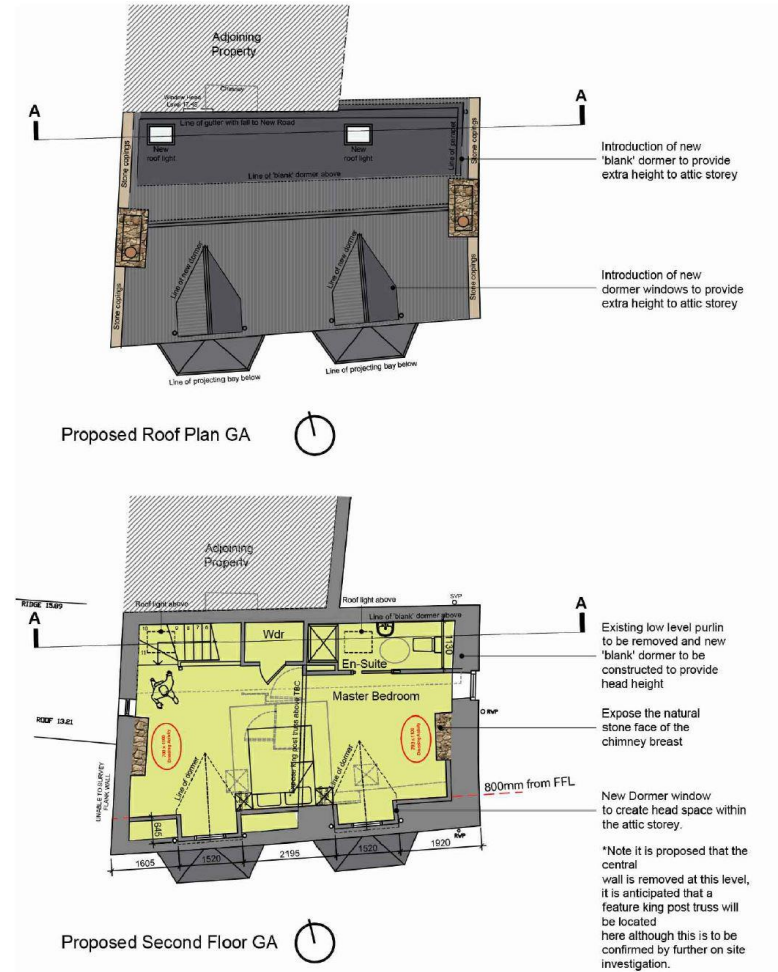
It is proposed that the dormers to the properties Kings Beck elevation are designed to incorporate a timber Sash window that are the same size and proportion of the existing sash windows below. The installation of a top hung sash of this size here will add balance and continuity to the whole elevation. These proposed dormers are to have pitched roofs. The dormers are designed to not break the existing ridge height hence having a minimal visual effect on the current roof scape when viewed from below.



Blank Elevation – New Road Elevation - Rear

It is proposed that a 'blank' dormer is to be constructed to the 'rear/New Road elevation. This dormer will be a flat roofed dormer introduced to provide height above the existing internal fixed access stair and house a new ensuite shower room to this level. Roof lights will be installed at roof level of the dormer so as not to be viewed from the street level below. It is proposed that this dormer will run the full length of the property along this elevation and as such will abut the gable elevation of the adjacent listed 'Bolt House' Appropriate flashing will be installed at this junction with the roof designed to shed water away form the Bolt House Gable to discharge onto the Bridge End House roof scape.

Development principles – Layout



Development principles - Appearance

Dormers

Picture Windows – King Beck Elevation

The proposed 'picture' dormers to the King Beck elevation will add Architectural interest to the roof scape of the existing property and the views of this prominent property within the street scene. The aesthetic effects of the introduced dormers be lessened by the careful selection of finishing materials, lead cheeks, slate grey timber colour scheme and natural slate pitched roofs will all aid the visual tempering of the new additions.

Blank Dormer – Rear New Road

The Proposed boxed 'blank' dormer to the rear of the property will be fully covered/finished in natural Welsh slate. With no visible apertures from street level the new projection will appear to disappear into the roof plane beyond.

Note: Due to the poor condition of the existing roof covering and the nature of the proposed re-configurations it is proposed that the entire roof covering will be replaced with natural welsh slate (sample to be provided to the LPA for approval prior to installation) as part of these works. All associated leadworks to abutments, chimneys and gable parapets are also to be replaced as part of this refurbishment programme.

Façade/Elevations

As previously described the external fabric elements are to be re-decorated as part of this project, proposed colours for specific elements are as follows:

- External render – No 67 Farrows Cream or similar approved
(Note: ashlar stonework and stone details to be exposed around apertures)
- Sash Windows, Oriel Windows and timber doorsets (Lower Ground to Frist Floor) -Farrow & Ball French Grey or similar approved
(Note to Lower Ground, Ground and First Floor only)
- Fascia boards, Rain water goods and Attic Storey windows – Farrow and Ball Down pipe Grey.



F&B - French Grey
Fenestration/Frames



F&B - No 67 Farrows Cream
External Render



F&B - Down Pipe Grey
All external fascias and RWP/SVP's



Existing paint layers to the
existing natural stone detailing
to fenestration to be removed

Development principles - Sustainability

As part of the roof scape re-configuration the roof structure will be insulated at rafter level (u-values to accord with current building regulatory requirements for refurbished fabric elements). This will aid carbon load reduction of the property. This will be further enhanced by the extensive upgrading of the property's services (mechanical and electrical).

Conclusion

It is understood that Bridge End House lies within a sensitive location (I,e within the heart of the Robin Hoods Bay Conservation area and in the setting of/adjacent to a number of listed buildings) and as such the proposed vertical extension and scope of external remedial works have been carefully considered in order to minimise impact on all. All aspects of the proposed property refurbishment and extension have been designed to positively enhance the property and its surroundings adding value to the Conservation Area and the wider context. The addition of roof dormers to the property accords with the unique architectural, Historic and topographical characteristics of Robin Hoods Bay and along with the undertaking of a sensitive programme of building fabric upgrades will protect the asset (Bridge End House) for both present owner and future generations to enjoy. It is anticipated that the proposed works represent no harm to the adjacent listed buildings and or the Conservation Area and as such accord with National and Local Planning Policy.

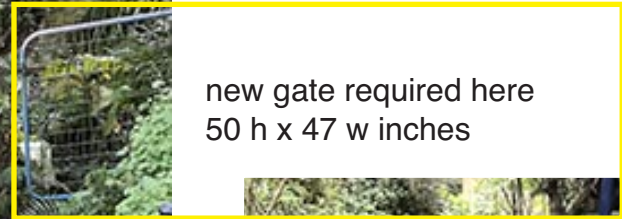


Existing original gate, needs repair/refurbish



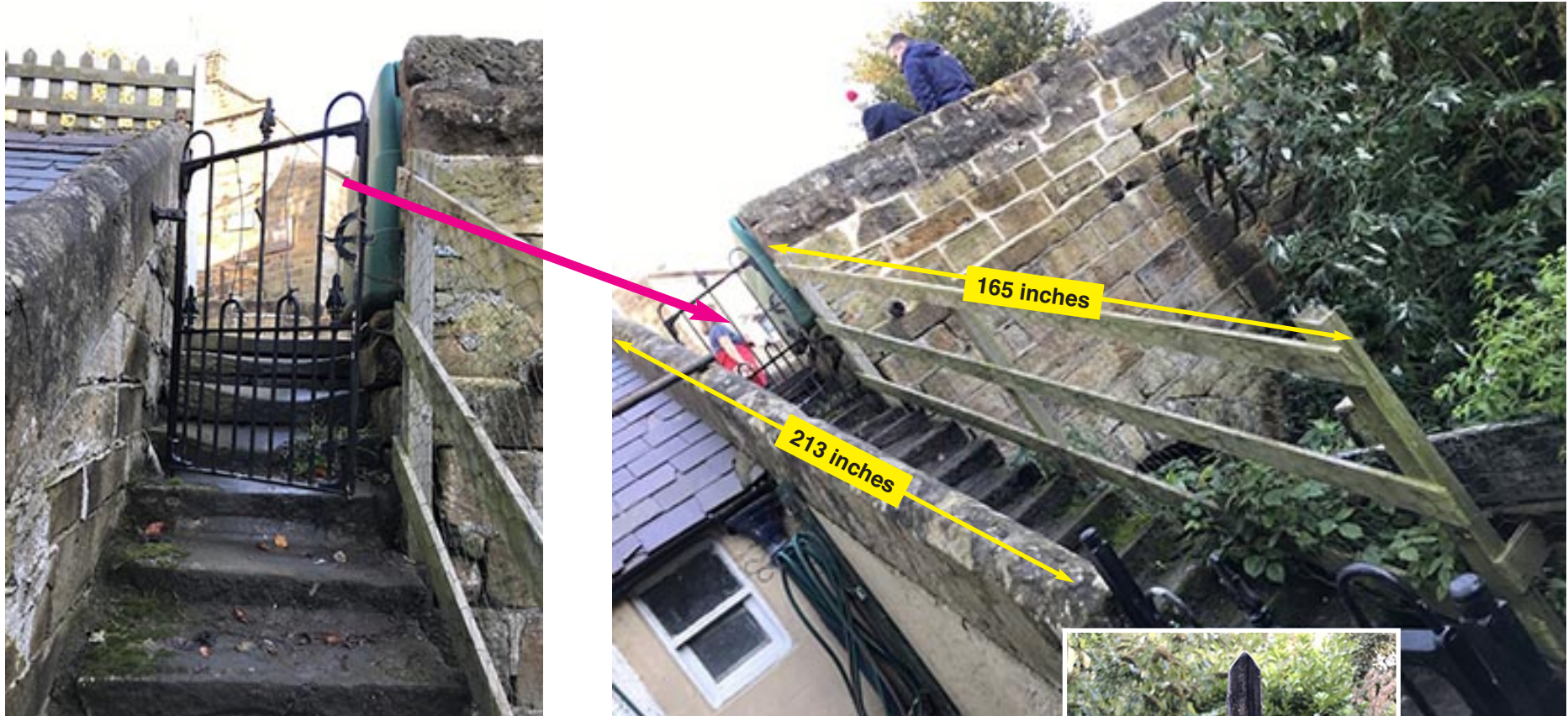
detail of existing gate

fence with beck below. new iron railing required, height to be determined.



new gate required here
50 h x 47 w inches



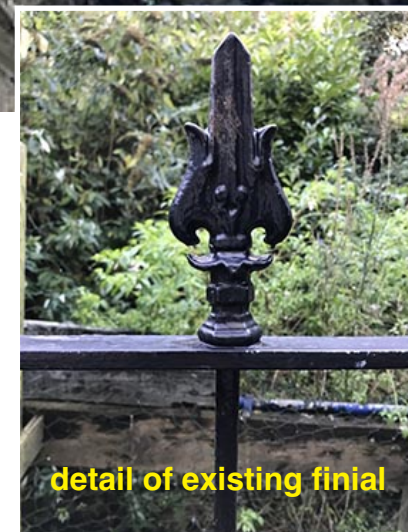


Existing gate at top of steps, needs repair/refurbish and new gate post

New railing required on stone wall (213 inches)

New railing required to replace wooden fence (165 inches), height to be determined.

The height of the railings for the stone walls are to be determined.

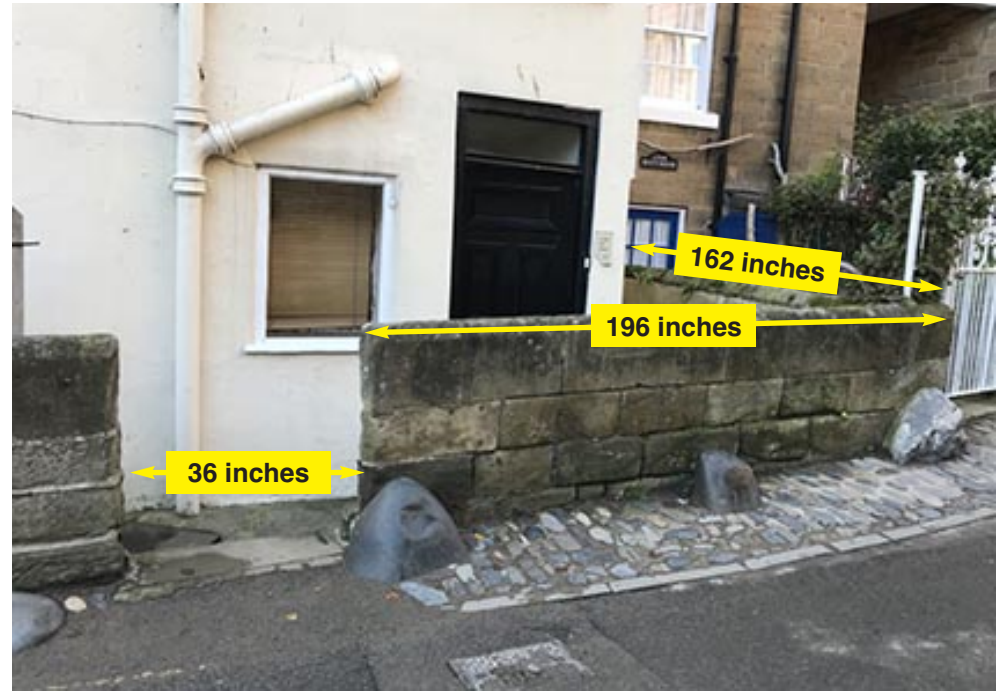




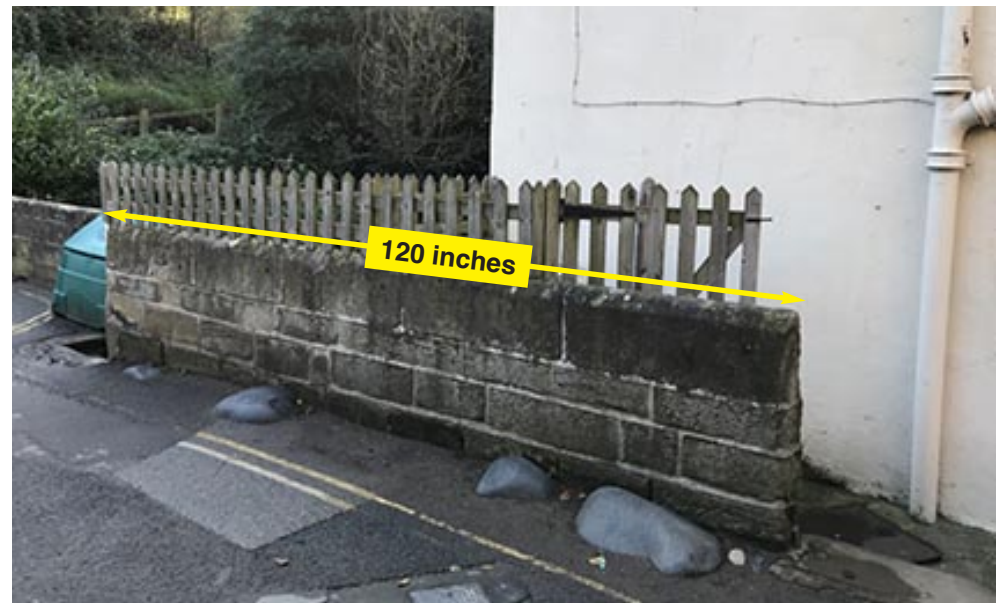
New iron gate to replace this one.



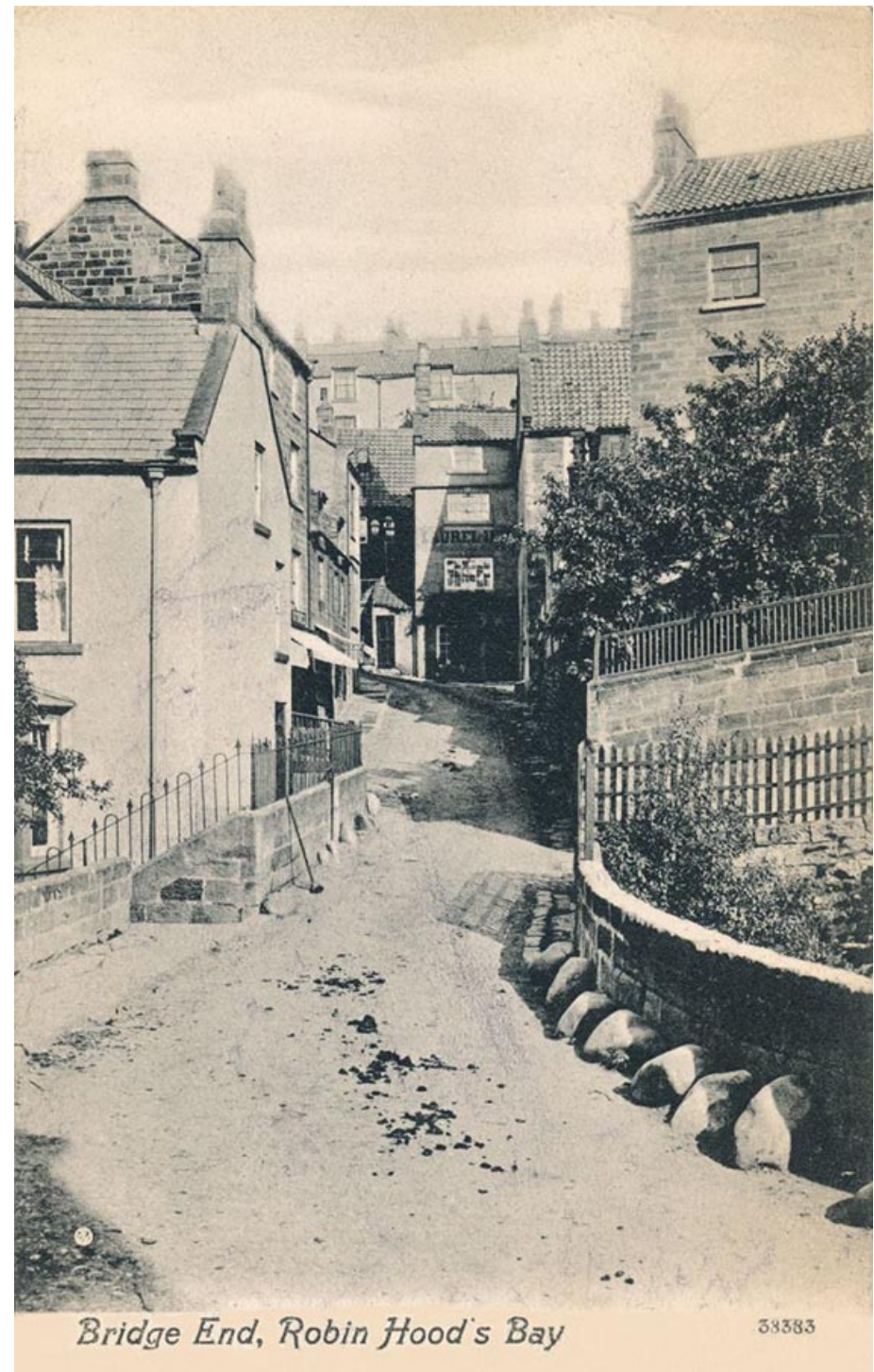
detail of top of stone wall where the railings were removed



front of house on main road. New railings for top of stone walls. New gate required in opening.



Archive picture of the house showing
how the railings originally were



Bridge End, Robin Hood's Bay

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