

NYMNPA

23/06/2020

Heritage Statement



First floor Refurbishment and sauna

Downhill Cottage, New Road, Robin Hoods Bay, YO22 4SF



imaginative architecture + engineering design

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1.0 General Introduction

This statement is submitted to accompany an application to the North York Moors National Park Planning Authority for a refurbishment of first floor, new window (W4) and sauna in rear yard.

Drawings D11726-01A,02E,03A & 04A show details of the proposals.

2.0 History and Asset Description

The house forms part of a Terrace of properties in the heart of old, the old part of Robin Hoods Bay, less than 100m from the slipway. It was built as part of a pair with 'Beadle Cottage' and the Listing by Historic England has both properties under the same reference. List Reference: 1148660, Grade II.

The Listing describes the front elevation, which closely matches the current appearance. The door and top right-hand window (W4) are noted as C20.

The Listing description does not describe any internal features.

The property is illustrated on drawings D11726-01A and 02E, submitted as part of these applications.

The ground floor is split into 2 rooms. A former kitchen and an adjacent living room. The living room has a modern (C20) open tread timber stair. The First floor is split into two bedrooms and a bathroom. Bedroom 2 and bathroom share window W4.

The floors of both ground floor rooms have been stripped out due to serious defects. Descriptions of which are noted on the Structural Engineers Survey from 2010 and the later Snoxell Consultants (Louis Stainthorpe) description. (These works have been started under previous approval NYM/2019/0794/FL.)



Photograph 1
Open plan stair to lounge

It is apparent that the internal fabric of the building, perhaps with the exception of room separation, adds little to the value of the asset. However, the external, front elevation does provide significant asset value, both to its self and to the wider setting of Robin Hoods Bay, situated as it is within the very historic centre.

The front elevation contains 4 windows and the entrance door. The windows have undergone some alteration, in particular W4, which is a relatively modern casement window, presumably altered and replaced to allow the historic subdivision of a first-floor bedroom to create a bathroom.

The kitchen window W1, has been amended at some point, although quite historic. It appears that due to a failure of the stone lintel above, a steel support was inserted below the stone lintel and cut into the coursed stone on either side. Possibly at the same point in time a fixed sash was inserted.

The improvements to windows W1, W2, W3 and W5 have been approved under application NYM/2019/0794/FL.



Photograph 5
Part Front Elevation, W1 and W3



Photograph 6
Part Front Elevation, W2 and W4



Photograph 7
Front elevation with Beadle Cottage beyond

To the rear of the property is a small Yard area. It runs across the full extent of the rear of the property and varies in depth between 1500 and 1800mm.

The floor has at some point, been re-concreted to falls into a drain gully close to the rear door.

The only openings to the rear are the door and a first floor window, W5.

The Yard is bounded by 2/3 storey high Party Walls to either side and a very high (5m +) stone retaining wall to the rear. Due to its relative low position, the Yard will appear dark and damp for most of the time.

The rear retaining wall has a significant bulge in the centre and a relatively modern brick buttress has been constructed.

Part of the Yard has a modern steel sheet cover. Also apparent are the remnants of haunching, presumably from a previous roof attached to the rear house wall.



Photograph 8
Rear Yard looking at Party Wall of Beadle Cottage



Photograph 9
Rear Yard looking at Party Wall to the south
Note; covered area and brick buttress

3.0 Policies and Influence

The proposals will be considered with regard to Local Authority Policies: -

- Core Policy G: Landscape, Design and Historic Asset
- Development Policy 3: Design
- Development Policy 4: Conservation Areas
- Development Policy 5: Listed Buildings

The Policies seek to encourage and direct applicants to carry out sympathetic works to historic assets to maintain or enhance their status.

Most importantly not to erode any existing or inherent qualities the structure provides for its self or its setting.

4.0 Proposals, Impact and Mitigation

The proposals are as follows: -

- Replace window W4
- Alterations to bedrooms at first floor
- New free standing Sauna in rear yard.

Windows

Window W4 to be replaced. The general description is noted on the drawings.

W4; The side hung casements will be replaced by a vertical sliding sash window. To match the new window W3

The window will all be timber painted construction and glazing is to be slimline double-glazed units. Separate panes for each subdivision.

5.0 Summary

It is felt that the careful approach to design of these alterations has resulted in a sensitive solution to the design brief.

All parties involved have been fully aware of the special nature of Listed Buildings and their importance within the general setting.

The details proposed can be carried out and completed without eroding this important asset. Indeed, the works are in large part critically required to retain in a sustainable manner this historic asset.

NYMNP

03/11/2020

Design and Access Statement



First Floor Refurbishment and Sauna

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1.0 General

1.1 The Statement

This statement is submitted to accompany an application to the North York Moors National Park Planning Authority for a refurbishment of first floor, new window (W4) and sauna in rear yard.

Drawing D11726-01A, 02E, 03A and 04A show details of the proposals.

1.2 Property Background

The house forms part of a terrace of properties in the heart of old, the old part of Robin Hoods Bay, less than 100m from the slipway. It was built as part of a pair with 'Beadle Cottage' and the Listing by Historic England has both properties under the same reference. List Reference: 1148660, Grade II.

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The Listing description does not describe any internal features.

The property is illustrated on drawings D11726-01A and 02E, submitted as part of these applications.

The ground floor is split into 2 rooms. A former kitchen and an adjacent living room. The living room has a modern (C20) open tread timber stair. The first floor is split into two bedrooms and a bathroom. Bedroom 2 and bathroom share window W4.

The floors of both ground floor rooms have been stripped out due to serious defects. Descriptions of which are noted on the Structural Engineers Survey from 2010 and the later Snoxell Consultants (Louis Stainthorpe) description. (These works have been started under previous approval NYM/2019/0794/FL).

It is apparent that the internal fabric of the building, perhaps with the exception of room separation, adds little to the value of the asset. However, the external, front elevation does provide significant asset value, both to its self and to the wider setting of Robin Hoods Bay, situated as it is within the very historic centre.

The improvements to windows W1, W2, W3 and W5 have been approved under application NYM/2019/0794/FL.

This application includes the replacement of W4. Currently this is a non-original window which appears to have been amended to suit a relatively modern room separation. The window now serves both rooms.



Photograph 1
W4, First floor window

To the rear of the property is a small yard area. It runs across the full extent of the rear of the property and varies in depth between 1500 and 1800mm.

The floor has, at some point, been re-concreted to falls into a drain gully close to the rear door.

The yard is bounded by 2/3 storey high Party Walls to either side and a very high (5m +) stone retaining wall to the rear. Due to its relative low position, the yard will appear dark and damp for most of the time.

The rear retaining wall has a significant bulge in the centre and a relatively modern brick buttress has been constructed.

Part of the yard has a modern steel sheet cover. Also apparent are the remnants of haunching, presumably from a previous roof attached to the rear house wall.



Photograph 2
Rear yard, area to accommodate Sauna

1.3 Liaison

Officers of the National Park Planning Authority are aware of the property and previous applications cover recent works: -

NYM/2019/0796/FL Refurbishment and replacement windows
NYM/2019/0795/LB Refurbishment and replacement windows
NYM/2020/0422/FL The same works as this LB application

2.0 Proposals

2.1 Design and Proposals

The proposals are as follows: -

- Replace window W4
- Alterations to bedrooms at first floor
- New free-standing Sauna in rear yard.

Windows

Window W4 to be replaced. The general description is noted on the drawings.

W4; The side hung casements will be replaced by a vertical sliding sash window. To match the new window W3.

The window will all be timber painted construction and glazing is to be slimline double-glazed units. Separate panes for each subdivision.

Also, within this application are the alteration and construction of new walling to create an amended layout providing a more acceptable first floor layout.

In the rear yard area it is proposed to place a small free-standing Sauna building.

2.2 Requirement

W4, the current window, has been specifically created to suit ad-hoc sub-division of the first floor. The new window will reflect the historic and original design matching those approved recently.

First floor layout: The intention is to create a more practical layout within the confines of the original structure. New walling will be simple timber framed.

Sauna; The requirement is driven to improve the amenity of occupants. It is placed in an area that has very limited use and not viewed from the street.

The Sauna will only occupy a small area of the yard, leaving the remainder for storage and utility space.

3.0 Context/Policies

3.1 Policies & Context

The proposals will be considered with regard to Local Authority Policies: -

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- Development Policy 3: Design
- Development Policy 4: Conservation Areas
- Development Policy 5: Listed Buildings

The Policies seek to encourage and direct applicants to carry out sympathetic works to historic assets to maintain or enhance their status.

Most importantly not to erode any existing or inherent qualities the structure provides for its self or its setting.

4.0 Access

4.1 External

There are no alterations to the existing situation.

4.2 Internal

The new layout will improve access and facilities. It will also comply with Building Control requirements.