

Design and Access Statement

NYMNP A

18/11/2020

The development:

The work proposed to Wesley Cottage relate to the basement room, currently used as our kitchen, and are required to repair the building from inappropriate works which have been carried out in the past. At some point in time (before our ownership) the walls to the basement have been covered in a cement based render. This, along with the fact that the basement is below ground has resulted in unacceptable levels of damp penetrating through the walls, as can be seen on the attached photos.

A leaking Yorkshire Water pipe has also been fixed which would have been exacerbating the damp problem.

The work proposed will be undertaken in a sympathetic manner creating a more breathable and sound building and usable space.

On advice from the Building Conservation Officers (see pre-app) we have removed the cement based render to help the walls to dry out. We were advised that this work did not require LBC as the removal of an inappropriate and damaging material would not harm the special interest of the building. **A lime-rich plaster will now be applied to all the walls after which consideration will be given to lime-washing the re-plastered walls.**

In order to do this, the lower section of the staircase is to be removed. The staircase will be kept safe so that it can be reinserted once the work has been done. The Building Conservation Officer felt that this lower section of the staircase was more modern (use of a different timber).

Access:

Wesley Cottage is located in the bottom half of Robin Hood's Bay on the south side of The Square. The property is accessed directly off The Square. As with most of the properties in the Bay, access is only on foot. The work proposed is purely internal and will have no impact on access.

Heritage Statement

Wesley Cottage is a Grade II Listed Building and is located within the Robin Hood's Bay Conservation Area – both designated heritage assets. The list description describes Wesley Cottage as:

House, probably early-mid C18. Coursed roughly-tooled sandstone, part herringbone, the upper courses raised above a projecting kneeler in later C18. Pantiled roof with stone ridge, copings and kneelers, stone and brick stacks. 2 storeys and attic, 2 bays, very irregular. Left door of 6 flush panels under C20 bracketed gabled wood hood set against an old heavy lintel. Right two 12-pane sashes close together; first floor are 8-pane sash with altered stonework beneath, suggesting an earlier lower window; first floor right fire window. Small pent shed, with upper window and low door, at right holds plaque with head of John Wesley, commemorating his preaching here. Prominent kneelers. Corniced stone left end stack, rebuilt brick right end stack.

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Significance:

Internally, the property retains much of its character including traditional paneled doors, architraves, fireplaces, sash windows, box winder staircase and timber paneling. As such its significance lies in its vernacular appearance and construction and relatively unaltered interior including plan form, as well as other features which are typical of the local vernacular.

Impact of the proposed work:

The proposal will remove an inappropriate material which is causing harm to the fabric of this building and replace them with more traditional and breathable materials. The work proposed will be undertaken in a sympathetic manner creating a more breathable and sound building and usable space.

The proposal will not impact on any feature of historic interest as although the stairs are thought to be more modern, they will be carefully removed and reinstated.

Conclusions:

As a result of the work the fabric of the building will be much improved, reinstating a material which is far more sympathetic to the building whilst creating a more usable and livable space. We understand that because this space is underground there is always likely to be some dampness present, however the levels will be much reduced.

Photos:

ASTIN'S

A beautiful stone Grade II listed cottage in the heart of the old part of this most popular coastal village. Reputed to be the cottage from which John Wesley gave one of his many sermons to the masses, it has a rich history and character so typical of many of the properties in the village.

Fully renovated and refurbished, care has been taken to incorporate the old with the new resulting in the perfect retreat whether looking for that get away from it all spot by the sea or as it is currently used as a holiday letting property.

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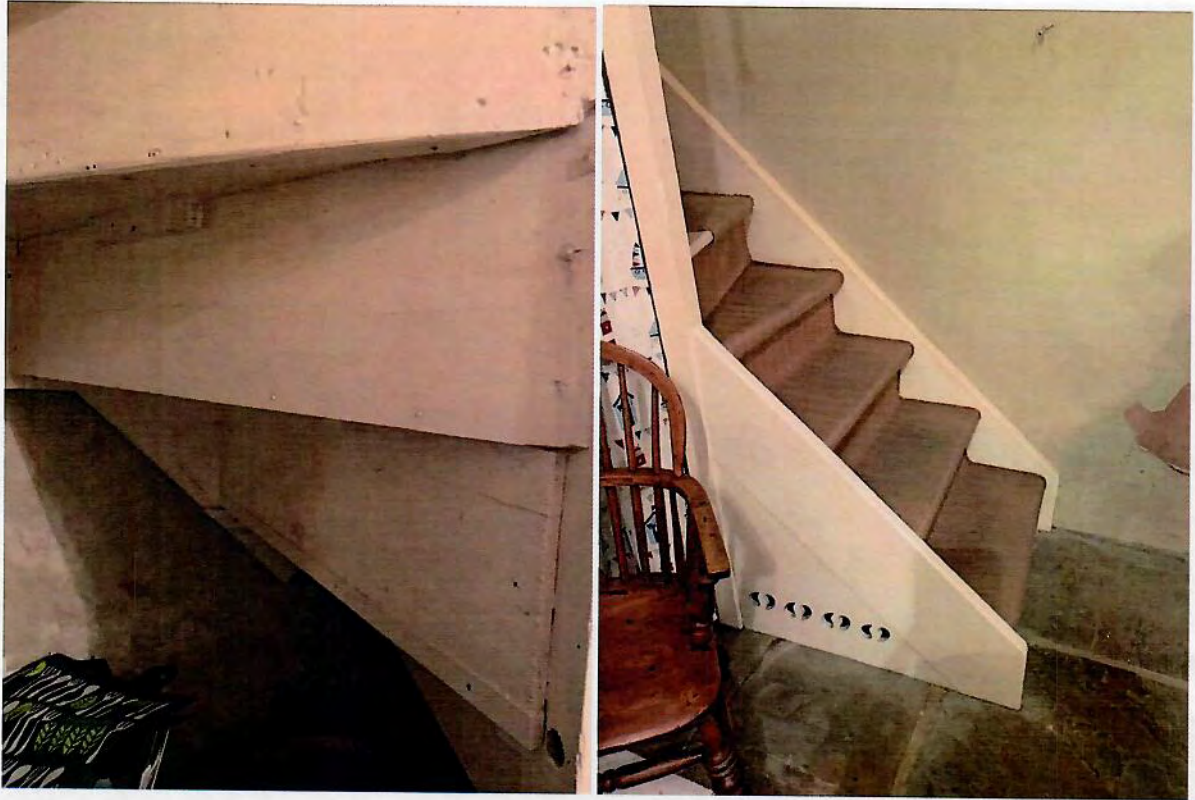
The generous accommodation comprises 3 bedrooms on four floors with lower ground floor kitchen diner, lounge and house bathroom with gas central heating, some sea views from the upper rooms and a location just a short walk from the beach. A truly delightful cottage which ticks so many boxes, internal inspection is recommended.

It should be noted that this is a highly successful holiday letting property and the contents within the property are included in the sale if desired, in addition to any future bookings.



The name that says "Property" in Whitby





NYMNP

18/11/2020

FOR THE ATTENTION OF CLAIR SHIELDS

Subject: Wesley Cottage, The Square, Robin Hood's Bay, North Yorkshire YO22 4RX
REF: NYM/2020/ENQ/16354
From:
Sent: 19/10/2020 13:12:05
To: "Clair Shields"
Attachments: scan.pdf

"BY EMAIL & POST"

Dear Clair

Further to the very helpful meeting with you and Maria Calderon on 18 February 2020 I now enclose the planning application in relation to Sandra's cottage in Robin Hood's Bay.

Unfortunately due to Covid 19; the furloughing of staff at Straw's Builders and the rescheduling of their work/order book the commencement of the work has only just been agreed .They will start on Monday 9 November 2020 on the basis we agreed.

If you have any queries or require further information at this stage please do get in touch.

The contact at Straw's is James Thompson:

Our contact details are as follows:



As required by the Planning Application I shall also forward this email together with 3 copies of the Application to your office by post.

Please acknowledge receipt of the Application.

We look forward to working with you on this project.

We hope you are keeping safe in these difficult times.

Thanks and regards
John Ridings and Sandra Woods

----- Forwarded Message -----
From:
To:
Sent: 19/10/2020 12:36:02

Subject: Re[2]: Weslev Cottgae. Robin Hood's Bav. YO22 4RX

From:

Sent: 27/02/2020 14:41:45

To: "Clair Shields"

Clair

Many thanks for adding your additional comments in "red" which is very helpful. We look forward to working with you and Maria at NYMPA.

Kind regards

John and Sandra

----- Original Message -----

From: "Clair Shields"

To:

Sent: 27/02/2020 13:20:05

Subject: RE: Wesley Cottage, Robin Hood's Bay, YO22 4RX

Morning John

I'm glad you all found the meeting useful and thank you for summarising our discussions below. I've added some comments in red below, which I trust is OK.

For info, my colleagues name was Maria Calderon

Kindest regards, Clair

Clair Shields

Planning Policy and Conservation

The Authority charges for providing planning and administration advice. A copy of the charging schedule is available to view on the Authority's website or by clicking [here](#).

From:

Sent: 26 February 2020 13:00

To: Clair Shields;

Subject: Wesley Cottage, Robin Hood's Bay, YO22 4RX

Your Ref: NYM\2020\ENQ\16354

Clair,

Many thanks to you and your colleague for meeting with Sandra , myself and James Thompson (Straws' Builders) on 18 February to discuss the dampness issues and replastering of the basement kitchen at Wesley Cottage.

Please can you advise us again of your colleague's name and thank her for providing us with a lot of advice and detailed information relating to the dampness and replastering.

The following was agreed:

- the existing plaster would all be removed back to the stone; **this wouldn't require listed building consent and can therefore be started.**
- 3 patches of lime and aggregate different mixes ("lime mixes") would be applied to the main wall for a period to see which is the most appropriate to use ; **Yes.**
- a photo of the 3 lime mixes patches would be sent to you with a planing application. It was noted that the application could take up to 6 - 8 weeks but this should be straightforward following your visit and that you hoped to approve it more quickly if possible; **Yes.**
- it was noted that the wooden stairs would need to come out during the removal of plaster and replastering and that these would be replaced. **It was agreed that the lower section of the staircase appeared to be more modern (the difference in wood is clearer from inspecting the underside of the stairs) and therefore have no objections to the removal of this section only, in order to facilitate the re-plastering of the wall. Although more modern, the staircase accurately replicates the more historic section of staircase and therefore I'd recommend, if possible, that it be removed in a sensitive manner so that it can be reinstated after the work? If not, then we would need to be provided with details of the new stairs (materials etc.) for approval as part of the listed building consent application.**

Please acknowledge receipt of this email.

Kind regards

John Ridings and Sandra Woods

cc: James Thompson (Straws)



**North York Moors
National Park**

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North York Moors National Park Authority

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Andy Wilson
Chief Executive

John Ridings and Sandra Woods
Via email

Your ref:

Our ref: NYM\2020\ENQ\16354

Date: 12 February 2020

This matter is being dealt with by: **Miss Clair Shields**

Dear John Ridings and Sandra Woods

Pre-application enquiry for internal works at Wesley Cottage, The Square, Robin Hood's Bay.

Thank you for your enquiry regarding the above. The fee of **£90.00** (inclusive of VAT standard rate VAT No: 686 5004 21) was received on **11 February 2020**. A receipt for the fee paid can be found at the bottom of this letter.

The Officer named above will endeavour to provide you with a full response to your enquiry within ten working days from receipt of the fee, however it should be noted that this timescale may not always be achievable due to many contributing factors such as the complexity of the development/history of the site. Please note should the Officer feel a site visit would be beneficial in order to give you a comprehensive response they will contact you to discuss this and advise you of the additional fee required.

If you have any queries regarding the progress of your enquiry please do not hesitate to telephone to speak to the Officer on the above number, or if unavailable the Development Management Administration Team would be pleased to assist you.

Yours sincerely

Mrs Wendy Strangeway
Planning Administration Officer



Ref No