

Design and Access Statement

Darnholm, The Square, Robin Hood's Bay, YO22 4RX, North Yorkshire

This Statement is to be read in conjunction with Location Plan drawing no 2801.00, together with the following existing and proposed drawings submitted with the application:

2801.01 Second Floor Plans

.02 Roof Plans

.03 South-North Sections

.04 North Front Elevations

.05 South Rear Elevations

The Site

Darnholm is a Grade II listed cottage in the heart of the upper northern half of Robin Hood's Bay: three storeys high and with a principal ground floor entrance door at the front off the south side of The Square; four storeys high at the rear, with a basement level and external door leading out to a narrow passageway. It is paired with *Oakfield* to the east.

Planning History

The cottage appears to have been listed in 1969:

FYLINGDALES *Darnholm and Oakfield* NZ 9505 17/182 6 October 1969

2 houses, possibly once one. Early-mid C19. Coursed herringbone-tooled sandstone; Welsh slate roof with stone copings, kneelers and chimneys. Each house 2 storeys, 1 wide bay. Doors paired in centre. Darnholm, at right, probably the original door of 3 fancy panels under a modern gable hood on brackets. On each floor a 16-pane sash with projecting cill; the lower with pintles for outside shutters. End chimneys, the left to Oakfield. Oakfield altered: C20 door with overlight under wood gabled hood. Wide modern sash, with concrete lintel and wood cill, to each floor; wide modern flat-headed dormer. Oakfield included for group value.

It was a private dwelling until the applicant purchased the property in the autumn of 2000.

Listed Building Consent (Ref No NYM4/029/0525/LB) was granted in April 2001 for the "*installation of a rooflight and internal alterations to form lobby area to existing rear external door.*"

Darnholm has since become, and continues to be, a successful 3-bedroom holiday cottage.

Present Condition

Other than installing the conservation roof window to the south elevation nearly 20 years ago, it isn't certain when any previous works, detailed below, were carried out to the roof of the property.

The abutment between slate roof and parapet walls/chimney to the west has been over-faced with mortar flaunching and, in turn, coated with a black bitumen 'paint' beneath the coping stones, presumably to keep out rainwater. This had started to fail, with growing evidence of leaks in the second floor bedroom; the applicant instructed a local roofing contractor to carry out some essential repairs from ladder and crawler, principally to the south side, which were completed at the end of

September this year. A number of cracked, broken and missing slates were replaced like for like, and the original angular stone ridge tiles were relaid, bed and pointed in mortar.

The contractor has reported the roof coverings, generally, to be in a very poor condition – a view which is supported and can be seen clearly from the roof window. The existing small timber dormer window, which doesn't open, is completely rotten and the roofing felt side cheeks and wooden fascias above are beginning to perish. In addition, the cast iron rainwater guttering to the whole length of the rear elevation is full of soil and plant matter.

The second floor bedroom has proved to be the most popular room in *Darnholm*, with splendid views to the south over the bay. It is, however, a dark room under a shallow pitched roof and with little natural ventilation. It is difficult to manoeuvre around the necessary double bed and feels further enclosed by the modern painted sliding cupboard doors – probably installed in the 1960s – closing off the eaves beneath the lower purlin line to both sides.

The Proposals

The proposed works allow for a similar like for like replacement of the existing Welsh plain slate roof coverings. As much and as many of the original 14"x7" slates will be reclaimed and reused. The small roof window will be removed.

The original stone copings, kneelers and chimney to the west parapet wall will be retained in their entirety and cleaned. The mortar flashing and bitumen paint beneath is to be carefully removed, and thence prepared for new lead flashings and soakers: all installed and dressed fully in accordance with the recommendations and sitework detailing of the *Lead Sheet Association*, platination-oiled immediately after fixing.

The eaves level cast iron guttering and rise and fall brackets, to both elevations, are also to be retained, completely cleaned out and repaired as necessary, and repainted black.

The applicant wishes to take advantage of the proposed works' being carried out on site from a full scaffold access, by providing additional light, height and space within the top floor bedroom:

The dormer window to the south is to be replaced with a new window, to the same height, though doubled in width; and a new, identical, dormer window is to be introduced to the north looking down onto the access 'street'. The former is set out from the same position adjacent to the staircase. The latter is directly above, and central to, the original sash window of the first floor bedroom, facing the largely blank south gable wall of *Sherwood House* opposite.

Both will be erected off the existing stone eaves string course. The new window frames, glazing bars and corner posts will match the existing as closely as possible and be of the same timber construction, painted white. The casement windows will be hinged to open outwards as shown on the drawings. The sloping roofs and side cheeks, and soakers under the new slate roof, will be of lead.

Internally, the existing cupboard doors will be carefully stripped out, the plastered walls made good as appropriate and the eaves space opened out within the room to provide additional low-level storage areas. The lower timber purlin will be cut to each side of each dormer, and supported on timber posts to match the existing, all as shown on the floor plans and sections drawings.

The south elevation roof of *Darnholm* can really only be seen at some distance away, from the very bottom of New Road; and it is equally difficult to position oneself to be able to fully view the roof to the north elevation from The Square.

In addition, and from the same scaffold, the whole of the stone external wall to the rear alleyway is to be carefully repointed: it is also in a very poor state, causing damp on the inside walls of the staircase in particular, and will benefit from some long overdue attention.

It is hoped that the essential works to the roof, together with a simple design and sympathetic proposals for two new modest dormer windows, will be acceptable to the National Park Authority.

Heritage Statement

Darnholm, The Square, Robin Hood's Bay, YO22 4RX, North Yorkshire

NYMNP

07/12/2020

Introduction

Darnholm is a Grade II listed cottage in the heart of the upper northern half of Robin Hood's Bay: three storeys high and with a principal ground floor entrance door at the front off the south side of The Square; four storeys high at the rear, with a basement level and external door leading out to a narrow passageway. It is paired with *Oakfield* to the east.

It lies firmly within the Robin Hood's Bay Conservation Area and is a perfect example of the type of building that characterises the village.

Listing

The cottage was first listed on 06 October 1969, and has a List Entry Number of 1148674 registered on Historic England's *National Heritage List for England*:

FYLINGDALES THE SQUARE Robin Hood's Bay NZ 9505 (south side)

17/182 Darnholm and Oakfield

6.10.1969 GVII 2 houses, possibly once one. Early-mid C19. Coursed herringbone-tooled sandstone; Welsh slate roof with stone copings, kneelers and chimneys. Each house 2 storeys, 1 wide bay. Doors paired in centre. Darnholm, at right, probably the original door of 3 fancy panels under a modern gable hood on brackets. On each floor a 16-pane sash with projecting cill; the lower with pintles for outside shutters. End chimneys, the left to Oakfield. Oakfield altered: C20 door with overlight under wood gabled hood. Wide modern sash, with concrete lintel and wood cill, to each floor; wide modern flat-headed dormer. Oakfield included for group value.

Listing NGR: NZ9525305040

Assessment of Heritage Significance

The *Conservation Area Character Appraisal and Management Plan* for Robin Hood's Bay, published in October 2017, features two photographs of *Darnholm* (and *Oakfield*) within its setting taken from the south – the slate-roofed building immediately beneath the blue sky on pages 1 & 31.

Whilst the two dormer windows, tall chimneys and parapet walls appear to be a common feature within the roofscape, the Welsh slate roof of the paired building is rare. This is repeated on the north elevation, where the over-sized matching 3-bay dormer window to *Oakfield* – probably introduced in the 1960s – dominates the roof.

By comparison, the dormer window to the south elevation of *Darnholm* is particularly small and there is nothing on the north side facing The Square.

Assessment of Impact

A description of the proposed works to be carried out to the roof and second floor bedroom of the listed building is included in the accompanying Design and Access Statement, and is repeated here:

The works allow for the essential like for like replacement of the existing Welsh plain slate roof coverings. As much and as many of the original 14"x7" slates will be reclaimed and reused. The small roof window will be removed.

The original stone copings, kneelers and chimney to the west parapet wall will be retained in their entirety and cleaned. The mortar flashing and bitumen paint beneath is to be carefully removed, and thence prepared for new lead flashings and soakers: all installed and dressed fully in accordance with the recommendations and sitework detailing of the *Lead Sheet Association*, platination-oiled immediately after fixing.

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The applicant wishes to take advantage of the proposed works' being carried out on site from a full scaffold access, by providing additional light, height and space within the top floor bedroom:

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Both will be erected off the existing stone eaves string course. The new window frames, glazing bars and corner posts will match the existing as closely as possible and be of the same timber construction, painted white. The casement windows will be hinged to open outwards as shown on the drawings. The sloping roofs and side cheeks, and soakers under the new slate roof, will be of lead.

Internally, the existing cupboard doors – probably installed in the 1960s, and not particularly attractive – will be carefully stripped out, the plastered walls made good as appropriate and the eaves space opened out within the room to provide additional low-level storage areas.

Mitigation Strategy

A full structural assessment of the proposals cannot be reasonably made until the existing roof coverings have been removed and the extent and condition of the timber roof construction beneath exposed and inspected.

However, in principal, it is intended that the new timber dormer cheeks will be erected off doubled-up/paired rafters introduced as necessary to each side of the window, the lower purlin carefully cut out in between and supported vertically on timber posts, all to match the detailing of the existing dormer window, as shown on the floor plans and sections drawings.

The position, and support, of the posts on the second floor construction will also be assessed, and the existing floor joists carefully infilled as appropriate to provide the necessary bearing. The higher level purlin to both sides of the roof will not be affected.

The requirement for a structural engineer, and any calculations that are deemed necessary, can surely be addressed at the appropriate time when the works are commenced on site.

It is intended that the whole of the works to the roof will be carried out from a full access scaffold, erected both in the narrow passageway to the rear, and across some of The Square and access 'street' to the front.

This will be carried out fully in accordance with the relevant Health & Safety requirements to provide a safe working platform. A decision will be made on site as to whether a full rainscreen cover scaffold is necessary to protect the exposed roof and bedroom beneath: the overall area isn't particularly large and it is anticipated that each side could be worked on and then made watertight at the end of each day.

Conclusion

The proposals seek to conserve and enhance this small historic building within the Robin Hood's Bay Conservation Area. The overall impact of two new modest and sensitively designed traditional dormer windows, within a like for like replacement slate roof, will provide a greater balance to two important elevations much in keeping with adjacent and similar properties, and will continue to make a positive contribution to the roofscape of the village, viewed either from afar from the south, or much closer from the north.