

Design, Access & Heritage Statement



Alterations to ground floor and new shop front
to
Ingleby House, King Street, Robin Hood's Bay, YO22 4SH



imaginative architecture + engineering design

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Contents

1.0 General

- 1.1 The Statement
- 1.2 The Existing Situation
- 1.3 Liaison

2.0 Proposals

- 2.1 Design

3.0 Context/Policies

- 3.1 Policies
- 3.2 Context relating to Policies

4.0 Heritage Statement

- 4.1 Asset Description
- 4.2 Proposals relating to Conservation Area

5.0 Access

- 5.1 External

1.0 General

1.1 The Statement

This document has been prepared to assist all parties involved during consideration of the Planning and Listed Building application submitted to North York Moors National Park and illustrated on drawings: -

D11947-01 Location & Block Plan
D11947-02 Existing & Proposed Plan & Elevation
D11947-03 Proposed Detail Sheet

1.2 The Existing Situation

The property, Ingleby House, sits within the historic centre of Robin Hoods Bay, on King Street, close to the slipway and beach access.

It is a Listed Property, list ref; 1167764, grade 2 and at the time of listing was noted as 'the Launderette'.

The purpose of this Pre-Application Enquiry is to provide a case for the installation of a shop front within parameters of an existing/previous opening and historic uses of the property.

Details are provided to be read in conjunction with this report in addition to drawings: -

- Client produced historic report and reference material.

The ground floor of the property has had what appear to be a number of 'modern' alterations which reflect various different uses.

Generally, the current wall finishes are drylined stud walls, with gypsum plaster and include a stud walled sub-division.

The front elevation includes large timber doors and an adjacent window. The vertical joint below the right-hand end of the cill suggest historic alteration to a former opening or change of material.

The clients report gives a good account of the history, one of the previous uses being a butchers shop, with traditional shop front.

1.3 Liaison

Prior to this application being submitted a pre-application enquiry was submitted to the Planning Authority. To ensure full consideration could be given our clients produced an Historical Report with reference material and we added drawings and an initial Planning Statement.

The following full Planning & Listed applications have been produced to add further detail, while taking note of the positive and constructive Pre-Application response from the Authority.

2.0 Proposals

2.1 Design

The proposals for the new shop front are illustrated on the drawings provided as part of this application.

Our clients own design approach and sequence is also shown in their report.

The works will provide a shop front which will allow future sustainable use of the ground floor of the building, which has not been the case for some time.

It is suggested that any impact of the works is a positive step. The research carried out points to previous uses as a shop, along with visible signs of alteration to stone work, etc. Careful design and construction will recreate that environment in a traditional manner.



Photograph 1
Vertical joint in the stone work

The detailed construction proposed for the joinery works is shown on D11947-03.

3.0 Context/Policies

3.1 Policies

We anticipate the application to be considered against the following policies, adopted July 2020, by the North York Moors National Park Authority: -

Strategic Policy I – The Historic Environment

Policy ENV 11 – Historic Settlements and Built Heritage

Policy ENV 12 – Shop fronts

3.2 Context relating to Policies

We believe that the proposals for the applications comply with the requirements of these policies. Also, that our clients own desire for the project to improve the existing asset itself and the overall amenity of the area again reflect the spirit of the policies. As they note in their own report, they have strong links with Robin Hoods Bay, growing up there and the subject building has been in their family's ownership for many years.

Whilst the building has had many internal alterations over its life and indeed alterations to the ground floor frontage, its visual standing as part of the street scene has remained in character.

Alterations to the externals appear to be very much limited to the extent of the former shop front, which is the area and extent of the new proposals.

The proposals are intended to reinforce the strong traditional features of King Street, whilst allowing a sustainable use for the property.

The reversion of the ground floor to retail use is directly related to the Heritage of both the subject building and the street.

The detailed drawing D11947-03 replicates elements of the former shop front ie. the remaining fascia but also draws on detail seen on other shop fronts in Robin Hoods Bay. This includes a plain lead drip, lambs tongue mullions, a minimal timber frame and single glazing.

4.0 Heritage Statement

4.1 Asset Description

The clients report provides a very good presentation of the history of the building, including specific use as a shop. This is supported by archive photographic evidence, with the sources referenced.

As an asset, Ingleby House strongly supports the retained caricature of this area of Robin Hoods Bay. The building retains original features and materials, with the upper floors showing very little change through the ages.

The ground floor however does have the signs of alteration having taken place during the building's life. This is to be expected and the alterations inevitably reflect different commercial uses.



Photograph 2
Ground Floor Elevation

The previous shop use and detail is covered within our client's report.

The current appearance is shown on photograph 2. The personnel door to the right appears to have been a window previously and its current elongated proportions would seem to confirm this. What was historically the shop front is formed by a large garage type door and window attached to the right.

Below this window is a vertical joint in the stone, which is likely to have been the extent of the shop front which was subsequently infilled.

4.2 Proposals relating to Conservation Area

The proposals described in detail within sections 2.0 and 3.0 follow good practice in relation to conservation design. This is required as a matter of course due not only to the Conservation area status but also the number of Listed Buildings on King Street.

The very strong traditional environment has been retained/protected to large areas of the heart of the Village.

These proposals have been carefully designed to compliment the dominant style and strengthen the value of the amenity, both of the area and the subject building.

5.0 Access

5.1 External

The property sits immediately on the edge of a narrow street.

Access is therefore retained as the existing situation. Careful positioning of the door ensures the steep gradient and steps are considered and allow good access to the shop.