

TITLE DESIGN & ACCESS & HERITAGE STATEMENT
PROJECT REPLACEMENT WINDOWS, REMOVAL OF FENCE AND
ERECTION OF GARDEN WALL
CLIENT Mr & Mrs Rajab

VERSION 1.0 **DATE** 05.12.2020 **JOB No** **2036**

SITE CONSTRAINTS

Conservation Area – Within. Article 4
Development Limits – within
Flood Zone – flood zone 1

Listed buildings – Grade II
Parish – Robin Hoods Bay
PROW – none

OVERVIEW

This statement accompanies a planning application for the replacement of existing timber windows and the removal of garden fence with the erection of a new boundary wall and entrance gate.

SITE LOCATION

Selbourne House is a 4 storey dwelling located in the heart of Robin Hood's Bay's old Town. The property is accessed via steps from New Road and is located midway up Tysons' Row on the north east side.

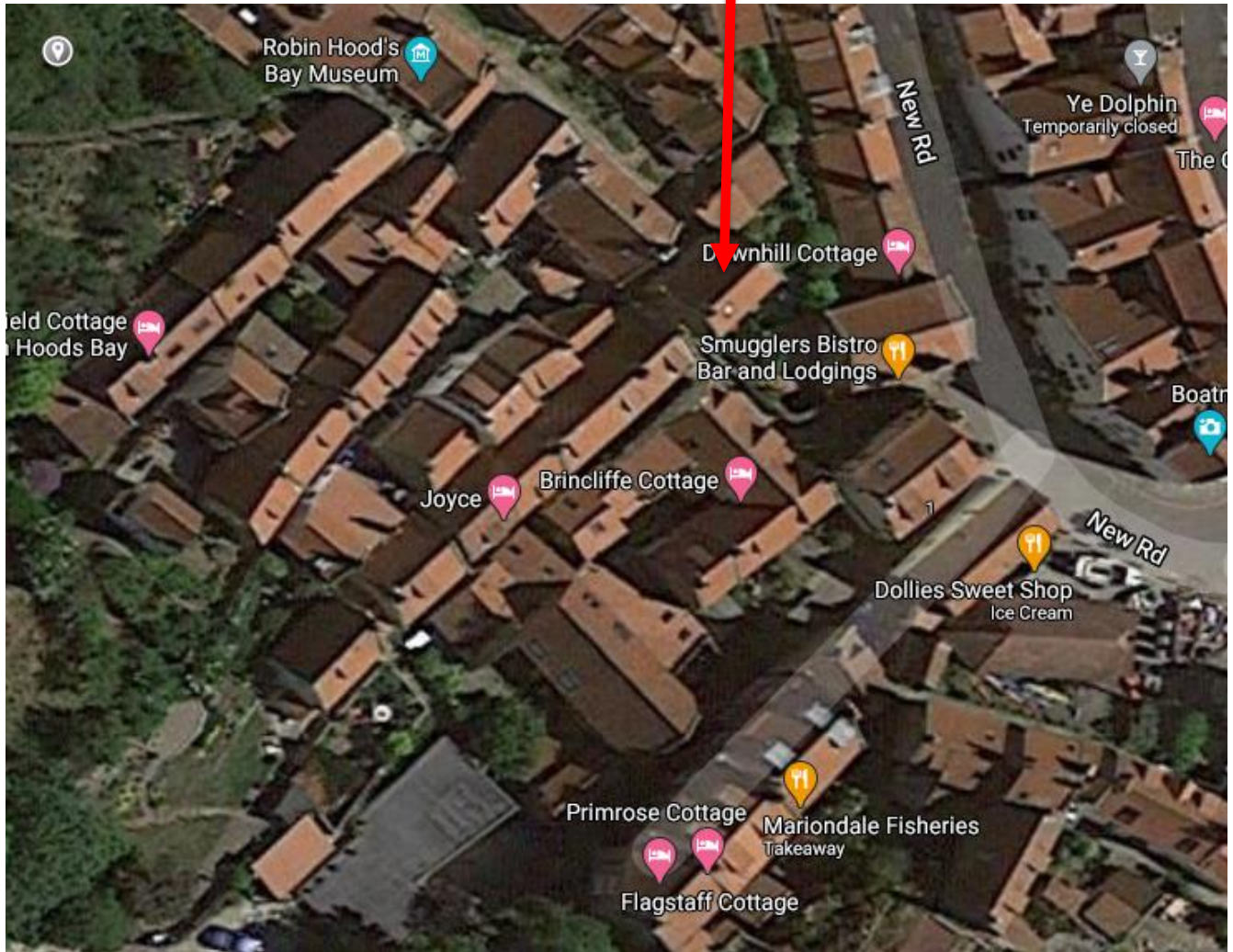
Image 1: OS extract (NTS)



The property can also be accessed via a public footpath from the north. The natural topography and the steep rising landscape create an elevated site when approaching from the south, whilst the ground floor is below ground on the northern elevation.

The land continues to rise sharply and is a significant factor in the unique array of streets and the built scale and form of the area that emanates in the architectural charm and characteristic of this part of Robin Hood's Bay.

Image 2: Google earth image:



SELBOURNE HOUSE

Selbourne House is grade II listed building list entry number: 1148647.

The dwelling was constructed around the late 18th century and is constructed in coursed sandstone with various tooling finishes that reflects periods of repair / alteration or possibly vertical extension. The roof is clay pantiles with stone water table and kneelers. The chimneys are covered in cement render.

The principal, southern elevation, can be identified by its 3 vertical bays. The ground floor has a central entrance door with small flanking windows to either side. The first floor has large modern storm proof mock sash windows. The second floor has smaller window openings. These are made up of one vertical sash window and two mock sash windows with top hung opening sashes. The working vertical sash window is a modern replacement sash with horns. The third floor is served by two Velux rooflights and a small modern storm-proof window to the eastern elevation.

Whilst not being in keeping with the character of the property the windows are now dilapidated and are in need of replacement.

The first-floor windows currently have lead canopies fitted to prevent water ingress, due to the condition of the window.

All the windows are single glazed and are putty pointed and painted in standard white.

The property abuts the public highway to the west and north and abuts neighbouring domestic land to the east. The structure abutting the eastern elevation does not form part of Selbourne Houses curtilage.

There is a small amenity space to the south of the house that has access to Tyson's Row and is enclosed behind a modern timber picket fence, stone walling and neighbouring buildings.

PHOTOGRAPHS

Image 3: Southern elevation showing the first and second floor



Image 4: Southern elevation ground floor



Image 5: first floor windows



Image 6: first floor windows



Image 7: second floor gable window



Image 8: picket fence to west boundary



PROPOSED WORKS

The proposed works are to replace the following windows & Doors:

SECOND FLOOR – W.2 – W.3 – W.4

FIRST FLOOR – W.5 – W.6 – W.7

WINDOW TYPE – traditional vertical sash windows on cords and weights, Georgian bars, individual Slimlite double glazing, putty pointing, painted timber

THIRD FLOOR – W.1

GROUND FLOOR – W.10

WINDOW TYPE – flush casement, butt hinge, Georgian bars, individual Slimlite double glazing, putty pointing, painted timber

GROUND FLOOR – W.8 – W.9

WINDOW TYPE – direct glazed, Georgian bar, individual Slimlite double glazing, putty pointing, painted timber

GROUND FLOOR – W.11

WINDOW TYPE – frameless direct glazed to stone, Slimlite double glazing

GROUND FLOOR – D.1

Stable door, Slimlite double glazing, painted timber

The white picket fence is to be replaced with a stone that matches in scale, form and detail that of the wall shown in image 9.

It is proposed to use locally sourced reclaimed stone and copings. The new wall will form a continuation of the existing wall, with a proposed height similar to the current fence line.

Image 9: fence to be replaced with wall to match



ACCESS

Access to the property will remain as existing.

HERITAGE STATEMENT

The Heritage Asset can be identified as both the built form of Robin Hoods Bay and the wider landscape of the North York Moors National Park. The site is within the original old town built up area of Robin Hoods Bay and within the village Conservation Area which is covered by an Article 4 Direction.

The Conservation Area's significance is considered to be associated with its unique street pattern and the collection of 18th and 19th century buildings.

The local vernacular is prominent, and the character and appearance of properties is identified by a fairly limited and simple palette of materials, including mostly red clay pantile coursed and dressed stone; timber sash windows painted white, often with Georgian multi paned glazing/sash windows; and black rainwater goods usually on stone dentils or metal brackets. There are exceptions with instances of the use of render, and more modern building materials used for repairs and maintenance.

The site is within the Conservation Area and a consideration of the proposal's impact on the significance of the Conservation Area and its character and appearance has been undertaken.

The proposed works are considered to have a positive impact on not only the host dwelling but also on the wider identified heritage asset and the conservation area.

APPENDIX

The following drawings and documentation are included with the application:

SURVEY:

2036-201 as existing drawings.

PROPOSED:

2036-401 as proposed drawing

2036-LP location plan

OTHER:

Box window sectional detail

Casement window sectional detail