

Design and Access Statement

Kent House, 9 Bloomswell

Robin Hoods Bay

YO22 4RT

There is a requirement to submit a Design and Access Statement with this planning application because the above building is a Listed Building.

Kent House is a historic grade 2 listed building located in a terrace of 9 properties dating from the early 19th century. It is of brick/stone construction with a pantile roof. The property is over 3 floors with the front door opening into the lower ground floor and the back door opening into the kitchen on the upper ground floor, due to the nature of the site. The lower ground floor consists of a bedroom and family bathroom, the upper ground floor consists of kitchen and lounge/diner and the first floor has 2 bedrooms one of which is ensuite.

It is only accessible from New Road along narrow York stone footpaths front and rear past the 8 other terraced properties. The footpaths then carry on to other properties within the village. There is no vehicular access.

We are conscious of the importance of the cottage in the traditional village scene and that any changes that we propose do not have a detrimental impact on this.

We are seeking permission to install a gas meter box at the rear of the property. This meter box would be recessed into the disused chimney breast, only protruding approx. 25mm. The rear of the property is also white so the box would blend into the surroundings, as can be seen from the mock-up in the attached photos.





Applications for Minor Works

For applications for small-scale works of a minor nature a lesser amount of information may be required within a Heritage Statement to understand the impact of the proposed works on the significance of a heritage asset. Examples where a reduced amount of information is required could include the erection of a satellite dish on a Listed Building or within a Conservation Area; the replacement of windows or doors on a non-Listed Building within a Conservation Area; or the replacement of a modern fireplace with a more traditional design in a Listed Building.

In these cases applicants may prefer to submit a Heritage Statement in a table format that incorporates the following headings:

What is significant about the heritage asset?	What works are proposed?	What impact do the works have on the part of the heritage asset affected?	How has the impact of the proposals been minimised?
<p>Kent house is a historic grade 2 listed cottage in the Robin Hoods Bay conservation area. It is located in a terrace of 9 properties dating from the early 19th century. It is of traditional brick/stone construction with a pan-tile roof. It is accessible from New Road along a narrow York stone path which then carries on to other properties in the Old Bay</p>	<p>We are proposing to install a external gas meter box to the rear of the property. This will be recessed into the disused chimney breast, only protruding approx 25mm.</p>	<p>The works will have a minimal effect on the building. It will also improve safety and allow the meter to be read without entering the property. In conclusion we think that the works will not adversely affect the character and appearance of this listed building in a conservation area.</p>	<p>The installation will have a minimal impact due to the box being recessed into the outside wall. The outside of the house is rendered white and the box is also white, so it will blend in.</p> <div data-bbox="1749 981 2049 1120" style="border: 1px solid black; padding: 5px; margin: 10px auto; width: fit-content;"> <p style="text-align: center;">NYMNPA 10/02/2021</p> </div>

Please note that it is the applicant's responsibility to submit sufficient information with their application to understand the impact of the proposals on the significance of any heritage assets affected. If you are in any doubt about the extent of information that is required and to avoid delays in validating your application please contact the relevant Officers to discuss this prior to submission.

continued overleaf.....