

DESIGN AND ACCESS STATEMENT

Assessing the Site and its Context



Hillside is situated on Fisherhead on the lower part of Robin Hoods Bay, in the heart of a thriving holiday destination. It is one of the original buildings to be built in “ Bay “ and blends in well with the rest of the historic types of building in the village .It is a Grade 2 listed building in the North Yorkshire Moors Conservation area and dates to at least 1709 but was probably built in the late 1600’ The proposed replacement of skylight windows will have no affect on local people who will not even notice it has been completed. The roof lights are at the rear of the property. The proposed application will have no affect on the local economy but will benefit local tradesmen who will be employed to complete the works. The planning policies affected for this application are for Listed Building consent. Tradesmen can park in the Fischerhead carpark, right next to the property, so no congestion will result from the works

Consultation

The rear of the premises is only overlooked by the Old school House, the leaseholders, David and Helen Brown have no issues with us undertaking the work to Hillside..



There are numerous properties In Robin Hoods Bay who have rooflights,/skylights which are sympathetic replacements from The Rooflight Company, so the precedent has already been set. The replacement rooflights will be no larger than the existing.

Developing and Explaining the Design

The new rooflights will be much more weatherproof, will not let in drafts and therefore prevent any further damp in that locations and also reduce heating costs and make the property more eco friendl.

Evaluating Findings

There would appear to be no issues with the proposal. No impact on any person will be encountered and any disruption will be minimal whilst the works are undertaken. The two bathroom windows, in particular urgently need replacing as they are rusting away and leaking and causing damp patches. The existing Rooflights are single glazed, so environmentally it will be beneficial to fit double glazed units.

The property is used as a holiday let., replacement of the windows would enhance the experience of visitors to Robin Hoods Bay, making the property warmer, more energy efficient and make it much easier to open windows increasing ventilation.

HILLSIDE- ROBIN HOODS BAY - HERITAGE STATEMENT

What is significant about the heritage asset?

The property dates back to about 1709 and forms part of the “old bay“ and is one of the original buildings in the village. It’s still retains its original features and character. It is grade 2 listed of special interest and lies with the North Yorkshire National Park conservation area

What works are proposed?



It is proposed that we replace the existing 5 roof lights with flush fitting Conservation style rooflights, no larger than the existing. As recommended by the National Trust and English Heritage we will be using the rooflight company.

- Designed with slim clean lines and a low-profile to match the roofline, enhancing a building’s aesthetics with linking bars for every size.
- White internal linings that sit flush to the reveal.
- Achieves whole-unit U-Value of 1.5Wm²K in accordance with EN ISO 10077-2:2012.
- Top hinged opening (as opposed to centre-pivoted) for an authentic appearance and to maximise the space below.

The Conservation Rooflight® Between the Rafter Roof Window Sizes and Prices

Before selecting your size, carefully read the 'Installation Overview' PDF.

PLEASE NOTE: THE DIFFERENCE BETWEEN AN 'ON THE RAFTER' OR 'BETWEEN THE RAFTER' ROOF WINDOW IS IN THE INSTALLATION, NOT THE ROOFLIGHT SIZE, AND DEPENDS ON THE BUILD-UP OF YOUR ROOF.



Structural Area
The internal perimeter of the aperture - the frame for the roof window. Please measure the width and length of the edge of the rafters.



Viewable Area
The area of glass that is viewable from inside the room. Please measure the width and length at its closest point to the glass.

<p>STRUCTURAL DIMENSIONS (W) 530mm x (L) 780mm</p> <p>VIEWABLE DIMENSIONS (W) 212mm x (L) 320mm</p> <p>CR06-1 - £508</p>	<p>STRUCTURAL DIMENSIONS (W) 582mm x (L) 982mm</p> <p>VIEWABLE DIMENSIONS (W) 263mm x (L) 422mm</p> <p>CR07-2 - £524</p>	<p>STRUCTURAL DIMENSIONS (W) 685mm x (L) 985mm</p> <p>VIEWABLE DIMENSIONS (W) 365mm x (L) 525mm</p> <p>CR01-2 - £510</p>	<p>STRUCTURAL DIMENSIONS (W) 685mm x (L) 1288mm</p> <p>VIEWABLE DIMENSIONS (W) 365mm x (L) 828mm</p> <p>CR03-2 - £574</p>	<p>STRUCTURAL DIMENSIONS (W) 735mm x (L) 1135mm</p> <p>VIEWABLE DIMENSIONS (W) 415mm x (L) 675mm</p> <p>CR08-2 - £623</p>
<p>STRUCTURAL DIMENSIONS (W) 837mm x (L) 1288mm</p> <p>VIEWABLE DIMENSIONS (W) 517mm x (L) 828mm</p> <p>CR09-2 - £679</p>	<p>STRUCTURAL DIMENSIONS (W) 837mm x (L) 1440mm</p> <p>VIEWABLE DIMENSIONS (W) 517mm x (L) 980mm</p> <p>CR10-2 - £733</p>	<p>STRUCTURAL DIMENSIONS (W) 837mm x (L) 1593mm</p> <p>VIEWABLE DIMENSIONS (W) 517mm x (L) 1133mm</p> <p>CR14-2 - £751</p>	<p>STRUCTURAL DIMENSIONS (W) 837mm x (L) 1895mm</p> <p>VIEWABLE DIMENSIONS (W) 517mm x (L) 1435mm</p> <p>CR15-2 - £877</p>	<p>STRUCTURAL DIMENSIONS (W) 1141mm x (L) 985mm</p> <p>VIEWABLE DIMENSIONS (W) 821mm x (L) 525mm</p> <p>CR01-3 - £678</p>
<p>STRUCTURAL DIMENSIONS (W) 989mm x (L) 1288mm</p> <p>VIEWABLE DIMENSIONS (W) 669mm x (L) 828mm</p> <p>CR11-3 - £755</p>	<p>STRUCTURAL DIMENSIONS (W) 1141mm x (L) 1440mm</p> <p>VIEWABLE DIMENSIONS (W) 821mm x (L) 980mm</p> <p>CR13-3 - £835</p>	<p>STRUCTURAL DIMENSIONS (W) 1141mm x (L) 1593mm</p> <p>VIEWABLE DIMENSIONS (W) 821mm x (L) 1133mm</p> <p>CR14-3 - £877</p>	<p>STRUCTURAL DIMENSIONS (W) 1141mm x (L) 1895mm</p> <p>VIEWABLE DIMENSIONS (W) 821mm x (L) 1435mm</p> <p>CR15-3 - £1061</p>	
<p>STRUCTURAL DIMENSIONS (W) 1008mm x (L) 1374mm</p> <p>VIEWABLE DIMENSIONS (W) 537mm x (L) 848mm</p> <p>E1LG - £877</p>	<p>STRUCTURAL DIMENSIONS (W) 1008mm x (L) 1374mm</p> <p>VIEWABLE DIMENSIONS (W) 537mm x (L) 848mm</p> <p>E1RG - £877</p>			

These dimensions are calculated for a roof pitch of 35° and over, should your roof pitch be less than this, please contact us so that we can re-calculate these for you.

Sections for viewable and structural dimensions can be found on our website. All prices exclude VAT and delivery. Please note flashing kits and accessories are sold separately.

EGRESS CONSERVATION ROOFLIGHTS®

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What impact do the works have on the part of the heritage assets affected?

There Will be very little impact. The rear of the house is very private and only overlooked by one property. It will improve the appearance of the roofline

Particularly with the removal of the two 1960s bathroom windows which protrude from the roof. At present the skylights are dilapidating and look unsightly

How has the impact of the proposals been minimised?

- 1) By using The highest quality replacement windows, from a company who specialises in listed buildings, approved by English Heritage.
- 2) Replacement rooflights have little impact on the asset and Will only improve it.
- 3) Using local tradesmen, Who know the property. and will

carry out the work smoothly,
efficiently and sympathetically.

- 4) There are no downsides to
replacing the windows.