

---

**From:****Sent:** 12 May 2021 15:11**To:** Jill Bastow**Subject:** FW: Maid Marions, Robin Hoods Bay - NYM/2020/0885/FL and NYM/2021/0887/LB

Dear Jill – I write in connection with the above application.

The applicant is desperate to have the issues resolved to the above situation and I have this morning spoke to them, Justin (builder) and Mr Barker (architect) and if we are able to put the following forward for your approval.

**Flue**

- It is concluded that there is simply no option to put the flue through the top part of the chimney. The attached photograph with brick highlighted yellow shows the very narrow width of the flue inside the chimney.
- It is at third floor/upper floor level and within the part of the projecting element of the stack where the flue narrows to an 8 inch diameter.
- The proposed flue is 360mm diameter which is almost double the width needed to take the ventilation flue.
- Trying to make the flue fit through the chimney is simply not possible nor is it possible to take off the internal face of the chimney stack to make way for the flue as it could render the whole of the stack weaker than it already is and therefore unsound. We wish to put this forward as being material to the case and it is because of this reason therefore it is not physically possible to have the flue through the existing stack.



- The only option we are left with, given the neighbour will not allow the flue to project over his building on the side gable, is to proceed with the 2nd proposal to bring the chimney through the front roofscape with a small flue. Drawing amended and attached as requested.

### **Internal layout:**

We are attaching a copy of a revised floor layout with Units 1 and 2 clearly labelled and colour coded to show floor layout including the means of access.

The internal layout suggested by the Building Conservation Officer has been studied by ourselves and it has become clear that Officers are not completely familiar with the layout and the floor plan/layout and regrettably this appears to have been misinterpreted. Please find attached clarification on the internal floor layout as follows:

- The building is not split with a left and a right over all floors and is not what we are proposing to achieve – we wish to retain the floor layout as per the existing/proposed plans.
- Building Regulations are unlikely to permit the floor layout being suggested by the Building Conservation Officer.
- The property benefits from 2 no. staircases and does not require a further staircase to get from the second to the third floor as indicated on the suggested plan.
- The door alignment for both sets of stairs confirms the stairs are in fact in the correct position as shown on the existing plan (the video confirms this).
- Plans prepared by a previous architect confirm the same layout as shown on the existing plans and are the same as those submitted as part of this application.

### **Suggested first floor:**

- To put a solid wall over the living area without a door would not make sense when the first floor space is interconnected across the whole of the floor. The first floor essentially makes up all of Unit 1.
- The proposed plan shows a stoothing wall with a door – your annotation shows a solid wall without a door to access what you wish to be a bedroom.
- Should you insist on the first floor bathroom being moved then from our position the pipework will have to move to skirt along the inside wall at the back of the building, at skirting level protruding 250mm into the landing space. Due to uneven and protruding walls (in places) it will result in a loss of habitable floor area. There will not be sufficient space at the top of the stairs, in the stairwell, to create a regulated landing space due to the need to box in pipework and also look unsightly.
- Ideally the bathrooms will remain in the same place over the first and second floors and for the necessary pipework to stay in place.

### **Staircases:**

- The central door on the front elevation is aligned with the staircase which provides access to Unit 2 only. It is independent to Unit 1.
- The right hand side door on the front elevation provides access to Unit 1 only and is aligned to the existing staircase to the first floor only (Unit 1 only). The staircase is existing as is the central one.
- To put the staircase where it is being suggested would need the walls moving closer to any new stair built and an access door plus a landing at the base which would further lessen the usable floor area. It would not make practical sense or sensitive works to the listed building.

We are also attaching a short statement from the architect which confirms the proposed floor layout and why it is proposed as it is.

We hope that you can understand the reasoning behind wishing to retain the floor layout as it is and an approval of full and LB consent will be forthcoming soon. The plans providing reasoned justification for the works and minimal harm to the listed building by essentially retaining the floor plan/layout as it is.

The recording of this information is extremely helpful for future reference and clearly demonstrates an understanding of the building and how adaptable it is. In this case we are seeking to justify the sustainable development objectives of conserving the significance of the listed building as it is without further adaptation as being suggested by the LPA where it is not considered to be necessary .


Kind regards

Cheryl Ward Planning  
MSc MRTPI

Chartered Town Planner

MSc MRTPI



 [www.cherylwardplanning.co.uk](http://www.cherylwardplanning.co.uk)

Cheryl **Ward**  
Planning



This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please contact

 Before printing, think about the environment

Maryondale. Robin Hoods bay .

Remit for the proposed changes to the above property.

Alter the 1<sup>st</sup> floor to provide a Cosy one bedroom Maisonette with it's own access separate to the 2<sup>nd</sup> and 3<sup>rd</sup> floors which were to be converted to a cosy two bedroom apartment.

The external elevations of the building were to remain unchanged.

First floor. One bed Masionette

This was to be accessed by the existing staircase to the left hand side of the front elevation entrance which is shared by the Fish Shop. The proposal would mean no changes to the existing stairs thus being less upheaval and at no environmental cost to the Village.

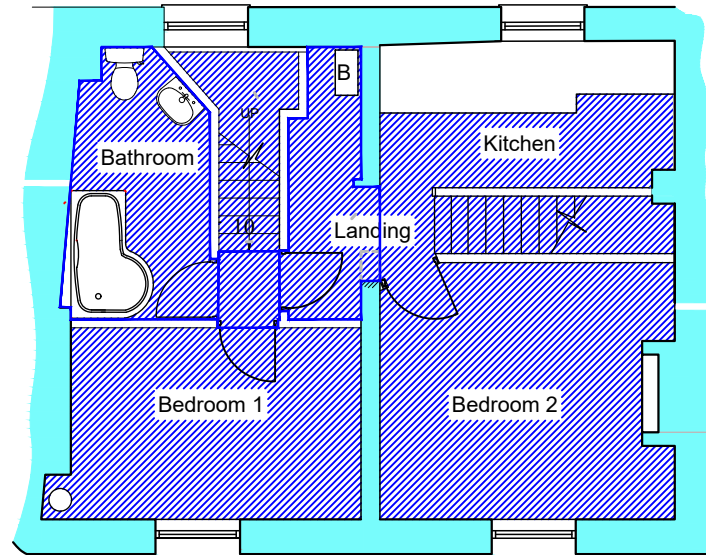
The bathroom was to be positioned in the rear left hand corner of the floor thus alleviating the need to run large waste pipes through the inside, and positioned near to the bedroom. The Kitchen located at the rear right hand side of the building and being close to the staircase an ideal safe egress point. The living room would then be positioned to the right hand side of the building to the front for open views as far as the closeness of neighbouring properties permit within the area, and this would also benefit from the existing open fireplace to provide a cosy experience.

Second and Attic floors providing two bedroom accommodation.

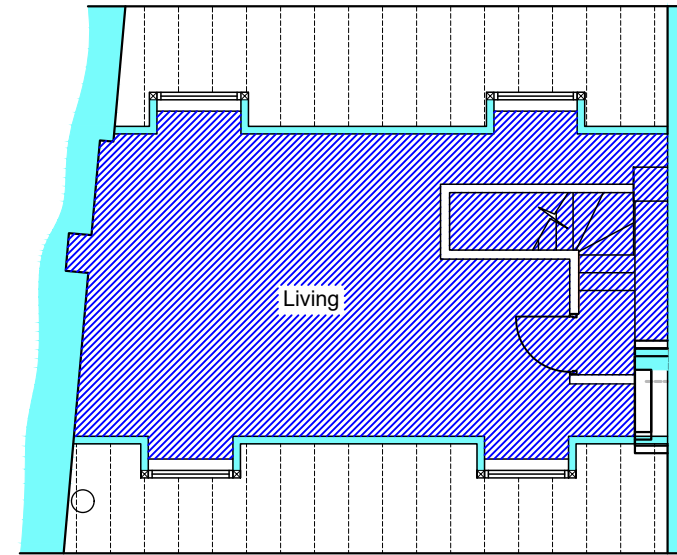
This unit was to be accessed by the central existing staircase with the addition of a new staircase which would be gain natural light from the existing windows and provided a very private entrance. This would be the only main change to the property except for stud wall room dividers. As the first floor unit the bathroom will be positioned in the rear left hand corner again to access the existing waste pipework and close to the bedrooms that as previous look out on to the open aspect to the front. The attic lounge gained by the existing staircase is a totally open space which is the preferred design to suit modern style and requirements.

NYMNPA

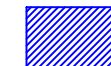

12/05/2021

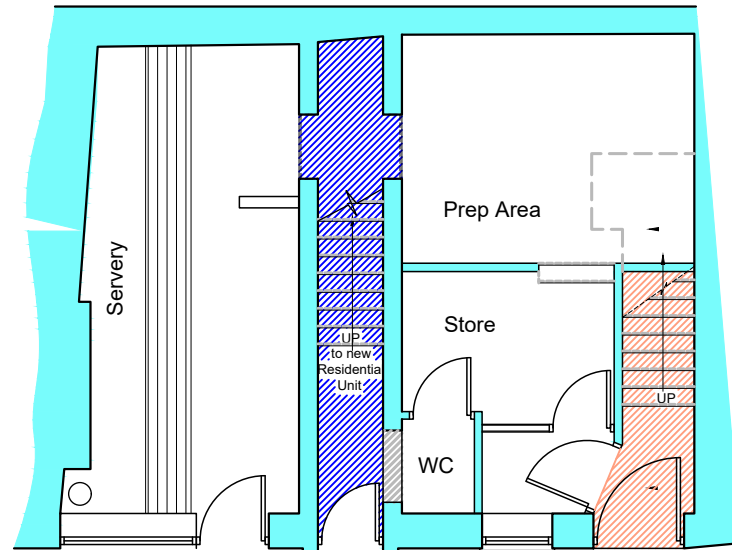


Second Floor Unit 2 Only

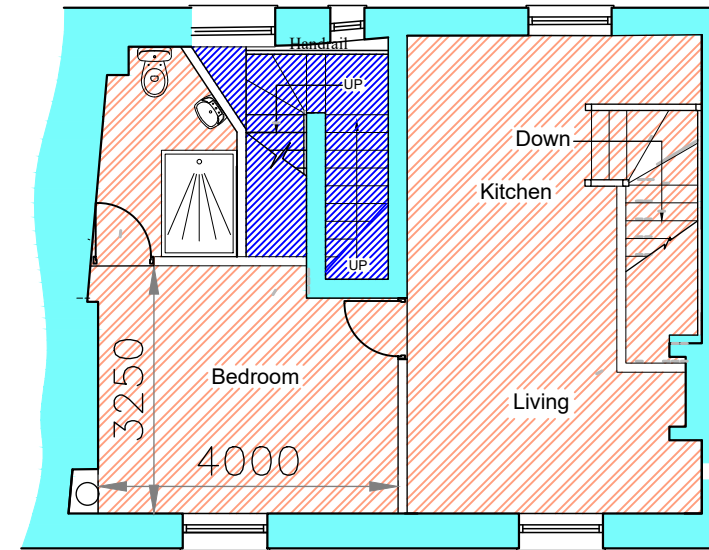


Third Floor/Roof Space Unit 2 Only

 Denotes unit 2 accomodation  
 Denotes unit 1 accomodation



Ground Floor Fish Shop and Stairs to units 1 & 2



First Floor Unit 1 only

**PROPOSED**

**ALL dimensions MUST be checked on site prior to works commencing. Variations in squareness, depth of plaster etc., must be checked for where new walls are shown as aligned with existing walls, this must be checked by the physical removal of brickwork and or plaster to establish the actual position of the wall being attached to.**

THIS DRAWING IS FOR THE PURPOSE OF OBTAINING PLANNING OR BUILDING REGULATIONS APPROVAL ONLY

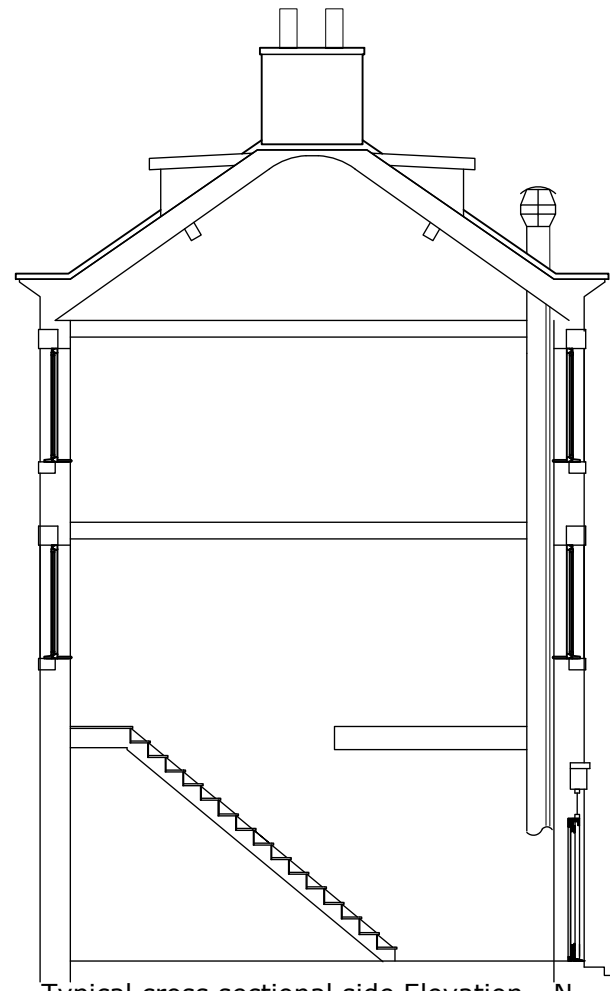
General Notes		
No.	Revision/Issue	Date
Client I Ford & R Cuthbertson		
Name and Address Alterations Maryondale Cottage Albion Street Robin Hoods Bay		
Project Proposed First Floor one bed Maisonette Designated unit No 1 Second & Third Floor two bed Apartment Designated unit No2 Replacement of existing flue		
Date 08/10/20	Drawing No IB2020	
Scale 1:100	Sheet 2 of 3	

AMENDED

**NYMNPA**  
12/05/2021



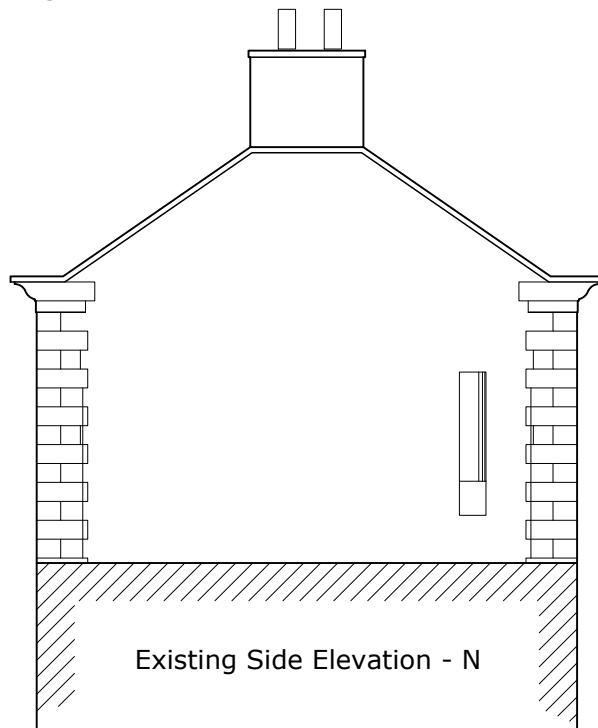
Existing Front Elevation - W



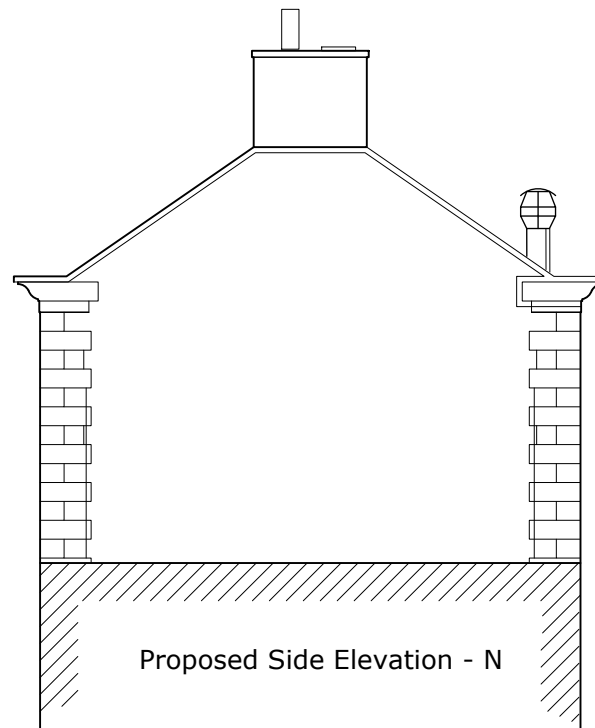
Typical cross sectional side Elevation - N



Proposed Front Elevation - W



Existing Side Elevation - N



Proposed Side Elevation - N

STONE COVERED INSPECTION  
 ACCESS POINTS ATTACHED  
 AS DESIGNED BY THE FLUE  
 SUPPLIERS AND QUANTITY  
 TO BE AGREED AT TIME OF  
 FITTING  
  
 VISIBLE FLUE TO BE COATED  
 IN MATT BLACK FINISH

**ALL dimensions MUST be checked on site prior to  
 works commencing. Variations in squareness, depth  
 of plaster etc., must be checked for  
 Where new walls are shown as aligned with existing  
 walls, this must be checked by the physical removal  
 of brickwork and or plaster to establish the actual  
 position of the wall being attached to.**

THIS DRAWING IS FOR THE PURPOSE OF OBTAINING PLANNING OR BUILDING REGULATIONS APPROVAL ONLY

General Notes

B	Flue repositioned and access for maintenance by removable stone covers	08/02/21
	Unit designated No's 1 & 2	

No.	Revision/Issue	Date
-----	----------------	------

Client I Ford & R Cuthbertson

Name and Address  
 Alterations Maryondale Cottage  
 Albion Street Robin Hoods Bay

Project Proposed  
 First Floor one bed Maisonette  
 Designated unit No 1  
 Second & Third Floor two bed  
 Apartment Designated unit No2  
 Replacement of existing flue

Date	08/10/20	Drawing No	1B2020
Scale	1:100	Sheet	3 of 3

AMENDED

NYMNPA  
 12/05/2021