

Beeston Cottage
Tommy Baxter St
Robin Hood's Bay
YO22 4RZ

This is situated in Robin Hood's Bay Conservation Area and is a Grade II Listed Building.

1. What is significant about the heritage asset?

- a) Beeston Cottage was probably built in the 17th century, but with an early 19th century appearance, in the old fishing (and smuggling) village of Robin Hood's Bay. It is located in one of the small, quaint pedestrian streets, halfway down towards the sea. It is of finely tooled coursed sandstone with pantiled roof construction.
- b) When the cottage was bought in 1984 by the current owner, the existing dormer windows (4 light) had been installed previously. Beeston Cottage and next door Auburn Cottage each form one of a pair.
- c) The whole village is picturesque and Beeston Cottage can be seen as part of the beautiful setting, particularly from higher levels of the opposite side of the ravine—King's Beck.

2. What works are proposed?

- a) Replacement of rotten wooden dormer windows with like for like unit, with double glazing and narrower glazing bars. This will match the neighbouring property's dormer window. It will also relate better to the other windows of Beeston and Auburn Cottages.
- b) Existing softwood single glazed white painted windows will be replaced by hardwood double glazed units with narrower glazing bars and mullions. They will also be painted white.

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

- a) The proposed work is replacement nearly "like for like" and as such there is very little change to the heritage asset.
- b) It will however prevent further weather damage to the window frames which have deteriorated significantly.
- c) Double glazing will have environmental advantages, improving insulation of the property and therefore the energy efficiency.
- d) Narrower glazing bars will match the windows with its "pair" as shown in the photo submitted previously with the application via the Planning Portal.
The existing dormer window appears slightly heavy compared with its neighbour. As it needs replacing I am requesting the opportunity to reduce the glazing bar width which will reduce any adverse impact on the heritage asset.

4. How has the impact of the proposals been minimised?

The materials and designs of the repairs are appropriate to the replacement work and are shown in the plans submitted. These will avoid structural and visual harm to the cottage.
As already mentioned the replacement windows will have less impact than the existing ones.

Proposed replacement of dormer window unit

Beeston Cottage Tommy Baxter Street Robin Hood's Bay YO2

The existing window (left on the photograph) is too rotten to repair so a complete replacement unit will have to be made by a local joiner. This will be made up in hardwood to match as closely as possible the next door unit which it adjoins on the right hand on the photograph. This creates the opportunity to improve the energy efficiency of Beeston's cottage so 10mm double glazing with 4 mm glass will be incorporated into the new frames.





NYMNP

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Proposed replacement window unit
Beeston Cottage Robin Hoods Bay

This is a detail of adjoining dormer in Tommy Baxter street.
We will be using opening casement windows as at present not sliding sashes as shown on this image.

