

DESIGN AND ACCESS STATEMENT

Assessing the Site and its Context

Green Bank House 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 buildings with its pantile roof and original windows and features. 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’s.

The proposed application of a replacement dormer window in the loft room will have no affect on local people who will not even notice it has been completed.

The proposed application will have no affect on the local economy but will benefit local tradesmen who will be employed to complete the said works.

The planning policies affected for this application are for Listed Building Consent, Building Regulations, and Planning Consent for what are minor works at the front of the house.

Dormer Window at front of the house.



Dormer Window from side



As can be seen from the photograph neighbouring houses all along Fisherhead have similar dormer windows to the others and not 1960's style dormer windows. The alteration to the front elevation is minimal and also minimal impact on the front footpath and any disruption to the public would be minimal. There is ample room for both tradesmen and the public due to the large green adjacent to the footpath so there would be no inconvenience to the footpath.

Consultation

The premises are adjacent to the Robin Hoods Bay Museum. The applicant has spoken to representatives from the museum and also neighbours who have no issues with the proposed replacement of the dormer window and indeed they welcome it as it is an improvement on the 1960's style window which looks out of place.

Evaluating Findings

There would appear to be no issues with the applicants proposal. No impact on any person will be encountered and any disruption will be minimal whilst the works are undertaken. The applicant is a full time resident and has retired to the property and the premises are not to be a holiday let whatsoever. The use of the dormer window is for the benefit of the applicant who is using the loft bedroom as their main bedroom due to it's large size and the replacement window will

enhance their living experience as well as having a more aesthetic appearance to the public from the outside.

Developing and Explaining the Design

The proposed replacement dormer window will enhance the property and the loft room. It is to be made in a Yorkshire sliding slash design, which is very common to the buildings in the village and has a more historic appearance than that of the existing dormer window. It will also have a visual impact externally which will be much improved and will enhance what is already a beautiful property and will make it an even bigger credit to the village. Internally it will enhance the loft bedroom as the plain and dull 1960's window will be replaced by an original looking window in keeping with the rest of the property and will be appealing to the eye and will be decorated to a high standard, and not only will it add to the value of the house but this in turn will maintain the price of other houses in the area thus keeping the appeal of property in the village. Due to the current windows age, the double-glazing has failed and the window is very draughty and is inefficient. The new window will be constructed in solid hardwood with hardwood glazing bars. It will have energy efficient slim line double glazing panels fitted which will have the performance of triple glazing, have better noise reduction and be much more weatherproof. It will not let in drafts and therefore prevent any

further damp in that location and also reduce heating costs and make the loft bedroom more energy efficient as well as being more appealing to the eye. It will be constructed under building regulations in a hardwood frame and the whole loft area once completed will become more efficient thus reducing bills and becoming more eco friendly.

The double glazing panels are so efficient that they also come with a 15 year guarantee, and are therefore able to cope with the harsh weather conditions experienced in the village.

Heritage Statement

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>The asset dates back to about 1709 and forms part of “ Old Bay “ and is one of the original buildings to be erected in the village. It still retains it’s original features and character, and is adjacent to the museum, once the coroners office and mortuary. It is a Grade 2 listed building being of special interest and lies within the North Yorkshire Moors Conservation Area.</p>	<p>It is proposed to replace to the dormer window to the property. At present the window is a 1960’s style window which is ugly and looks out of character with the rest of the windows in the building. The double glazing panels that were previously installed before the current owner are now faulty and let in water and draughts and are not energy efficient. The replacement window is to be in hardwood in a Yorkshire sash design with slimline energy efficient double glazing. This design is in keeping with the other windows to the building and also in keeping with other windows to the other properties in the village.</p>	<p>There is no detrimental impact to the asset whatsoever, only an improvement to the building will be seen. The dormer window is presently not in keeping with the property nor any of the other buildings in the village. The property will be improved by the new Yorkshire sash window and will enhance the look of the building. It will blend into the other buildings as at present the ugly 1960’s style window stands out due to its totally different style. The replacement window will also improve the appearance of the inside of the building. The current condition is unappealing, is causing some minor damp issues and is very draughty. The new window will also improve the efficiency of the loft room and will be more eco friendly.</p>	<p>Any impact to the asset has been minimised for the following reasons : -</p> <ol style="list-style-type: none"> 1. A hardwood wooden frame and glazing bars will be made. 2. Slim line energy efficient double glazing will be installed 3. The window will be a complete replacement . No building alterations will be required and no major work will be involved. 4. The replacement window has no impact on the asset and will only improve it.