

North York Moors National Park Authority
The Old Vicarage,
Bondgate
Helmsley
North Yorkshire
YO62 5BP

Date 20th September 2021

Design & Access Statement

Proposed consent for alterations & extension to; Cliff Cote, Prospect Field, Robin Hoods Bay, YO22 4RH

Grid Reference: 495330 E 505374 N

Introduction

The current state of Cliff Cote has been down to amalgamations of previous 'weekend' projects since the structure was erected, although no definite date, but probably first started in the 1920/30's. The building consists of a single storey, open plan space topped with a pitched corrugated roof, capped with clay ridge tiles.



The existing building is in a desperate state of disrepair. Water penetration from both above and below has rotted the majority of internal and external woodwork. The existing roof was clad in asbestos of which is currently being professionally removed. The lean-to against the rear of the property has been removed due to it not being structurally sound.

The current owners have added a single storey extension to the rear of the property, replacing the lean-to under a permitted development in order to have somewhere to temporarily live.



Proposal & Design

With the existing building being practically uninhabitable in its current state, the proposal is to create a new structure which wraps around and replaces the damaged walls but also extends the current living space. The addition of the first storey extension provides extra living space but opens up the view for the inhabitants over Robin Hood's Bay.

The design of the proposed extension gives a nod to the modernist designs of the 1920's/30's with its geometric appearance, white rendered walls, large amount of glazing and a flat(ish) roof.

Due to the lay of the land, the building will sink into the landscape when viewed from Prospect Field, retaining the view for the neighbours opposite right through to the cliffs in the background.

The owners are keen to future proof the proposed building and with one of the inhabitants being disabled, the proposal incorporates easy access into and around the building. The addition of a lift gives additional access to the first floor and the external door out on to the single storey extension provides an escape route in the event of a fire for the less able bodied members.

With regards to the materials used, an off white external render is proposed to link in with the existing appearance of the building. Obviously the existing roof is to be replaced with another storey but the proposal is to retain visual texture by using flat grey, interlocking roof tiles.



Render



Roof Tile

Access

All access on the approach to the building remains as existing. The area to the rear of the building will be landscaped to provide greater access to the property from Prospect Field.

END.