

Buchanan – 3 Esplanade, Robin Hoods Bay, YO22 4RS

Reference: NYM/2022/0175

11.3.22

Design and access statement

NYMNP

11/03/2022

This Design and Access Statement has been produced to illustrate considerations behind replacing the front and rear doors at 3 The Esplanade, Robin Hoods Bay. It aims to provide a background to design and access considerations behind the proposals, which are informed by Historic England's Conservation Principles (2008) and the North York Moors National Park Conservation Area Appraisal and Management Plan of Robin Hood's Bay Conservation Area and are considered to accord with Policy ENV11 North York Moors National Park Local Plan (2020)

Externally, proposals are limited to preserving and enhancing the appearance of the building and the conservation area. The repairs will be bespoke, done by a local carpenter and carried out on a like for like basis to ensure the aesthetic character of the building is preserved.

Design and Access Statement

The design principles and concepts

The proposed works have taken account of the policy context; and integrated the principles of sustainable design, as detailed below and in the Heritage statement.

The proposed works contribute to the sense of local identity and regional diversity and is of an appropriate design and scale for its location having regard to the policies on design contained in PPS1.

The proposed works are consistent with the North York Moors National Park Management Plan:

- it compliments the local character, buildings and sense of place.
- the works are of a high quality which enhances the character and special qualities of the national park and respects local distinctiveness

Development Policy 3 guidelines have been followed including:

- The materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of adjoining occupiers.
- The high standard of design used reflects the local vernacular.
- Good quality sustainable design will be used and the timber is from renewable sources.
- The design takes account of the safety, security and access needs for all potential users

The proposed works will continue the 'rhythm' of existing frontages. The doors fixing methods, colour, and texture will reflect the local vernacular. The proposals will respect and compliment the special historic and architectural character of the building in terms of materials.

The doors follow the guidelines of the Robin Hoods Bay Conservation Area in that they will be painted, have no glazing, and be vertically panelled timber. They will not be repositioned so will have no detrimental effect on the rhythm or pattern of openings – particularly on the front elevation.

- The Replacement doors will reflect the shape of the opening and respect

the character of the original property.

- we will Use simple vertically panelled timber doors, like for like, and will be used to preserve the traditional appearance, and we will use traditional door furniture and ironmongery ie locks, hinges and door knobs.

The proposed works are necessary because both doors are unsuitable for purpose in that they are disintegrating in several areas and are not waterproof. They have been attempts to fix them but are now beyond repair.

The Robin Hoods Bay plan mentions 'Door knockers are varied but many are on a coastal theme with fishes, anchors and ships'. You may notice that we have an iron, fisherman door knocker (added by us as no knocker previously) and this will be on the proposed new door.

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Heritage Statement in table format as the application is for minor works:

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 heritage asset of The Robin Hoods Bay Conservation Area is significant because of:</p> <p>Tightly packed settlement • Steep sided topography leading to varying ground levels and building heights • Separation from Victorian expansion at the top of the bank • Narrow flagged and cobbled lanes • Stone steps • Few open spaces • Stone retaining walls with vegetation to soften • Visually permeable boundaries to private spaces, especially cast ironwork • Slipway and dock area as reminders of the fishing industry 20 Conservation Area Appraisal and Management Plan for Robin Hood’s Bay Conservation Area • Culverted becks as evidence of smuggling</p>	<p>Replacement of front and rear doors.</p>	<p>The works will have no impact on the heritage asset.</p> <p>The relevant part of the heritage asset is ‘traditional timber-panelled doors’.</p>	<p>The impact of the proposals has been minimised by using ‘like-for-like’ replacements. That is, painted timber; hand-made in a design identical to the existing.</p> <p>The materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of adjoining occupiers.</p> <p>The high standard of design used reflects the local vernacular.</p> <p>Good quality sustainable design will be used and the timber is from renewable sources.</p> <p>The doors will be vertically panelled timber doors and the fixing methods, colour, and texture will be the same as the original so will reflect the local vernacular, as identified in the North York Moors Landscape Character Assessment</p> <p>The proposals will respect and compliment the special historic and architectural character of the building in terms of materials.</p>

and the need to obtain more developable space • Some tree cover along the King's Beck • Conservation Area largely hidden from the mainland by keeping development within the ravine • Historic street names

Also of considerable significance is:
Building materials of stone and small amounts of render (historically limewash). Red pantile roofs predominate with stone water tabling, some kneelers and chimneys of stone or brick. • Most buildings one to three storeys • Odd shaped buildings have been designed to fit into irregular spaces • A wide variety of traditional window types; cast iron work above Victorian windows, oriel windows overlooking narrow lanes • Brightly coloured traditional timber panelled doors, many with little wooden canopies and brass or iron door knockers • Tradition of extending upwards into attic space • Access doors to cellars

The house is part of a Grade II Listed GV II

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terrace of houses. The asset is significant as Historic England classes Grade II buildings as 'of special interest'.				

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