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From: **Andrew Kitney**

Date: Sat, Apr 9, 2022 at 1:06 PM

Subject: Re: Cliff Cote, Robin Hoods Bay - NYM/2021/0945

To: Jill Bastow <[j.bastow@northyorkmoors.org.uk](mailto:j.bastow@northyorkmoors.org.uk)>

Good Afternoon Jill

Please find attached the amended elevations and revised statement with additional paragraph.

Regards

Andrew

**AR Kitney** BA(Hons) Arch.

**ark+design**

ARCHITECTURAL DESIGN CONSULTANCY

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

NYMNP

11/04/2022

AMENDED

Date: March 2022

## 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 repair the existing structure and replace the corrugated roof with a properly constructed roof structure with an increased pitch. To give a greater feeling of space for the living area, a cat-slide dormer window and roof lights are proposed to flood the current dimly lit space with light.

The repairs to the existing structure, apart from replacing the roof and its timbers, include removing the internal rotten timber paneling and creating a fully installed blockwork wall. This will also provide a structural base for the proposed roof timbers. The external cladding will remain in place but where damage has occurred, and where it ties into the new structure, a new render will be adhered to match the original.

The design of the proposed extension gives a nod to the modernist designs of the 1920's/30's but retains its character among the surrounding properties.

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 side extension provides much needed space for a disabled accessible wet room.

With regards to the materials used, an off white external render is proposed to link in with the existing appearance of the building. The existing roof is to be replaced with traditional red clay pantiles.



Render

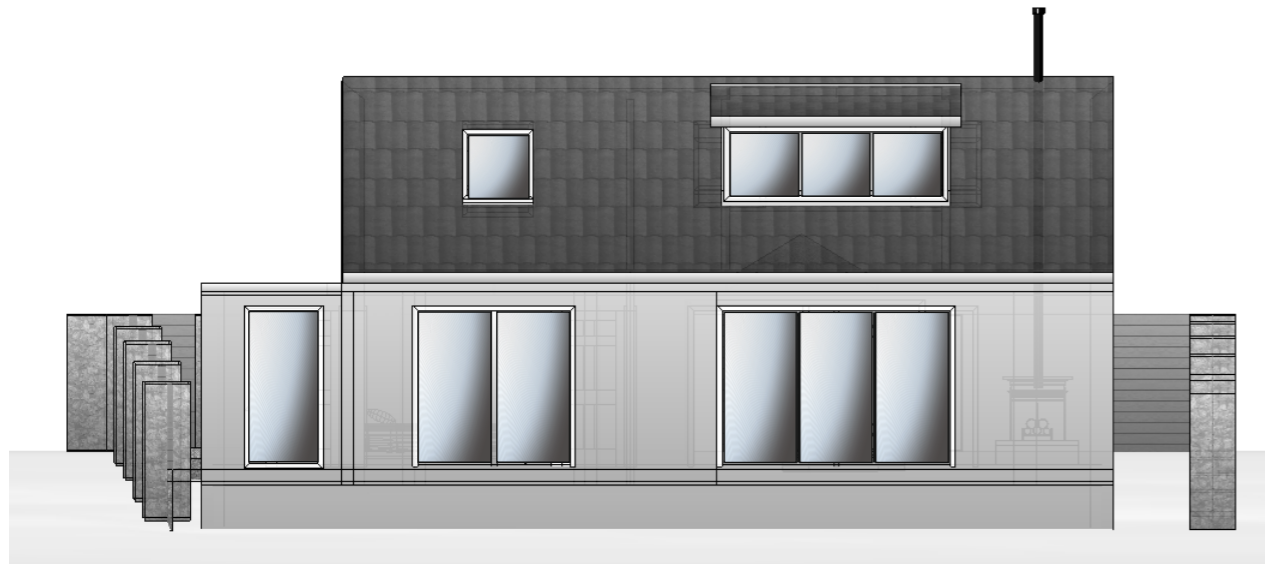


Roof Tile

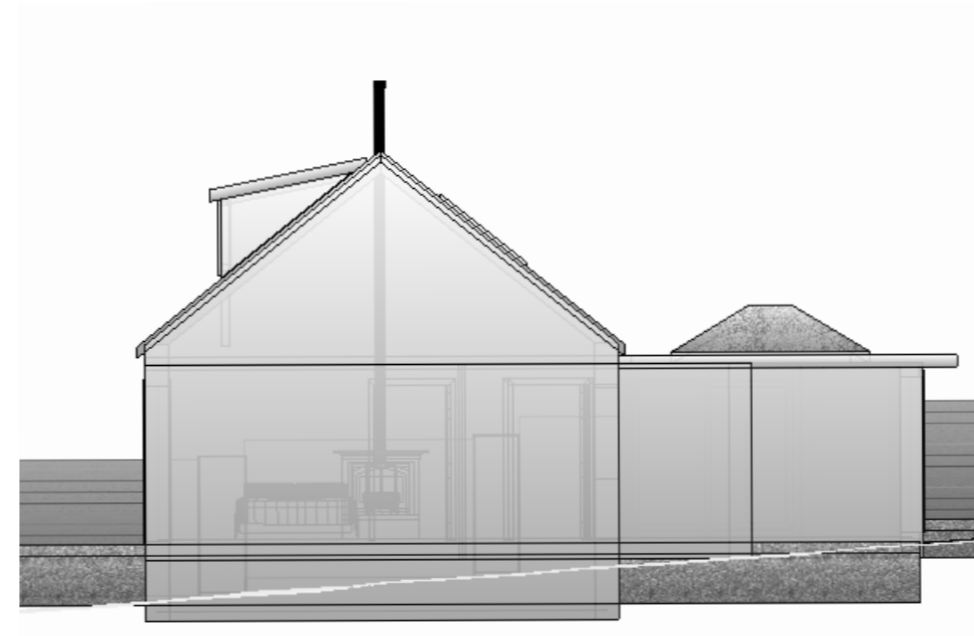
**Access**

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.



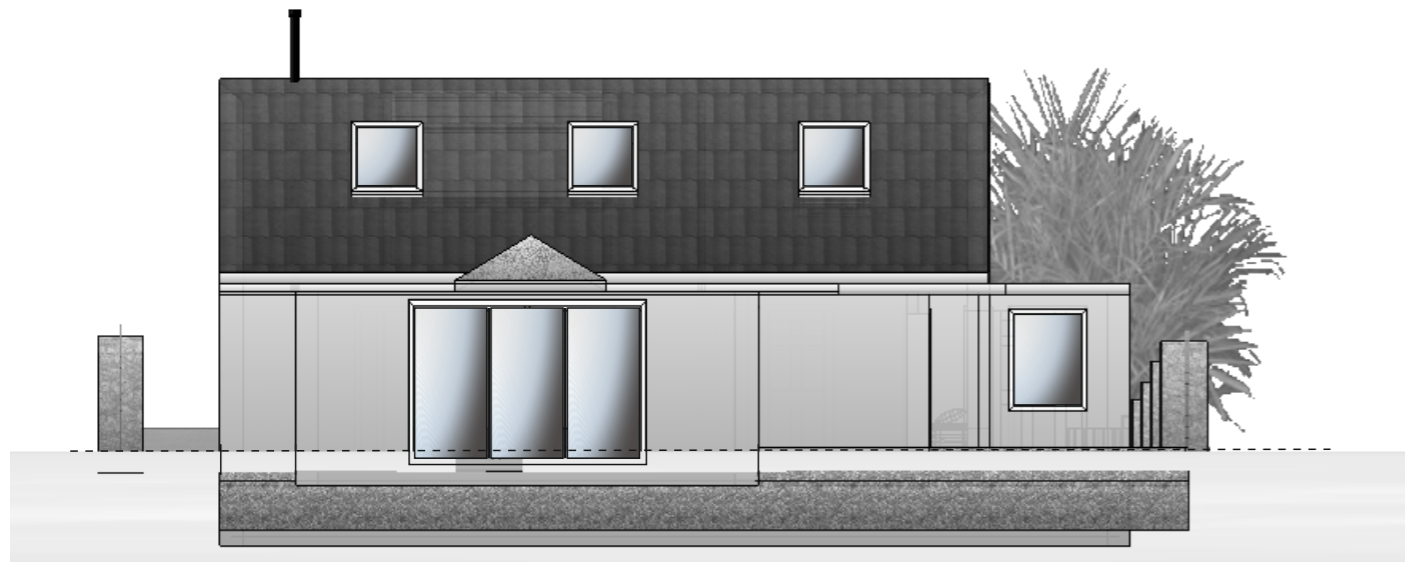
PROPOSED FRONT (SOUTH) ELEVATION



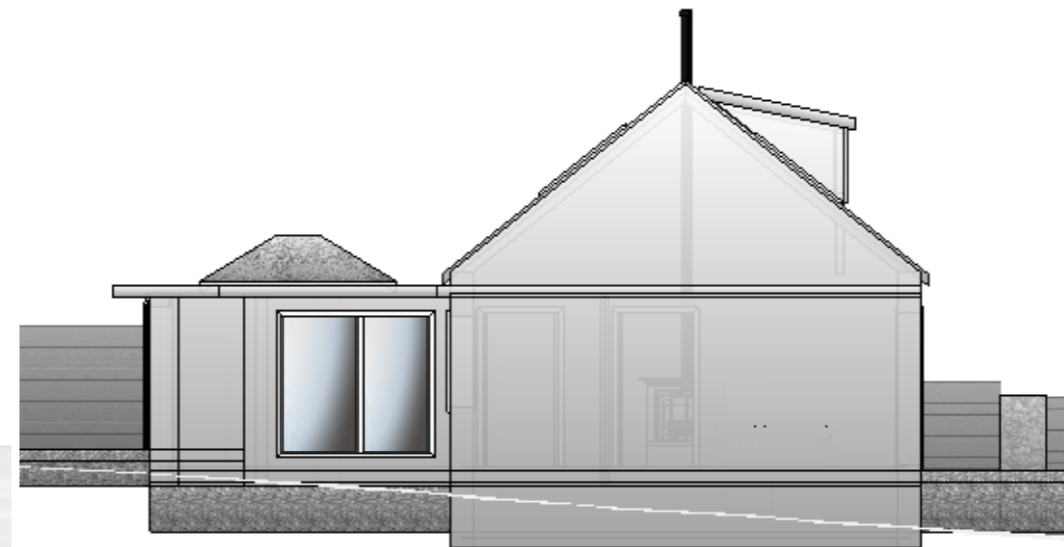
PROPOSED SIDE (EAST) ELEVATION

AMENDED

NYMNP  
11/04/2022



PROPOSED REAR (NORTH) ELEVATION



PROPOSED SIDE (WEST) ELEVATION

Project  
Proposed Alterations & Extension  
to; Cliff Cote, Prospect Field,  
Robin Hoods Bay, YO22 4RH

Client  
L. Winder  
Title

Proposed Elevations

**ark+design**

ARCHITECTURAL & INTERIOR  
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Date MAR22	Drawn ARK
Scale 1:100 @ A3	Number LW-03-03