

DESIGN and ACCESS STATEMENT

Application: Full Planning Permission

PROJECT:

PROPOSED REPAIR WORKS AND CONVERSION OF OUTBUILDING
TO A BEDROOM.

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AGENT:

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CONTACT:

CLIENT:

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1.0 Overview

1.1 Introduction

This Design and Access Statement has been prepared in support of a Full Planning Application for the conversion of the existing outbuilding to a new bedroom

2.0 Description of Site and Surrounding Area

The application site forms part of the property known as 'Hilda Cottage' The property is a Grade 2 Listed Building and is in the Conservation Area of Robin Hoods Bay.

3.0 Site History

There are no known Planning applications on this property post 2007, although we believe an earlier Planning Permission may have been granted before 2007 for a similar conversion, but was not implemented.

4.0 Description of Proposal

4.1 Proposed conversion of outbuilding.

The proposal is to convert an existing stone built outbuilding into a new ground floor bedroom. The new bedroom is to be accessed via, a new opening from the existing cottage accommodation. The outbuilding fabric is to be upgraded and repaired in line with the detailed drawing which forms part of this application.

The design of the proposed works is considered to be suitable for its siting and as it is to be constructed of materials to match entirely the existing dwelling and outbuilding so that it will blend perfectly within the environment in which it is sited.

The dimensions of the proposal are:

Depth of building max. 4.2m

Width of building 2.3m

Height to eaves 2.20m

Height to highest part of roof 3.6m.

Internal floor area is 7 sq.m.

5.0 Heritage Impact assessment

A Heritage statement is included as part of this application

6.0 Documents submitted in support of this Planning Application:

- a) Application form;
- b) Site location plan (Scale 1:1250);
- c) Existing plans and elevations.
- d) Proposed Elevations
- e) Proposed Floor plan.

- f) Heritage Statement
- g) Design and access Statement
- h) Fee

7.0 Parking

This proposal makes no changes to the existing on site parking provision.

8.0 Site trees

There are no site trees affected by these proposals.

9.0 Neighbouring Properties

It is not felt that there is any loss of residential amenity to any adjoining owners of residential property.

10.0 Conclusion

This proposal for the conversion of the outbuilding as submitted is considered to be sympathetic to the original listed building and it's setting in relation to adjoining properties.

HERITAGE ASSESSMENT

PROPOSED REPAIR WORKS AND CONVERSION OF OUTBUILDING
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1. INTRODUCTION

1.1 This heritage statement has been prepared to inform and support proposals for the proposed repair works and conversion of the outbuilding into a bedroom with small en suite facility, at Hilda Cottage, Shell Hill, Robin Hoods Bay.

1.2 In accordance with the Policy set out in the National Planning Policy Framework (NPPF), this statement describes 'the significance of any heritage assets' importance and ... is sufficient to understand the potential impact of the proposal on their significance'.

1.3 This statement therefore seeks to identify the local heritage assets that may be affected by the proposal and to consider the potential impact of the proposals on their significance and their setting, having regard to the statutory duties and other relevant national and local planning policies.

1.4 This statement has been prepared by Venture architectural and should be read in conjunction with the Planning Statement which provides a more detailed description and justification for the proposed development and accompanying plans.

2. SITE LOCATION AND CONTEXT

2.1 The application site lies to the east side of Shell Hill and is a Grade 2 Listed dwelling house which also lies within the Conservation Area of Robin Hoods Bay. The dwelling is a 4 storey cottage with a single storey outbuilding attached to the side gable.

2.2 The listing details are as shown below:

FYLINGDALES SHELL HILL

NZ 9504

(east side)

Robin Hood's 3ay

19/172 Hilda Cottage

6.10.69

GV

II

House, late C18. Coursed sandstone with varied tooling; incised rendered front. Pantiled roof with stone copings, kneelers and ridge, rebuilt brick chimneys. Large herringbone-tooled sandstone extension. 2 storeys, 2 bays, irregular, and 1-storey, 1-bay left extension. Off-centre 5-panel door with overlight. Flanking 12-pane sashes with projecting cills. On first floor two similar sashes closer together and resting on cill band. 4-panel door with small sidelight in extension with parapet front.

Listing NGR: NZ9525904919

3. PLANNING HISTORY

3.1 The building is situated in a cluster of cottages along Shell Hill. There is no record of any Planning history after 2007. It is understood that a Planning Permission and/or Listed Building Permission was issued prior to 2007 for a similar proposal.

4. POLICY CONSIDERATIONS

4.1 Planning (Listed Buildings and Conservation Areas) Act 1990

The primary legislation relating to historic buildings is the Planning (Listed Buildings and Conservations Areas) Act 1990. This requires Councils, when determining applications, to pay special regard to the desirability of preserving or enhancing the character or appearance of a conservation area (section 72) and to have special regard to the desirability of preserving a listed building or it's setting (sections 16 and 66).

4.2 To promote sustainable development, the NPPF seeks to ensure that historic environment and its heritage assets are conserved in a manner appropriate to their significance (paras 17 & 126).

4.3 However, it recognises that the significance of a designated heritage asset can be harmed or lost through development within its setting, where setting is defined as 'the surroundings in which a heritage asset is experienced', recognising that 'elements of a setting may make a positive or negative contribution to the significance of the asset'.

4.4 The NPPF therefore requires an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting, proportionate to the asset's importance and sufficient to understand the potential impact of the proposal on their significance, although it accepts that not all elements of a conservation area will necessarily contribute to the significance.

5. SUMMARY OF LOCAL HERITAGE ASSETS

5.1 The NPPF defines a 'heritage asset' as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in Planning decisions, because of its heritage interest' and includes both designated heritage assets and assets identified by the local Planning Authority.

5.2 Existing Designations.

The existing dwelling is located within the Robin Hoods Bay Conservation Area.

5.3 Listed Buildings.

Other properties within the immediate area which are Listed are :

- **II [Arndale Cottage](#)**
Fylingdales, Scarborough, North Yorkshire, YO22
- **II [Strauton and Roma](#)**
Fylingdales, Scarborough, North Yorkshire, YO22
- **II [Bramley Cottage](#)**
Fylingdales, Scarborough, North Yorkshire, YO22
- **II [Storm Cottage](#)**
Fylingdales, Scarborough, North Yorkshire, YO22
- **II [House to South of Fisherman's Cottage](#)**
Fylingdales, Scarborough, North Yorkshire, YO22
- **II [Fisherman's Cottage sea View](#)**
Fylingdales, Scarborough, North Yorkshire, YO22
- **II [United Reformed Church](#)**
Fylingdales, Scarborough, North Yorkshire, YO22
- **II [Avery House Osborne Cottage](#)**
Fylingdales, Scarborough, North Yorkshire, YO22

Each of these listed buildings are not considered to be in close proximity to the proposed works and as such their setting would not be affected by the proposal.

6. POTENTIAL IMPACT OF THE PROPOSAL ON THE SIGNIFICANCE OF THE LOCAL HERITAGE ASSETS

6.1 The objective of these proposals is to:

a) make use of an existing single storey lean to stone structure which is attached to the gable of the existing cottage. In doing so, the fabric of the building will need to be upgraded and repairs carried out to ensure the continued integrity of the existing structure. In general the works comprise:

Externally.

- 1) to replace the two existing windows facing onto Shell Hill with new purpose made timber windows to match the style of the two existing windows. The lower level window serving the new ground floor bedroom will need to have an opening sash to be able to serve as an escape window as required by Building Regulations. In replacing these windows, existing timber lintels over, will need to be inspected and replaced with new oak lintels where required.
- 2) The existing external door and frame which is in a poor state of repair is to be removed and replaced with a new purpose made timber door and frame to exactly match the size and sections of the existing door and frame. The new door is to be secured in the closed position so will not be used as an access door.
- 3) The existing pantiled roof finishes will be stripped back and tiles saved for later re use. The existing roof timbers are to be inspected for rot or infestation and defective timbers replaced with new timber to suit. The existing roof tiles are to be re-laid onto

new tanalised timber battens on breathable felt, back to the line of the original roof slope. Existing cast iron rainwater gutter and downpipe is to be replaced with new cast iron to match and fixed onto new timber fascia boards to replace the existing.

- 4) The existing 4no. vertical sliding sash windows to the front elevation are to be inspected for rot and defective timber sections are to be replaced with new timber.
- 5) The existing gable window at high level, (to the right hand side of the gable), is to be removed and replaced with a new timber window to match the style and timber sections of the existing window.
- 6) The existing 2no. catslide dormer windows are to be inspected and repaired. The two defective Yorkshire sliding sash windows are to be removed and new timber windows are to be manufactured and inserted into the two dormers. Window sizes and timber sections to exactly match those of the existing. The cheeks and frontage finishes of the dormers are to be removed where defective, the structure beneath inspected and repaired as necessary, and new external grade plywood is to be fixed on a vapour barrier and then finished externally with new code 4 lead cheeks and facings.

Internally.

- 7) A new opening is to be formed between the existing living room at ground floor and into the outbuilding to form a new small bedroom space. The existing concrete floor is to remain and the floor level is to be brought up to the level of the existing living room floor with timber battens and timber floor boards all laid on a pvc damp proof membrane. Thermal insulation will be laid between the timber battens to suit the available depth.
- 8) The internal faces of the external walls are to be cleaned down and a non attached timber stud is to be erected 25mm away from the faces of the external walls. This studwork is to be insulated between studs and finished internally with plasterboard and skim.
- 9) The timber roof structure will be insulated between the rafters and counter battens provided on the underside, which will be finished with plasterboard and skim.
- 10) A separate small en-suite compartment is to be formed with timber studding within the space created and this will house a wc and wash hand basin. Suitable drainage provision will be made to egress from the new space to an existing foul water discharge point towards the front of the property. Ie in the position of an existing foul water gully, thereby connecting to the main sewer.
- 11) Power and lighting provision will be made and timber skirting boards, internal butt and bead boarded doors and timber architraves and skirtings provided to finish internally.

6.2 The results of the works as proposed do not cause any visual intrusion to any other nearby property and there is no overlooking potential of the proposal from the converted outbuilding or visa versa.

6.3 It is felt that the proposal demonstrates a high quality design which reflects and retains the original appearance of the outbuilding and thereby respects its local context and has regards to the objectives of Conservation policies and Guidance notes.

7. CONCLUSION

7.1 The NPPF recognises that the conservation of heritage assets in a manner appropriate to their significance is one of the core land use planning principals and this is reflected in the objectives of conservation area policies.

Decisions should be made that are appropriate and proportional to the potential impact of the proposals on the elements that contribute to the significance of any heritage assets within the vicinity of the site.

7.2 As described above, it is considered that the overall proposals are sympathetic to its surroundings and to the area as a whole and will have no direct bearing on any of the nearby Listed Buildings.

7.3 These proposals therefore comply with the objectives set out in the NPPF and the relevant local planning policies, thereby helping to preserve or enhance the setting of a heritage asset and its significance.

Richard Smallwood M.C.I.A.T.

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