

Hannah Mayall
6 Bramshill gardens
London
NW5 1JH

NYMNP

18/07/2022

6.1.22

Design, Access and Heritage Statement to be read with Listed Building consent form Ref PP-10519106

Re proposal to repair and replace the windows at
Coach House Cottage, Robin Hoods Bay, New Road, YO22 4SF

As one of the original and plainer cottages in Robin Hoods Bay I appreciate that Coach House Cottage needs to retain its historical nature particularly from a visual point of view. The cottage sits above what was once a warehouse and a stables before that. Our cottage was two tiny dwellings which had been amalgamated before we bought it into one. It doesn't have any of the fancier bits associated with the wealthier fisherman and captains cottages. Due to its position it has limited accessibility to passers by but it is very visible from New Road and from behind as you can stand above its roof at the back. It forms the start of where the cottages start to become 3 story on the righthand side of New Road. My family have owned this cottage for approx 55 years and the unique character of the cottage and of Robin Hoods Bay is very important to us and why we are keen to keep the look of the cottage as it is .

Most of the windows have over the years been repaired however some of them are now rotten beyond repair.

The windows fall into 3 types:

The Yorkshire sash windows: these are in their original state and contain some old glass panels. However the cottage has shifted quite a lot in the last few years and these now fit very badly creating a in places at least 200mm gaps which create a lot of heat loss. Most of the time we have them wedged closed with wood strips and newspaper. I would like to retain these windows but I have been advised that to fit the adjusted shape of the window they would need to be built especially. I would like to replace them with the same 24 panel single glazed windows but built to fit.

The Dormer windows to the front and rear of the building: The front Dormers were to the best of my knowledge installed before my family owned Coach House Cottage which would make them late 1950's early 1960s. They are not cats eye dormers as in the rest of the village and are how the cottage can be identified from the air. However I reglazed one of them some years ago with planning permission and was advised by then to retain this changed/ more modern look.

My intention is to repair as much of the timber frames as is possible from the inside although the advice I have been given is that some of the panels which face down the road towards the sea and are very exposed are rotten on the outside and in, where it

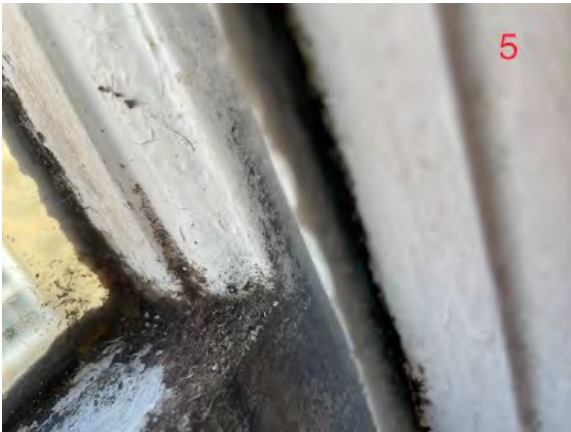
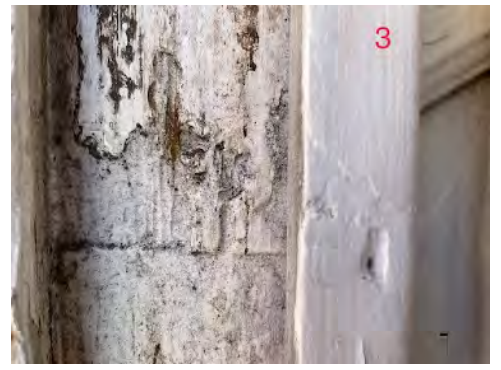
suffers from condensation and therefore these two to be replaced. I intend to keep the same style of style of sash windows to the centre front and use again timber frames and single glazing.

The two smaller dormers at the rear/front door side of the building are more in keeping with the village. Having a sloping roof line which is tiled. They have very simple sliding wood frame windows sliding on a timber bead. These both have rotten frames and windows. I intend to replace these with the same shape and style in painted timber and single glazed.

The lower kitchen window is a double casement window hinged from the sides. The frame has been repaired but now needs to be replaced. Hopefully the windows can be retained and just the frame replaced but if needs be the whole unit will be changed again for one as much the same as possible.

I have no intention of changing the external look of Coach House Cottage The windows to be repaired and replaced will be the same size and style and built from the same materials as they are now being timber, painted with single glazing

Yours
Hannah Mayall

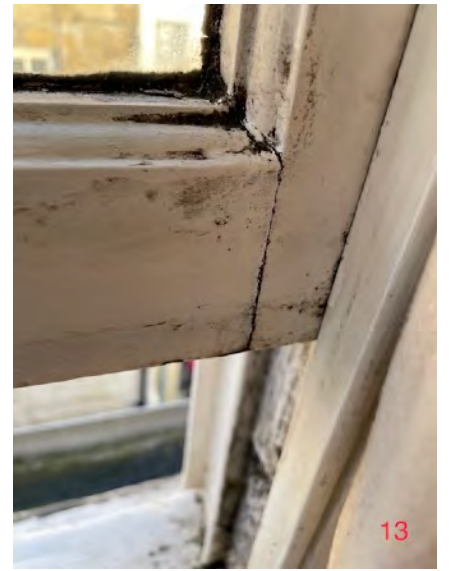


NYMNPA
18/07/2022





NYMNPA
18/07/2022

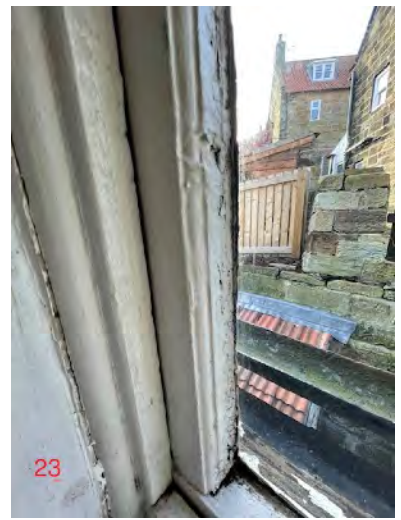




21



22



23

NYMNP

18/07/2022



24



25



26



27



28



29



30

NYMNP

18/07/2022

