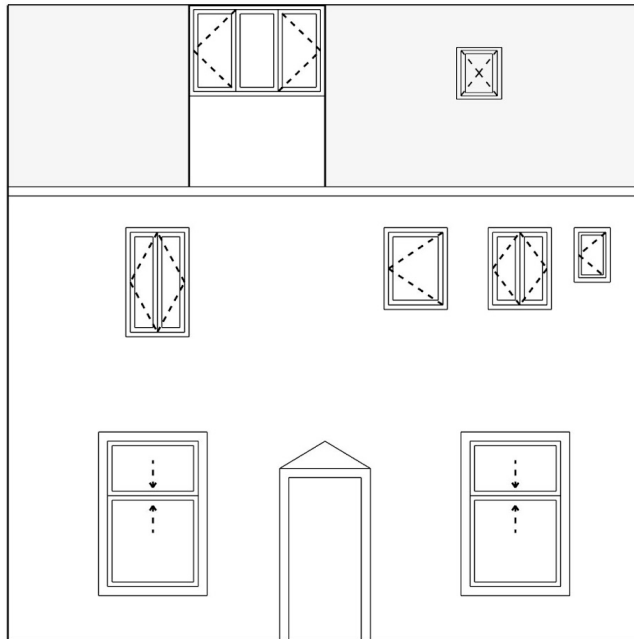


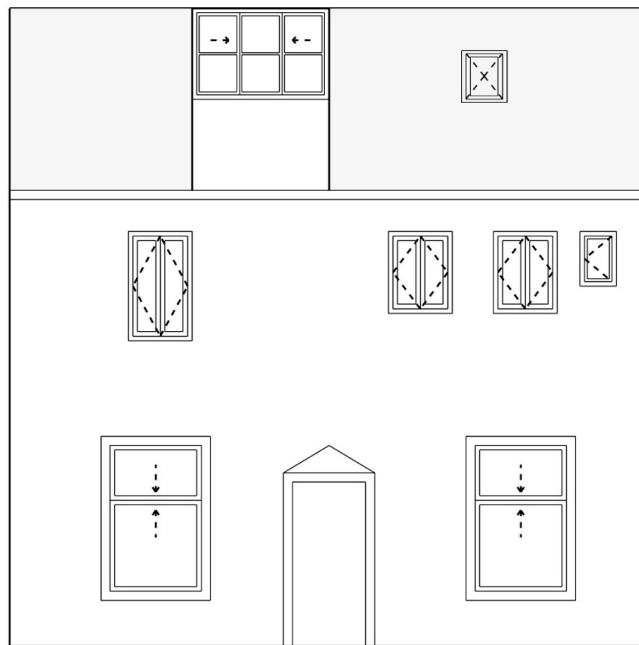
Friar's Cottage - Design & Access Statement

We have a grade 2 listed cottage in Robin Hood's Bay with windows in serious need of replacement and are looking to sympathetically use slim line/Heritage style double glazing panes in order to maximise energy conservation and enhance the appearance, in a manner which will benefit not only the cottage but also the immediate vicinity.

Friar's Cottage - Existing Elevation
Drawing NOT TO SCALE



Friar's Cottage - Proposed Elevation
Drawing NOT TO SCALE



Friars Cottage - Heritage Statement

Friars Cottage is a Grade II Listed Building which sits within the Robin Hoods Bay Conservation Area. The architectural character of Robin Hoods Bay materialised as a result of the role of the village in the smuggling trade; cottages were packed in along the valley with a focus on high-density, low-level housing so as not to draw attention to the developing transport route inland from the sea. Aesthetically, the buildings demonstrate an 18th century style, mostly built in stone with terracotta pantiled pitched roofs, with a wide variety of traditional window styles. In the village, dormer extensions from attic spaces have become a common feature, due to the demand for more space.

Friars Cottage itself fits perfectly within this pattern; 2 storeys of herringbone-tooled sandstone with a terracotta pantiled pitched roof and a dormer window extending from the attic bedroom. As mentioned above, there are a wide range of window styles throughout the village, all traditional in their appearance, but it is the assortment of styles and varied fenestration patterns that contribute to the unique architectural significance of the windows in the village.

Our desire to update the windows at Friars Cottage is not for an aesthetic alteration purpose, but simply born out of necessity; having suffered the damaging east coast winds and rains, all are showing signs of rot, with the dormer in particular urgently needing attention.

In light of the climate emergency we are facing, this appears to be the perfect opportunity to improve the quality of the windows, and resultantly improve the efficiency of the cottage. We are therefore proposing to replace the outdated single-glazed windows with a more appropriate model of double-glazing standard. As our indicative drawings demonstrate, we are not proposing for any alteration to the structural openings, and for all windows other than the dormer, we are simply asking for permission to replace the existing windows with like-for-like double-glazed alternatives of exactly the same shape and size. For the dormer, we are hoping to replace the three pane window with a three-above-three sliding sash (a decision encouraged by a NYM Building Conservation Officer), as depicted in the attached elevations.

Due to the minimal aesthetic alteration, and the use of contextually and environmentally sensitive materials, we are not anticipating that there will be any impact at all on the heritage assets, be that the listed building itself or the conservation area in which it sits.

Details from Historic England attached below -

Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1296364

Date first listed:

06-Oct-1969

List Entry Name:

FRIARS COTTAGE

Statutory Address 1:

FRIARS COTTAGE, TOMMY BAXTER STREET

Location

Statutory Address:

FRIARS COTTAGE, TOMMY BAXTER STREET

The building or site itself may lie within the boundary of more than one authority.

County:

North Yorkshire

District:

Scarborough (District Authority)

Parish:

Fylingdales

National Park:

NORTH YORK MOORS

National Grid Reference:

NZ 95273 05002

Details

FYLINGDALES TOMMY BAXTER STREET NZ 9505 and NZ 9504 Robin Hood's Bay (east side)
17/221 and 19/221 Friar's Cottage 6.10.69

GV II House, mid C18 with alterations. Finely herringbone-tooled coursed sandstone; pantiled roof with stone coping and old brick stack. 2 storeys and attic, 2 wide bays, irregular. Modern central door under gabled wood hood on fancy brackets. Flanking early C20 sashes in wood box frames. 4 small plain modern casements set irregularly on first floor. Traces of older, possibly stone-mullioned, windows in masonry. Large modern 3-light dormer. Left end coping and chimney.

Listing NGR: NZ9527305002

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

327874

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.
