

NYMNP

13/04/2023

**3 BLOOMSWELL,
ROBIN HOOD'S BAY**

**DESIGN AND ACCESS
STATEMENT**

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2495/2

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I.00 INTRODUCTION

- I.01 This statement has been prepared to support a listed building application for the reinstatement of an external paneled door and surround and associated internal lobby at 3 Bloomswell, Robin Hoods Bay
- I.02 The building is listed Grade II (as part of the larger terrace) and is situated within Robin Hood's Bay Conservation Area.
- I.03 The purpose of this statement is to satisfy the requirements of paragraph 194 of the National Planning Policy Framework which indicates that applicants should provide a description of the significance of any heritage assets affected by their proposals (including any contribution made by their setting).

Planning (Listed Buildings and Conservation Areas) Act 1990

- I.04 Section 16 (2) of the Act states that:
In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Local Development Plan Policies

- I.05 The North York Moors National Park Authority (NPA) adopted the North York Moors Local Plan on 27 July 2020.
- I.06 The relevant policies relating to the historic environment and built heritage are Strategic Policy I and Policy ENVI 1.

National Planning Policy Framework (NPPF)

- I.07 Section 16 of the NPPF (paragraphs 189 to 208) sets out general policies relating to the historic environment and further guidance is provided in the online Planning Policy Guidance. Heritage assets are defined in Annex 2 of the NPPF 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

In Annex 2 of the NPPF 'Significance (for heritage policy)' is defined as:

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

This Annex also provides a definition of archaeological interest.

- I.08 Paragraphs 201 and 202 of the NPPF make a distinction between proposals that will lead to ‘... *substantial harm to or total loss of significance* ...’ of a designated heritage asset (paragraph 201) and proposals which will have ‘... *less than substantial harm* (paragraph 202)’.

Planning Practice Guidance

- I.09 The national Planning Practice Guidance (PPG) contains guidance on conserving and enhancing the historic environment. It sets it in the context of the NPPF’s drive to achieve sustainable development and the need for appropriate conservation of heritage assets. It identifies that any decisions relating to listed buildings and their settings and conservation areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as the relevant policies in the NPPF and the Local Plan.

- I.10 The PPG includes definitions of significance as follows:

- *archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point;*
- *architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can rise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture;*
- *historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

2.00 THE SITE AND ITS CONTEXT

- 2.01 The property is situated in Robin Hood's Bay Conservation Area and forms part of a terrace known as Bloomswell which is listed Grade II.
- 2.02 The NPA have a Consultation Draft Conservation Area Appraisal and Management Plan for Robin Hood's Bay (October 2017). This document includes the following Summary of the Significance:

The architectural character of Robin Hood's Bay is largely dependent on the historic need to squash as many buildings as possible into the ravine sides whilst remaining largely invisible from the surrounding landscape. Consequently, mostly modestly sized buildings are tightly packed with small alleys between them instead of roads; the only way to extend a building was upwards. Curiously shaped buildings take advantage of tiny spaces and even the beck has been culverted to create more developable space. Where developable land is scarce, open spaces are a rarity being largely restricted to the chapel and school area; while the biggest open space visible is the shore and the sea. The location of the village in this valley was to ensure the closest proximity to the sea which provided a transport route and natural resources whether obtained legitimately through fishing or illegitimately through smuggling.

The buildings are predominantly 18th century in appearance and built of stone with red pantiled pitched roofs and some Welsh slate. Dormer windows are common because of the need to extend upwards; these are sometimes imaginatively designed and make a positive contribution towards the roofscape along with stone water tabling, chimneys and the variety of roof heights brought about by the steep valley sides. Many doors are brightly painted with quirky door knockers, the occasional surviving boot scraper and canopies to provide additional protection from the coastal weather. The narrow lanes are surfaced in a variety of materials, mostly traditional cobbles and stone and lined with pots planted with flowers and shrubs. Views between the lanes invite exploration or frame views out to the sea. Redundant water stands and mooring rings all add to the historic interest.

The following elements have been identified as being of significance to the Conservation Area:

Considerable significance

- 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
- Visually permeable boundaries to private spaces, especially wrought ironwork
- Slipway and dock area as reminders of the fishing industry
- Culverted becks as evidence of smuggling 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*
- *Views across the ravine of pitched roofs, pantiles and chimneys on various levels*
- *View of the village from the Cleveland Way to the south and the Ness from the north*
- *Views along alleys*
- *Views to the sea*
- *Views along cascading rooflines*
- *Building materials of stone and small amounts of render (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; wrought 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*
- *Worn steps to doorways*
- *Wall hung lanterns*

2.03 The earliest known reference to Robin Hood's Bay is in the early fourteenth century. The first edition Ordnance Survey Map was surveyed in 1842. By this date most of the buildings within the Conservation Area, including Nos. 1-9 Bloomswell had been constructed. Due to their historic interest and age, the majority of the buildings in the Conservation Area are listed.

2.04 No. 3 Bloomswell is situated at the northern end of the designated area within a terrace of nine houses. It was originally built as a modest fisherman's cottage, probably in the early nineteenth century. The terrace is set on a north-west/south-east alignment, with the lane known as Bloomswell running along its southern side and a 'rear' lane along its northern side separating it from the terrace known as Esplanade. Due to the topography of the area, Bloomswell slopes upwards from west to east. This results in a split level property, with the front (southern) entrance to No. 3 at lower ground level and the rear (northern) entrance at an upper ground level corresponding with that of the back lane.

2.05 Although there is some consistency in the materials palette of the terrace, with the use of render to the walls and pantile covered roofs, there is a significant variation in the scale and nature of the properties, with Nos. 2, 3 & 4 being significantly smaller than the other buildings in the terrace.

2.06 No. 1 is a shop and its southern elevation is set back from the rest of the terrace, and the southern entrance to the lower ground floor on Bloomswell has a single storey, lean-to, open porch adjoining the return to No.2. It has shop windows facing New Road to the west and the back lane to the north and the main entrance is set on the canted section of wall in the north-west corner. It is three storeys on the southern side

and two storeys to the north, with rendered wall, a hipped pantile roof and stone chimney stacks.

- 2.07 Nos. 2, 3 & 4 are the smallest properties in the terrace, and their southern elevation to Bloomswell is 2 storey plus attic but only single storey to rear (north). The southern elevation has painted render with slightly projecting string courses forming the heads to the ground and first floor windows. The roofs are asymmetric, with large dormer windows to the south and a catslide, with a shallower pitch to the single storey, section. The render to Nos 2 & 3 is smooth with an incised finish whereas that to No. 4 is roughcast.
- 2.08 The principal elevation faces south, with the entrance to each property slightly elevated with the lane above a step or two, with a paneled door and a decorative surround with a pediment over. There is variation in the style of the doors, the surrounds and the pediments over. Each property has a single window to the ground and first floors.
- 2.09 No. 2 has a 6-panelled door set in a reeded surround with a deep plinth and simple open pediment, set below the lower string course. No. 4 (Yarra House) has a pair of 2-panel doors. The surround has a central panel of horizontal reeding, simple bases and the flat topped, open pediment is supported on shallow brackets, and has decorative balls and a blind fanlight with radial glazing bars.
- 2.10 Nos. 5, 6, 7, 8 & 9 step up, eastwards along Bloomswell. These properties are 3-storey to the south and 2 storey to the north some with dormer windows. Unlike Nos 2, 3 & 4 Bloomswell, these buildings are much larger, with a double pile plan. The double gable and central valley gutter separating the two pitched roofs is visible in views from the west.
- 2.11 With the exception of No. 6, the other south doors to these properties are 3-panel set in decorative surrounds (all with slightly different details) but with a flat topped, open pediment with a blind fanlight with radial glazing bar.
- 2.12 The south entrance to No. 6 has been altered and has a projecting porch with a tented canopy and a 6-panel door. On the north elevation of this building, unlike the others, it has a 3-panel door with a decorative surround, suggesting that this may have been relocated from the south elevation.
- 2.13 These five properties have a single multi-pane sliding sash windows to each floor, but No. 6 which is slightly wider, differs in that it has two windows to the upper floors.

2.14 The list entry for the building is as follows:

FYLINGDALES BLOOMSWELL NZ 9505 Robin Hood's Bay 17/16 Nos 1-9 consecutive

List Entry Number: 1301013

6.10.69

GV II

Terrace of houses, early-mid C19 with alterations. Incised render, probably on brick. Pantiled roofs, stone stacks. Each 3 storeys, 1 wide bay. Doors at left, the originals of 3 fancy panels, some in doorcases of reeded pilasters and bracketed open pediment; radial fanlights, mostly blocked. No 6 has added porch with tented hood; doorcases of Nos 2 and 3 mutilated, and No 1 altered to shop front. Where original windows are 16-pane sashes on ground and first floors, Yorkshire lights on second floors; some windows replaced. No 2 has large modern dormer, No 6 has top replaced sash breaking eaves. Nos 4 and 5 have enlarged window openings and are included for group value.

2.15 Internally No. 3 is set over several levels, with the lower ground floor level set slightly above Bloomswell. The stair is set at the northern end of the lower ground floor (south) room behind a timber paneled wall. There are small closets to the east and west of the stair. On the east wall of this room is a chimney breast, with niches in the wall to either side. The steep stair leads up to a quarter landing with a flight of steps to either side leading to the kitchen to the north and first floor to the south.

2.16 The list entry description notes that the doorcases to Nos. 2 & 3 are mutilated.

2.17 No. 3 forms part of the listed building (No. 1-9 Bloomswell) and its significance is considered to relate to the following:

- Its historic interest as a former fisherman's cottage and simple form in contrast to the larger buildings to the east and west
- Its traditional appearance with rendered walls, pitched pantile covered roof, with catslide to the north and the pattern of door and window openings
- The sense of hierarchy between south and north elevations, with provision of a paneled door and doorcase to the south elevation
- The planform with accommodation arranged over split levels linked with steep stairs and the stone wall separating the kitchen from the southern 2-storey section of the cottage
- The paneled wall to the lower ground floor room
- The chimney breasts and cast iron fireplace at first floor level
- The paneled internal doors

3.00 THE PROPOSED WORK

- 3.01 Following an unsuccessful appeal against a retrospective application for replacement of the south external door and removal of the internal lobby, discussions have been undertaken with the Conservation Officer and Enforcement Officer about the reinstatement of these features.
- 3.02 The applicant has commissioned a local joiner, Mark Laycock, to prepare joinery details for a new timber panelled door, reeded surround and timber framed internal lobby. Prior to the preparation of the detailed drawings, Mark has been in discussion with the LPA about the detailed design.
- 3.03 The proposed door will be a 6-panel door with flat panels, to reflect that which was removed in 2019 (see *photo 1*).



Photo 1- image of previous 6-panel door

- 3.04 As noted in the listed building consent description, the previous door surround had been ‘mutilated’ and therefore the proposal is to remove the present door surround and construct a new timber door surround with reeded mouldings and a canopy to match that on No. 5 (*photo 2*).



Photo 2 – detail of timber surround to No. 5 Bloomswell

- 3.05 Internally, a timber framed partition will be reinstated adjoining the south door, to recreate the internal lobby removed in 2019. The partition will be detailed to match the paneled partition that remains insitu adjoining the stair (*photo 3*).



Photo 3 – detail of timber paneled partition in living room

4.00 CONCLUSION

- 4.01 The proposal is to replace the present entrance door with a new 6-panel timber door, to a design based on that which was removed in 2019. The modern door surround will also be carefully removed and a new timber surround and canopy, provided, based on the design of the door surround to No. 5 Bloomswell.
- 4.02 Internally, an internal lobby will be reinstated to the south door, with a paneled door and partition walls to reflect the detail of those at the base of the stair.
- 4.03 The proposed works will result in the reinstatement of historic features based on details which remain insitu in the Grade II listed building.