

NYMNP

22/08/2023

Design and Access Statement



Refurbishment and Subdivision
Burleigh Cottage, Robin Hoods Bay, YO22 4SS
For
R & J Wallace

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1.0 General

1.1 The Statement

This statement is submitted to accompany an application to the North York Moors National Park Planning Authority for the subdivision of the Lower Ground Floor and general refurbishment of the property.

Proposals are illustrated on drawings D12540-01, 03, 04 and 05. See also a Heritage Statement for the application.

1.2 Description of Existing

Burleigh Cottage forms part of the Historic heart of Robin Hood's Bay. It sits on the main (but small) access road into the village on a junction with the stepped path "Jim Bell Stile".

This junction forms the unique 'wedge' shape of the cottage.

The building is Grade 2 Listed, List entry 1168080.

It is recognized that this property and the conservation area of which it is part contribute to the special qualities of the village. Our Clients are keen to work within the relevant policies to enhance this property which now requires a substantial investment following a period of low maintenance. This specialist aspect is dealt with by a Heritage Statement.

Externally, the property follows the general vernacular of Robin Hood's Bay in terms of material but its shape is quite unique created by its position between the two previously described historic routes into the village.

The walls are natural sandstone laid in regular courses with narrow pointing. As is common with the old properties, the state of the pointing is variable with elements of more original lime-based mortar and areas of repair carried out using cement-based products.

Windows are all timber and with the exception of one in the gable of Bed 3 which is a recent casement, they are generally sliding sash. The two different styles are the Lower Ground Floor 'Shop front' window and a first-floor projecting bay window set on a timber paneled riser. The rear dormer window has a Yorkshire sliding sash opening. The roof is finished with pantiles and is formed in two distinct parts. A lower North West element and a more standard higher part which is continuous over the adjacent property.

The lower element covers the tapered part of the footprint. It presents a parallel pitched roof to the front but a triangular sloping eaves shape to the rear. Rainwater goods and soil pipes are for the most part black cast iron with some smaller areas of black pvc.



Photo 1
Front Elevation



Photo 2
Front elevation (2)



Photo 3
Rear elevation

The Lower Ground Floor

This currently consists of 2 main rooms.

The tapered room to the North West which houses the Plant for the Plumbing and a concrete block enclosure for a toilet.

The rear wall/boundary of the room is natural stone and appears to be partly built and the excavated rock face.

Also on this level is a Kitchen with stair up to the Ground Floor.

The rear wall of both these rooms is fully or partly below the external Ground Level.

Ground Floor

The rear of the building is now above Ground level and there is an Entrance Door directly onto Jim Bell's Stile.

There are 2 rooms, both currently Living Rooms. The tapered room has a small projecting Bay Window. Both rooms have chimney breasts.

First Floor

This follows the same pattern as the Ground floor although with more sub division.

There are 2 Bedrooms, a Landing, a Bathroom and separate Toilet.

There is a stair up to the Second Floor/Roof space.

Second Floor/Roofspace Room

The roof line of the building is stepped, a lower section sits over the tapered end of the building (North West) and a taller element over the rest of the house allows the creation of a room, predominantly within the roof.

1.3 Liaison

A Pre-Application Enquiry was submitted to the Planning Authority.
Ref: NYM/2023/ENQ/19505.

A detailed response was provided Annabel Longfield-Reeve (Heritage and Conservation), dated 19th April 2023. This has been used by our clients to form the basis of the current applications.

2.0 Proposals

2.1 Design and Siting

The proposals are as follows: -

- Subdivision of the Lower Ground Floor
- General refurbishment
- Other minor layout changes

2.2 Requirement

As noted in the Pre-Application response, the property has suffered from a lack of investment.

While renovating and refurbishing it is intended to create a more sustainable model to improve sustainability.

The subdivision allows a more flexible approach for occupation by both the family and guests.

The full refurbishment using traditional materials builds a certain amount of robustness into the building with lower ongoing maintenance following the initial capital costs.

3.0 Context/Policies

3.1 The proposals will be considered with regard to Local Authority Policies: -

- Core Policy G: Landscape, Design and Historic Asset
- Development Policy 3: Design
- Development Policy 4: Conservation Areas
- Development Policy 5: Listed Buildings

The Policies seek to encourage and direct applicants to carry out sympathetic works to historic assets to maintain or enhance their status. In addition, the amenity for the area and occupants of other properties is to be maintained or improved.

Most importantly not to erode any existing or inherent qualities the structure provides for its self or its setting.

The Heritage Statement provides detail relating to conservation aspects.

3.2 Context relating to Policies

Because this property is Listed and within a Conservation Area, a separate 'Heritage Statement' has been produced and should be read to obtain full description and context for the proposals.

The importance of the subdivision for providing a sustainable future for the property is noted in Section 2.2.

This subdivision also returns the property to its former layout. The stair connecting Lower Ground Floor to Ground is a very recent addition in terms of the age of the property and it would appear prior to this the Lower Ground Floor was a separate unit.

Both the Lower Ground and Ground Floors have distinct Entrance doors and layouts which suit separate occupation. The Shop Window is another example of its alternative use.

Protection of current amenity is provided by the improvement and refurbishment of the existing external features with no real change visually except for improvements.

The use levels will also be maintained as existing. Floor layouts are very similar and levels of accommodation cannot change which retains activity to the current levels.

4.0 Access

4.1 External

This remains un-altered from the existing. The property front wall forms the boundary with the Highway; therefore, change is not possible or desirable.

4.2 Internal

The subdivision improves internal access.

The staircase being removed had been squeezed in and would not comply with current standards.

NYMNP

22/08/2023

Heritage Statement



Refurbishment and subdivision

Of

Burleigh Cottage, Robin Hood's Bay, YO22 4SS

For

R & J Wallace

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1.0 General Introduction

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2.0 History and Asset Description

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Externally, the property follows the general vernacular of Robin Hood's Bay in terms of material but its shape is quite unique created by its position between the two previously described historic routes into the village.

The walls are natural sandstone laid in regular courses with narrow pointing.

As is common with the old properties, the state of the pointing is variable with elements of more original lime-based mortar and areas of repair carried out using cement-based products.

Windows are all timber and with the exception of one in the gable of Bed 3 which is a recent casement, they are generally sliding sash.

The two different styles are the Lower Ground Floor 'Shop front' window and a first-floor projecting bay window sat on a timber paneled riser.

The rear dormer window has a Yorkshire sliding sash opening.

The roof is finished with pantiles and is formed in two distinct parts.

A lower North West element and a more standard higher part which is continuous over the adjacent property.

The lower element covers the tapered part of the footprint. It presents a parallel pitched roof to the front but a triangular sloping eaves shape to the rear.

Rainwater goods and soil pipes are for the most part black cast iron with some smaller areas of black pvc.



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Front Elevation



Photo 2
Front elevation (2)



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The tapered room to the North West which houses the Plant for the Plumbing and a concrete block enclosure for a toilet.

The rear wall/boundary of the room is natural stone and appears to be partly built and the excavated rock face.

Also on this level is a Kitchen with stair up to the Ground Floor.

The rear wall of both these rooms is fully or partly below the external Ground Level.



Photo 4
Block WC cubicle, rock face behind in Tapered room



Photo 5
Plumbing and plant in Tapered Room



Photo 6
Kitchen to Lower Ground with modern stair to rear

Ground Floor

The rear of the building is now above Ground level and there is an Entrance Door directly onto Jim Bell's Stile.

There are 2 rooms, both currently Living Rooms. The tapered room has a small projecting Bay Window. Both rooms have chimney breasts.



Photo 7
Projecting Bay



Photo 8
Tapered Room



Photo 9
First Living Room
Rear partition wall and stair top

First Floor

This follows the same pattern as the Ground floor although with more sub division.

There are 2 Bedrooms, a Landing, a Bathroom and separate Toilet.

There is a stair up to the Second Floor/Roof space.



Photo 10
Bathroom



Photo 11
Landing with stair up to Roof space



Photo 12
Chimney wall to bedroom



Photo 13
Tapered Room with sloping roof detail

Second Floor/Roofspace Room

The roof line of the building is stepped, a lower section sits over the tapered end of the building (North West) and a taller element over the rest of the house allows the creation of a room, predominantly within the roof.



Photo 12
Roof space room, gable end



Photo 13
Rear dormer and South East End

3.0 Policies and Influence

The proposals will be considered with regard to Local Authority Policies: -

Core Policy G: Landscape, Design and Historic Asset
Development Policy 3: Design
Development Policy 4: Conservation Areas
Development Policy 5: Listed Buildings
National Planning Policy framework (NPPF)

The Policies seek to encourage and direct applicants to carry out sympathetic works to historic assets to maintain or enhance their status.

Most importantly not to erode any existing or inherent qualities the structure provides for its self or its setting.

The National Planning Policy (NPPF) is an umbrella policy which seeks to ensure general good positive design influences are adopted for all projects.

To ensure:

- Enhancement of an area by improving overall quality in all aspects including visually.
- Compliments the existing character of an area both in activity levels and appearance.
- Maintain a strong sense of 'The Place'.
- Encourage community of an area and safe use while realising the full potential of the site.
- Preserve overall amenity.

More specifically, Section 16 of the NPPF relates to enhancing and protection of the Historic area.

Local Plan Policy DEC 5 seeks to conserve and enhance the more specific and special Historic areas. To ensure developments contribute to sustainable future. It emphasises the economic regeneration, tourism and education offer.

The potential 'harm' a development may create should be mitigated wherever possible.

This relates to the host building and the surrounding area, especially where it is a conservation area.

4.0 Proposals, Impact and Mitigation

The proposals, in terms of changes, are generally all internal, as the building occupies the full extent of its plot.

Externally, the scheme involves the refurbishment and repair of the original features.

External

Stonework pointing will be raked out and replaced.

This will be to a depth of 30mm and replacement material will be a lime-based mortar.

The work is to be by using hand tools such as plugging chisel or mortar pick to avoid damage to stonework.

Windows

These are to be refurbished. Initial inspections suggest that replacement will not be necessary.

Rainwater and Waste Pipes

Currently these are mainly cast iron with small areas of Upvc. The proposals will ensure that they are repaired and retained or replaced using black painted cast iron to all locations.

Roof

Repair is required to small areas but generally the roofs will be improved from the inside.

The lining, currently timber boards, will be removed and the void insulated to increase thermal efficiency.

The insulation chosen is an ecologically sound product as noted on drawings. This will be underdrawn with Woodfibreboard.

The works to the internal building fabric are limited to the refurbishment and repair of existing and original material. This retention of such important elements of the building will ensure its current impact on the amenity of the area is retained and improved.

Internals

The main functional change is the separation of the Lower Ground Floor from the Upper Floors to form a separately habitable space although services etc. will still be shared.

Currently, the only link between the Lower Ground and Ground Floors is a modern timber staircase.

We believe previously to this installation there was no link. This is reinforced by the presence of a main door to both levels, the upper levels being served by an access from Jim Bells Stile.

Also, the existing stair is squeezed in to a small space and surprisingly for its recent installation not compliant with current regulations.

Works noted on the drawings to the Lower Ground Floor show that substantial improvement is required to improve the tapered room in terms of moisture ingress and in the case of the Kitchen to return the area back to a more traditionally formed space. It appears that when or about at the same time as the stair installation other modern techniques were used in terms of wall linings and very obviously the concrete block WC enclosure.

Wall linings are to be applied to all external walls to improve moisture resistance and thermal properties. This will only happen when the more recent inappropriate materials have been removed.

The drawings show the proposed techniques for both the Lower Ground Floor replacement and proposed wall linings. These systems have been chosen due to their compatibility with historic techniques of construction where breathability of the structure becomes a better used asset.

This breathability is to be enhanced by the creation of a fresh air ducted system for the upper floors to control air circulation in a natural manner.

The Ground Floor changes include the infilling of the stairwell from the Lower Ground and the use of this space as additional area to the Living Room. This includes the removal of a 1.5m length of partition wall.

In addition, the modern fireplace is to be removed and a Kitchen installed.

Previous/old pipework within this wall indicate it had been a kitchen prior to the linking up with the Lower Ground.

On the First Floor, subdivision of space remains the same with just the rebuilding of the Bathroom partition wall on a different line. The existing partition wall does not appear original.

As with the lower floors there will be areas of stripping out of more recent shelving, wall finishes to the Bathroom and the WC.

Limited rebuilding will occur to the WC which will become a Shower/WC, the recess on the stairwell will be used for the air ducting system and a small cupboard will be created.

The Upper Floor is a bedroom within the roofspace. Previously, we describe the systems/methods to be used for insulating the roof and lining external walls.

In addition, a modern cupboards and shelving will be removed.

A new conservation rooflight is to be installed finished in black. Type to be 'conservation rooflight' by the Rooflight Company or other approved.

5.0 Summary

It is felt that the careful approach to design of these alterations has resulted in a sensitive solution to the design brief.

All parties involved have been fully aware of the special nature of Listed Buildings and their importance within the general setting.

The details proposed can be carried out and completed without eroding this important asset. Indeed, the works are in large part critically required to retain in a sustainable manner this historic asset.