

YORK HOUSE, KING STREET, ROBIN HOODS BAY. YO22 4SH

NYMNPA

30/08/2023

MINOR WORKS HERITAGE STATEMENT

SIGNIFICANCE of HERITAGE ASSET	PROPOSED WORKS	IMPACT OF THE WORKS	HOW HAS THE IMPACT BEEN MINIMISED.
<p>Listed Grade II 6th October 1969. GV II House, circa 1840 Incised rendered walls Welsh slate roof. Barge boards. Spike finials. No chimneys. Gable end to road & seaward 2 storeys, attic & basement.</p> <p>York House is also situated in the Robin Hoods Bay Conservation Area and has clearly been a property which has inspired the wish to maintain the quaint and vernacular architecture of this sea side village</p>	<p>It is intended to replace existing timber vertical sliding sash window frames with new timber vertical sliding sash window frames.</p> <p>The replacement frames are required because the existing timber has become rotten which has affected the framework, the joints, the paint finish and the ability to use the windows effectively.</p>	<p>The replacement of the window frames will improve the appearance of the house and replace the dilapidated frames which have been subject to decay.</p> <p>The replacement of the frames is a positive contribution to the Conservation Area and its significance.</p>	<p>The impact of the replacement will be minimised because the frames will be constructed in timber to reflect the existing. The timber frames are to be constructed by a local joiner who is familiar with the work required in the Conservation area and the authenticity required for listed buildings.</p> <p>It is intended that the double glazed units will be slimline profile and which have been used successfully in the Conservation Area and to listed buildings previously.</p> <p>The glazing can be bedded in putty and pointed externally to give a traditional appearance. Internally the timber sections will have traditionally moulded arrisses and glazing bars.</p> <p>The final aspect of the work will be the painting of the exposed woodwork in white to match work in the existing building and the surrounding area.</p>

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DESIGN & ACCESS STATEMENT for LISTED BUILDING CONSENT

PROPOSED ALTERATIONS at
YORK HOUSE, KING STREET, ROBIN HOODS BAY.

The property is an existing building which is used for holiday accommodation and the development is simply to replace window frames. As a consequence there are no matters to consider regarding access to the property.