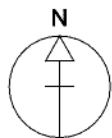




TITLE NUMBER
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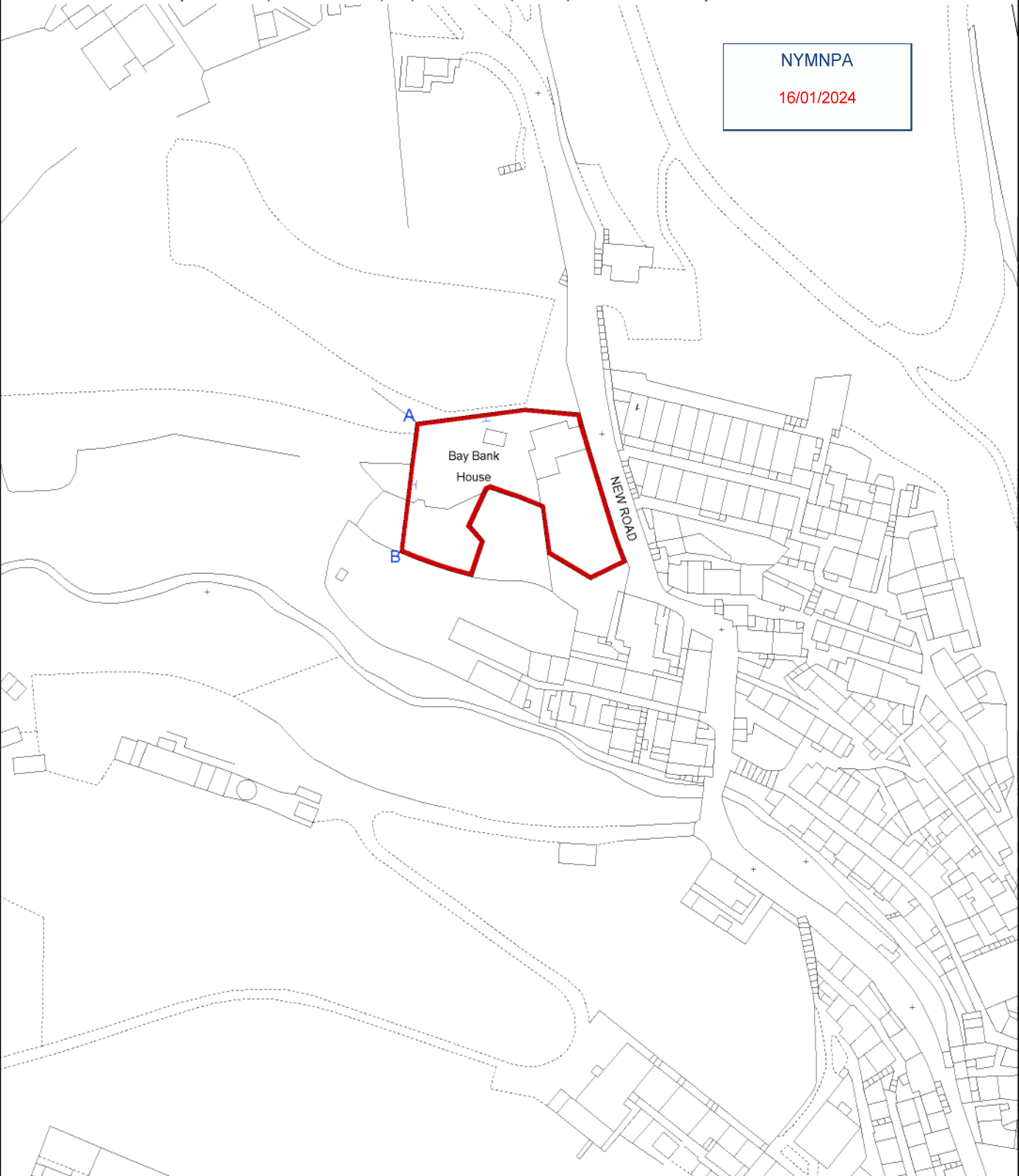
NORTH YORKSHIRE : SCARBOROUGH

ORDNANCE SURVEY MAP REFERENCE: NZ9505SW

SCALE: 1:1250

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NYMNP
16/01/2024



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Heritage Statement

Bay Bank House
New Road
Robin Hoods Bay
Whitby
YO22 4SE

Proposed dormer extension to attic room

Introduction

I have been instructed by the owner and occupier of the property, Bay Bank House, New Road, Robin Hoods Bay, to provide a Heritage Statement to support the proposed removal of an existing dormer and replace with a larger dormer and window to the principal elevation of the dwelling house.

Working on behalf of the Applicant, the following statement has been prepared in support of the proposed development. It will describe the existing building, set out the proposed development, provide an analysis of the proposal, and outline key design and architectural features of the property.

This Statement should be read in conjunction with the proposed plans and all other documentation submitted as part of the proposal.

What is significant about the heritage asset?

The site is currently a large three storey dwelling house in a large plot of land off New Road leading down into Robin Hoods Bay. The dwelling overlooks the picturesque former fishing village and is of stone construction. The attic room is used as a bedroom but like all older building has its limitations for modern living and safety needs.

What works are proposed?

It is proposed to form a longer dormer to increase useable headroom in the attic bedroom and create a larger opening window for means of escape in case of fire.

What impact do the works have on the part of the heritage asset affected?

The proposal will provide a larger useable space to the top floor and the dormer is the most effective way to provide this. This will make the building more useable and safer in the event of a fire by providing a larger window opening for escape. Breathable membranes and increased insulation should improve the building fabric.

How has the impact of the proposals been minimised?

Recycled materials where possible will be used and the main structural elements of the roof will remain untouched such as the ring purlin and trusses.

Bay Bank House, New Road, Robin Hoods Bay.

Specification

Preparation

Remove the small dormer and roof to the either side. Reclaim timbers and roof tiles and reuse if possible.

Dormer reveals (walls)

100 x 50mm studding built off the existing Purlin and truss sections. External quality ply to sides with lead lining externally to match existing. Infill with 1000mm Celotex or similiter with 25mm Celotex and plasterboard and skim internally.

Roof

Three layers built up felt or single ply membrane on external quality ply. 50mm Celotex TB3000. 47 x 100 flat roof joists at 450mm c/c. 12.5mm plasterboard and skim finish. Galvanised roof straps at 2.0m c/c. Insulate between joists up to underside of roof insulation with 100mm Celotex to form hybrid roof construction.

Glazing and ventilation

Double glazed windows with 16mm air gap, argon filled with low E coating to achieve minimum U value of 1.8W/m²k. Openable light to window with trickle vent 4000mm².

Safety glazing to critical location to rear door.

The habitable room should have a suitable window for means of escape in case of fire. The dimensions of any such a window must be such that there is a clear unobstructed openable area of not less than 0.33 sq.. Furthermore, no side may be less than 450mm wide or 450mm high. The bottom of the openable area should be not more than 1100mm above the floor.

General

Lighting having a luminous efficiency greater than 75 lumens per circuit watt should be fitted throughout extended area.

Electrics.

All electrical work required to meet the requirements of Part P (Electrical safety) must be designed, installed. Inspected and tested by a person competent to do so who is registered under a Part P self-certification scheme.

NYMNPA

16/01/2024

Design and Access Statement

**Bay Bank House
New Road
Robin Hoods Bay
Whitby
YO22 4SE**

NYMNPA

24/01/2024

Proposed dormer extension to attic room

Bay Bank House is three storey Grade II listed leading down to the former fishing village at Robin Hoods Bay. Over the last 30 or so years the property has been extended and altered to suite modern day living standards.

On the top attic floor there is small bedroom with reduced headroom and access is limited as there is only suitable headroom under the ridge and in the small dormer in the room. The opening light to the window is small and restrictive.

To make the building safer it is proposed to extend the dormer to make it wider to create more headroom and improve potential means of escape by providing a larger opening light. This will make the building safer and more usable for modern living standards.

Recycled materials where possible will be used and the main structural elements of the roof will remain untouched such as the ring purlin and trusses.