

NYMNP

09/04/2024



SHAW &
JAGGER
ARCHITECTS

CLIFF HOUSE
Robin Hoods Bay
Design and Access Statement
519 01 03
V1 | February 2024

CONTENTS

Part 1 - Introduction

Part 2 - The existing building *(please also refer to the heritage statement)*

Part 3 - Design development (phase 1)

Part 4 - Responding to pre-application advice (phase 2)

Part 5 - Final Proposals

Part 6 - Justification for extending and the proposed works

Part 6 - Relevant planning policy

Part 7 - Conclusion

1.0 INTRODUCTION

1.1 About this document and its purpose

This document is the Design and Access Statement for a full listed building and planning application for the conservation and extension of Cliff House (also known as Cliffe House), Robin Hoods Bay, North Yorkshire.

The proposal includes conserving and restoring Cliff House whilst making it a family home. The dwelling will be occupied by a family of four.

Prior to the submission of this application, pre-application advice was sought to help support and determine the most viable option for conserving and partially extending the building. This document describes the process and final proposals.

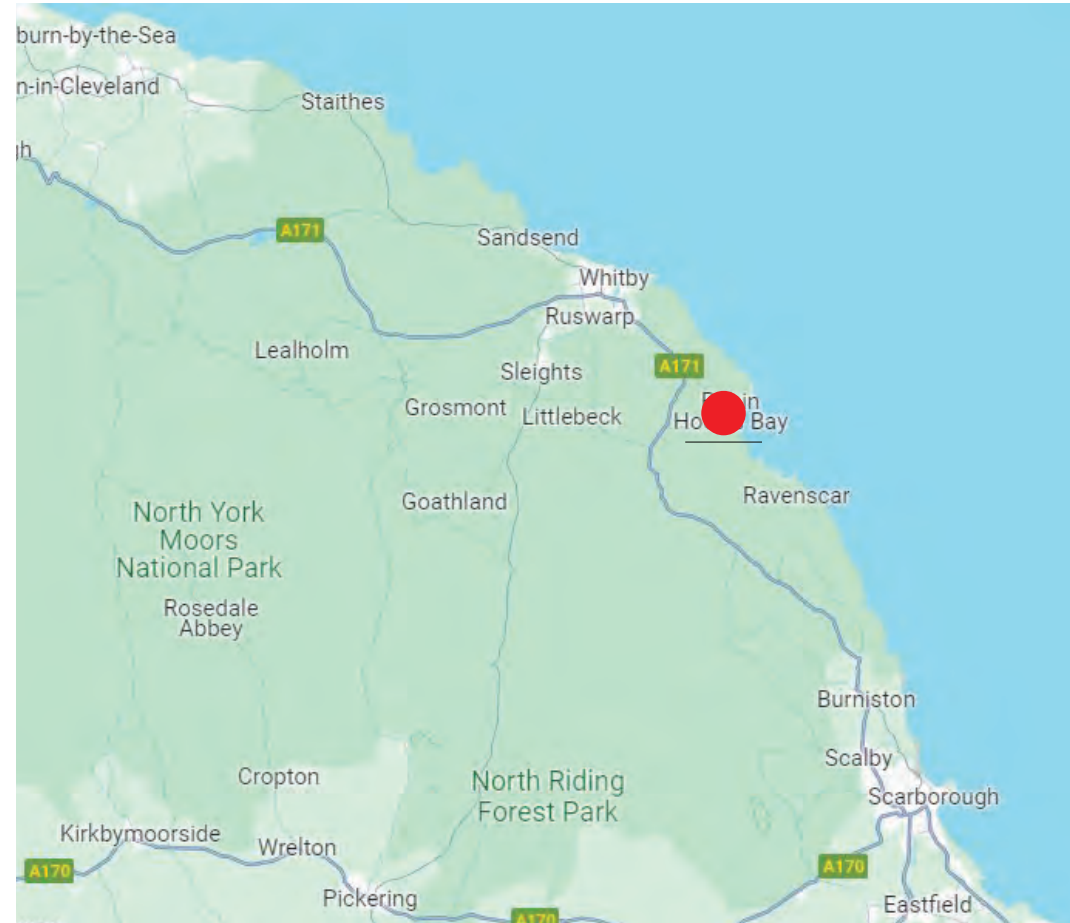
This submission and scheme is a combination of many months of conversations and deliberations and feel that it meets the needs of the brief whilst retaining key character, fabric and setting of Cliff House.

Please also refer to the drawings and heritage assessment.

1.2 Brief

This client has stated they would like to have the following to enable the conservation and make it suitable for a family of four:

- Conservation of structural fabric and re-place damaging materials such as cementitious mortar and render with lime and to resolve the significant damp problems
- Re-building and extending of the living room/ conservatory
- A kitchen/ dining space utilising the lower footprint of the existing living room/ conservatory
- Downstairs wc/ shower room
- Reconfigured bedrooms



2.0 THE EXISTING BUILDING

2.1 Cliff House

Cliff House (also known as Cliff House) stands out due to its remarkable history of transformations, not only as an individual structure but also as part of the interconnected buildings in Robin Hood's Bay.

Examining records from the 18th century, it is evident that Cliff House was once connected to other structures, though it stood out as the most distinctive among them. This distinction is reflected in the original window placement at the upper rear (facing the sea), which was later sealed off when a neighbouring house was constructed. This window, believed to have been part of a netting loft for drying fishing nets, remains blocked. The larger window on the opposite higher level facing the street may have initially served as an enlarged net loft hatch, subsequently sealed during Victorian-era restoration. Historical records indicate that mariners historically owned the property.

Post the 18th century, Cliff House underwent significant extensions, both towards the south and east along the sea-facing side. Notably, the neighbouring Daisy Cottage to the north also underwent extension, extending beyond the rear of Cliff House, visible in old photographs.

The perpetual challenge of coastal erosion in Robin Hood's Bay, documented as early as the 18th century, likely influenced alterations to Cliff House following the loss of a portion of the main road leading to the seafront. Following this loss, the rear-facing seafront building known as 'the annex' in a 1934 image was likely constructed as a separate yet attached structure, documented in property deeds as a two-and-a-half to three-story property. A similar adjacent structure is visible in a 1891 photograph.

By the late 1800s, erosion continued to worsen, leading to the collapse of the south-attached building to Cliff House, documented in photographs. The 1934 deeds identify this building as a separate residence. To the south of it, the 'old kitchen,' documented on the 1934 map, was also lost during this period.

Around 1920, the south building was nearly completely removed, hence its designation as 'rock garden' in the 1934 deeds. At this point, Cliff House featured a newly rendered ashlar stone design, a quality that remained until the mid-2000s when it was removed to reveal the original street-facing facade. The render still exists on the south and sea-facing sides, albeit deteriorating.

In the 1930s, rapid deterioration of the cliff caused 22 buildings to collapse into the sea over several years. By the 1950s, the rear building of Cliff House was deteriorating rapidly.

In the 1970s, a BBC documentary highlighted Robin Hood's Bay's coastal erosion issues, resulting in the demolition of destabilised buildings and the construction of a new sea wall. This marked the loss of the rear building and the addition of a conservatory on the first floor of Cliff House. Remnants of the old property, such as the chimney flue, are still visible in the conservatory.

The lower-level stonework, now part of the patio, likely contains original, intricately detailed stone from the 18th or 19th century. Debris from demolished buildings forms part of the current garden area, with remnants like old pipework, glass, and rubble still observable beneath overgrown trees.

During this time, the neighbouring Daisy Cottage to the north was also demolished, with a recent single-story extension replacing it. Remnants of the old kitchen can still be seen in the old walls, as indicated in the 1934 deeds map.

As Cliff House continued to face coastal erosion, new sea defenses and repairs were underway as of summer 2023 to prevent further decay.



Cliff House in 2001 with the render still present.



A still taken from the 1970s BBC documentary showing Cliff House. The adjoining building has since been demolished. The door to the workshop opposite is now blocked up.



CLIFF STREET 1920
The houses on the left hand side at the end of the street have since fallen into the sea.

Photograph from 1920 of Cliff House. The adjoining buildings are still visible



Image showing the house next door before being demolished and rear extension to Cliff House in 1891



Image showing the loss of the adjoining house and rear extension to Cliff House

2.2 Cliff House Today



EAST ELEVATION

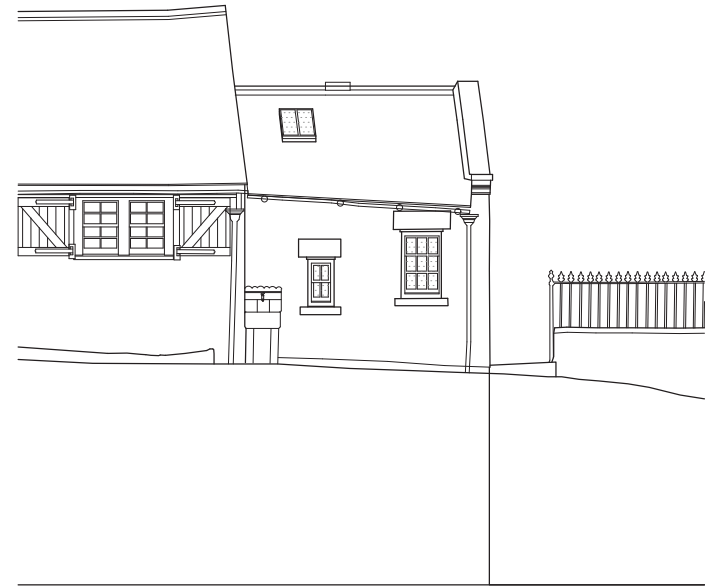


WEST ELEVATION



SOUTH ELEVATION







2.3 Condition of Cliff House

Cliff House, despite its age and constant exposure to the sea, maintains a fair condition. However many modern interventions have caused harm to the building and these are accelerating decay and causing additional damp problems. The ground floor inner wall is incredibly damp.

A comprehensive condition survey was conducted, and a detailed repair schedule has been established. As part of these proposals for an extension there are a number of key repair items which we are also seeking consent for.

The primary areas identified for repair encompass:

- Establishing a breathable roof space using breathable membranes
- Repairing copings and flashings
- Removing the remaining render and re-pointing (with the possibility of re-rendering if necessary)
- Replacing internal gypsum plaster with lime plaster
- Conducting a thorough overhaul of windows
- Addressing water ingress issues in the lean-to
- Resolving damp problems and enhancing ventilation on the ground floor
- Overhauling downpipes and gutters

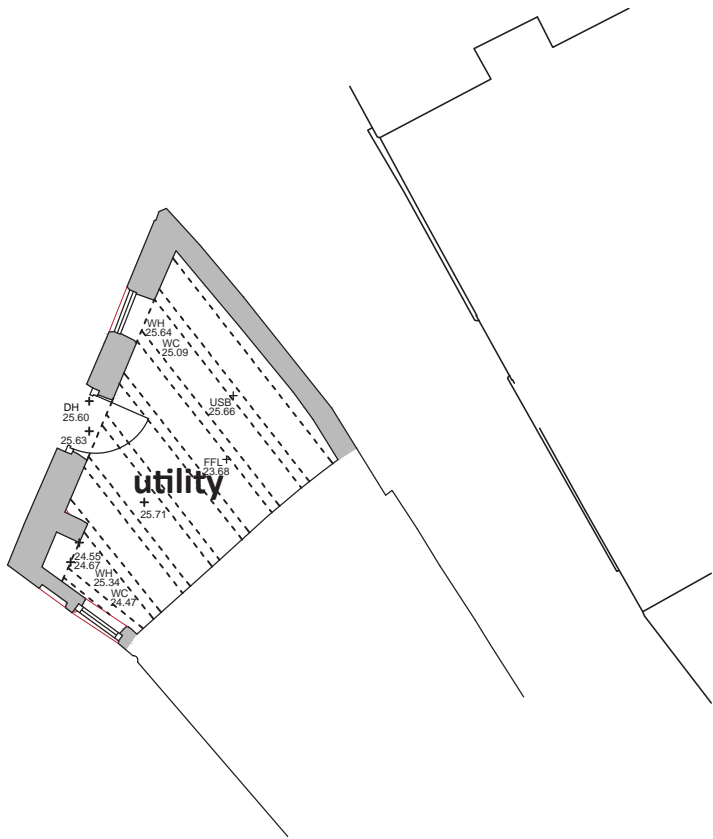
These targeted repairs aim to ensure the sustained structural integrity of Cliff House, taking into account its historical significance and the challenges posed by its coastal location.





2.5 Guest Annexe

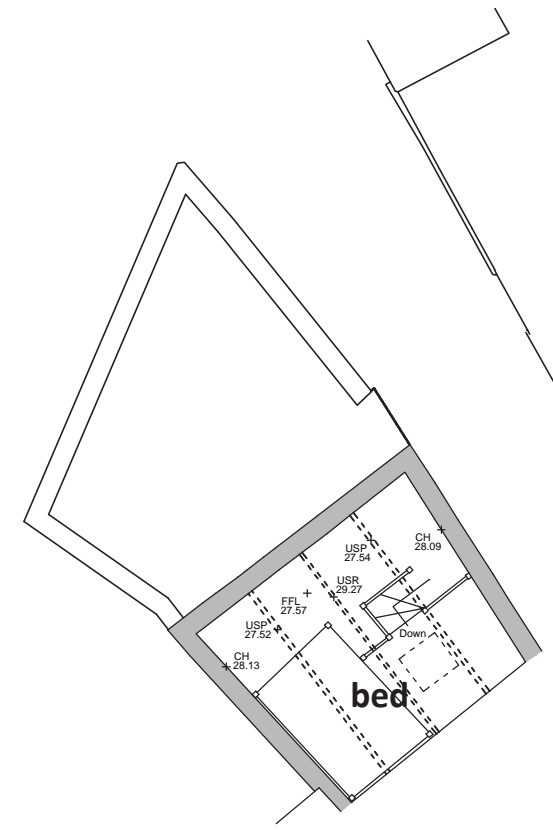
The annexe has a small guest suite with shower room and to the lower level is the utility.



Lower ground floor



Ground floor



First floor

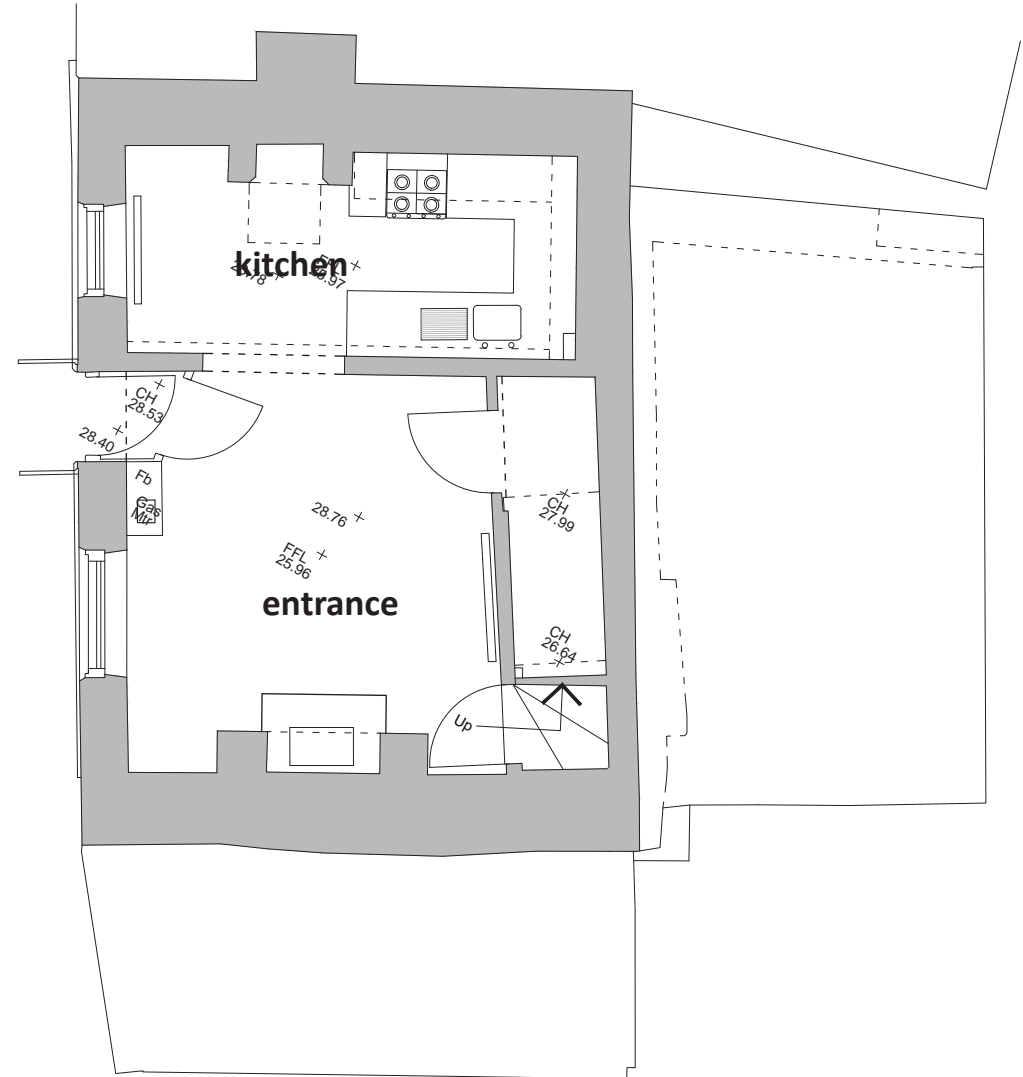
2.6 House Plans

The ground floor is a small kitchen and entrance/ snug space.

To access upstairs you go through the entrance to the lower right hand side. There is storage under the stairs.

To the first floor there is a double bedroom and bathroom. There is also the access to the main living room which is also a dining room.

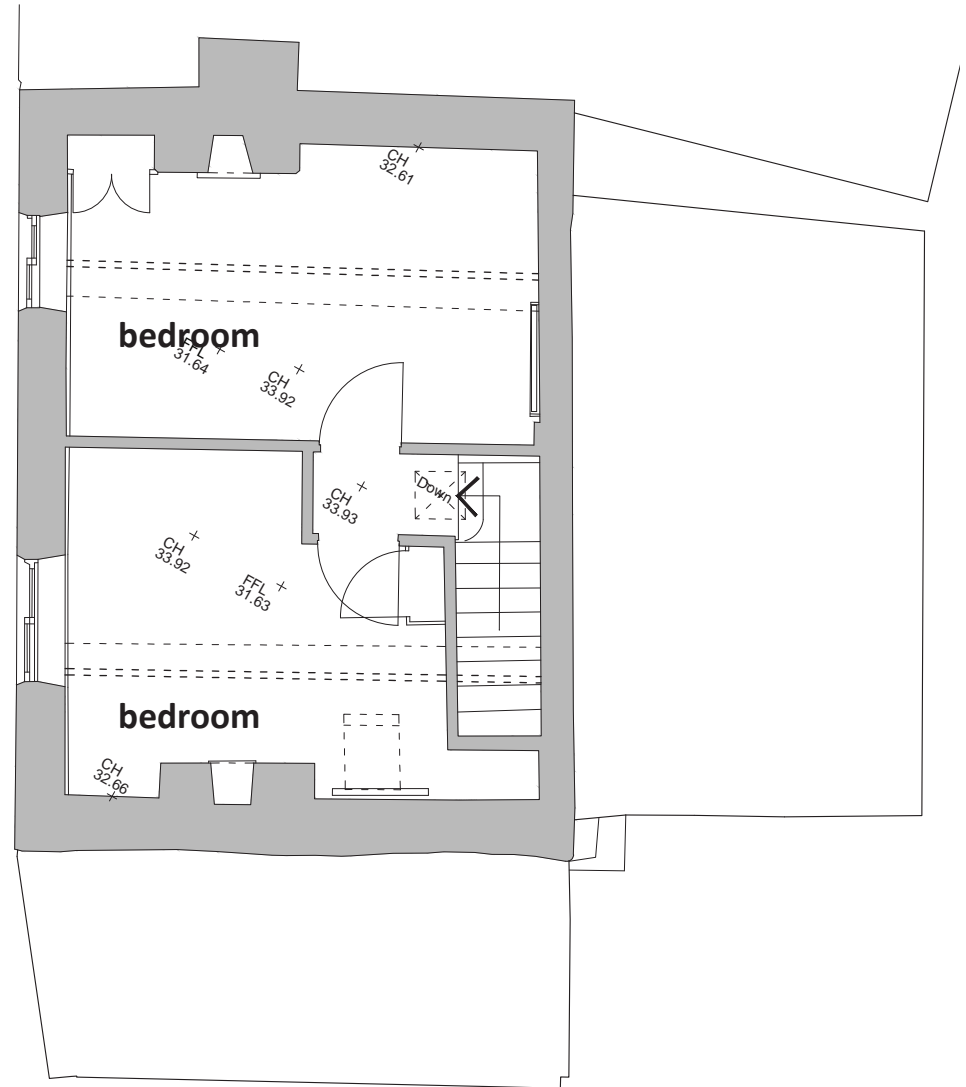
The second floor has two further bedrooms.



Ground floor



First floor



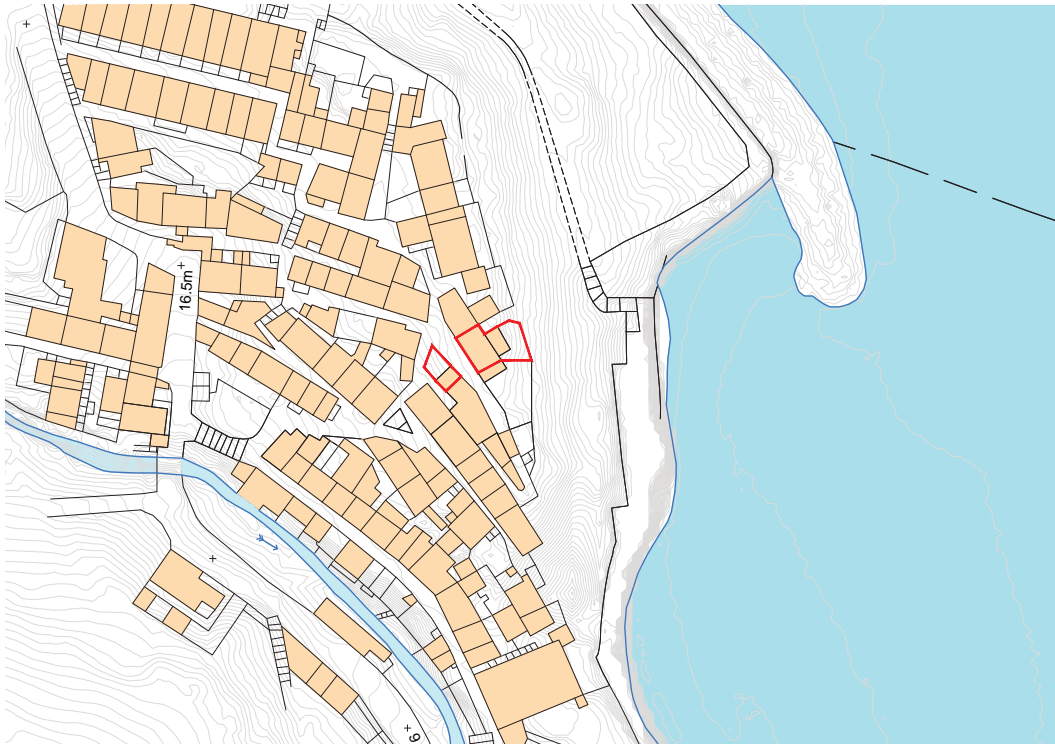
Second floor

3.0 DESIGN DEVELOPMENT: PHASE 1

3.1 Confirmed Brief

The client purchased the house recently with the intention for it to be a family home, used only by the family. Their family consists of two adults and two children and were seeking a place where there was also space for grandparents and guests to visit. Cliff House fit the bill as it had the annexe form part of the site. The brief was given as follows:

- To restore the original features
- Remove previous works which are causing damage such as the unbreathable roof and cementitious plasterwork
- Ensuring there is a bedroom for each child
- A master suite for the parents
- A larger living room for all the family to enjoy
- A kitchen/ diner big enough for a family of 4 plus guests



Site



Precedent examples

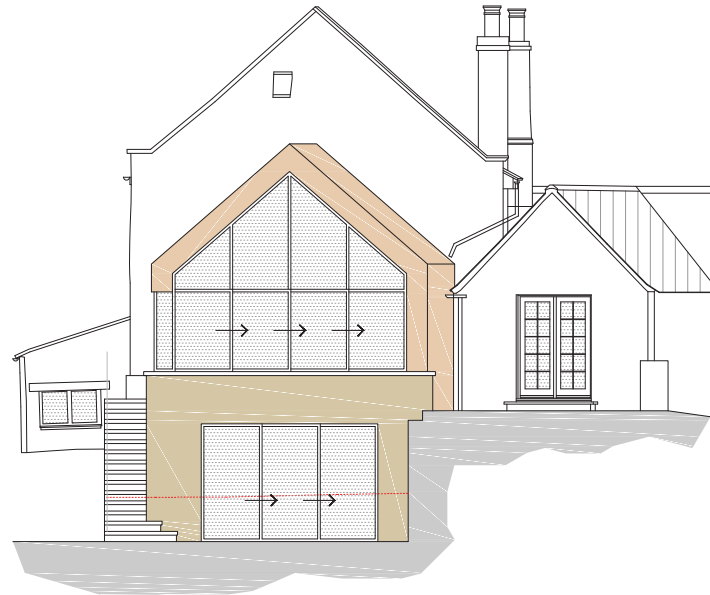
3.2 Proposed Option/ Elevations

We proposed a scheme which was a contemporary projecting gable with a stone plinth design. The reasoning for this proposal was as follows:

- It took reference from the now demolished building at the rear which was a gable of similar form
- A contemporary material would provide clarity between old and new whilst still being in the right colour and tone for the area
- Reinstating the lower level to provide a new kitchen space
- A stone type lower level plinth to reference the existing feature of the stone plinth
- Large glazed area which reflects the existing glazing
- Some internal re configuration to make the building more family friendly



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

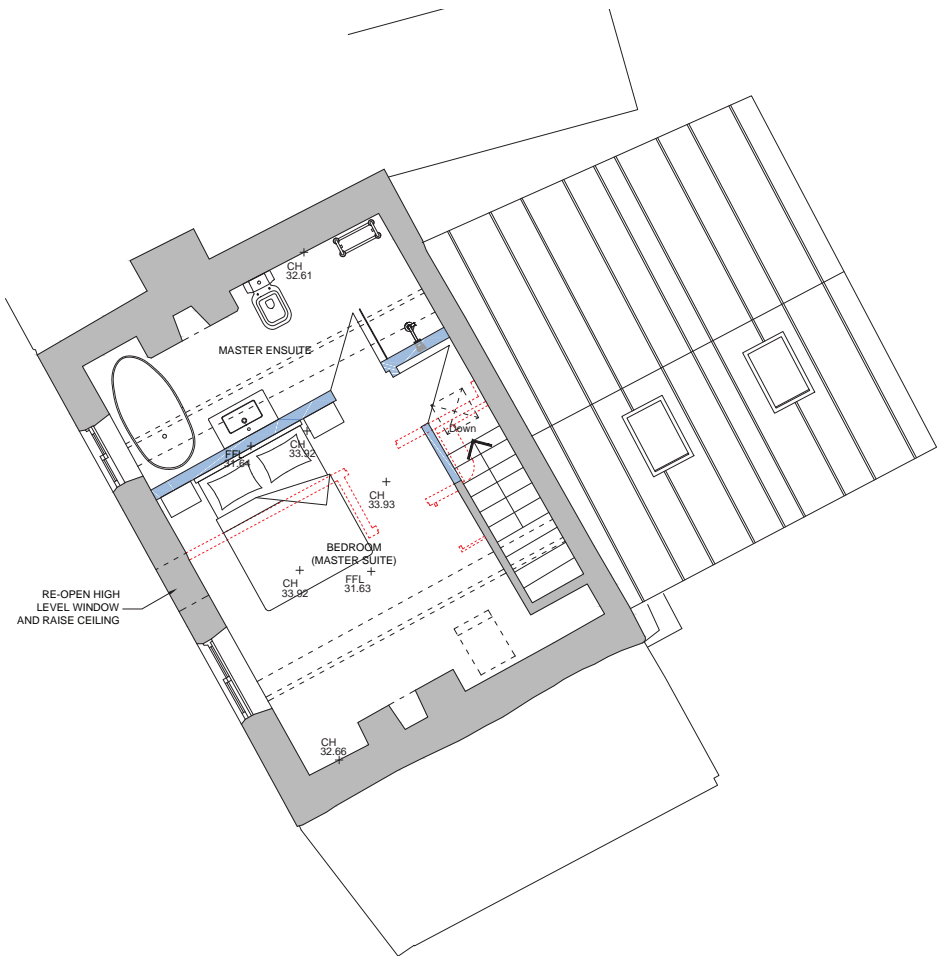
3.3 Proposed Floor Plans



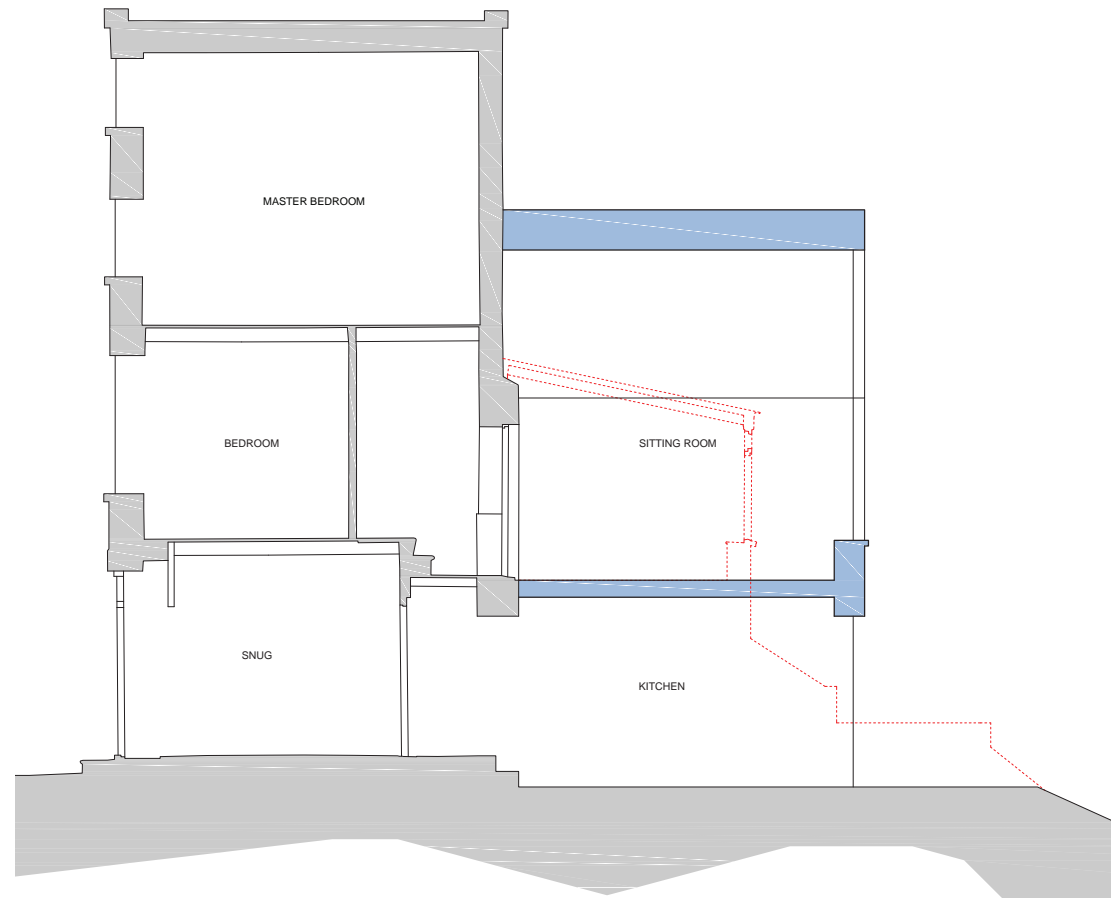
Proposed Ground Floor



Proposed First Floor

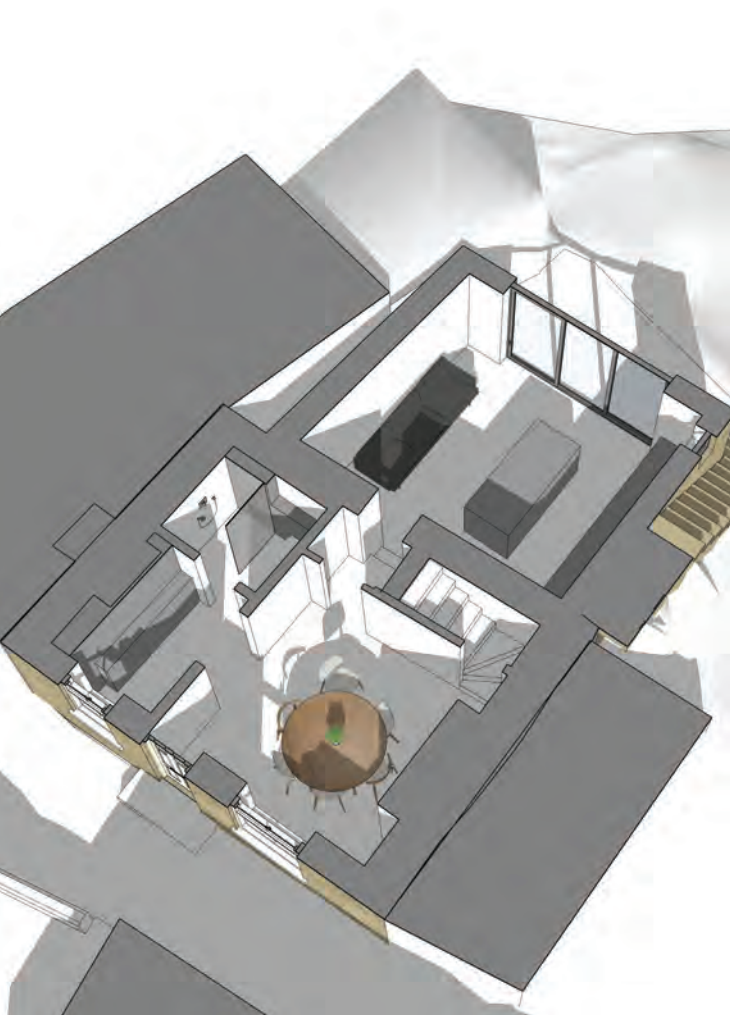


Proposed Second Floor



Proposed Section

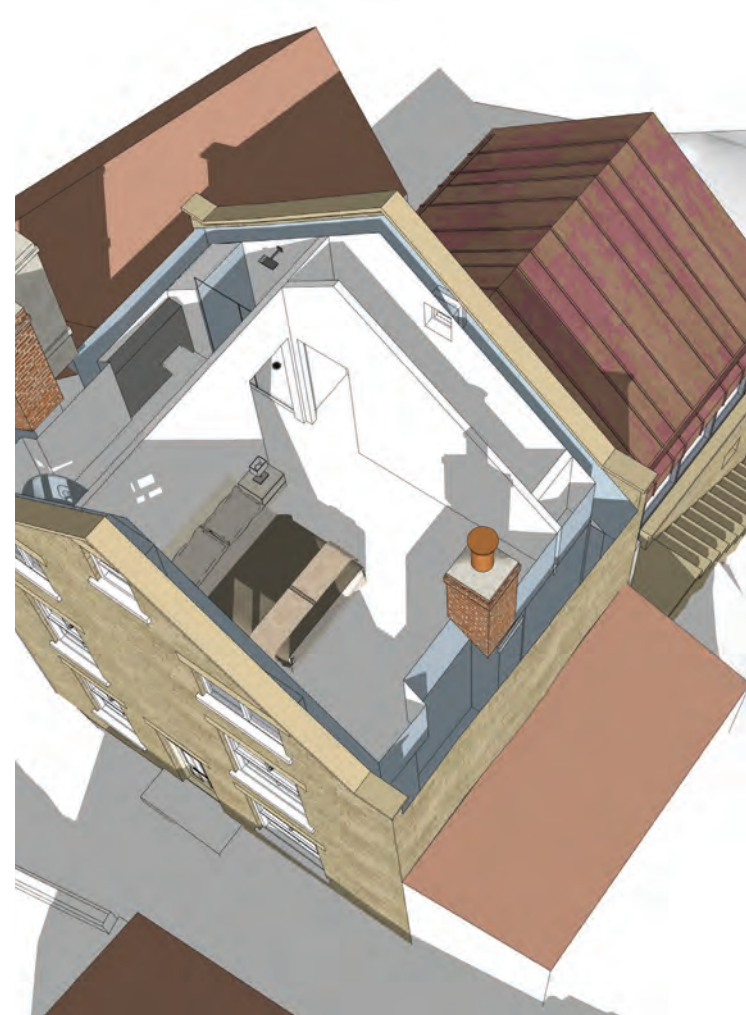
3.4 Proposed Visuals



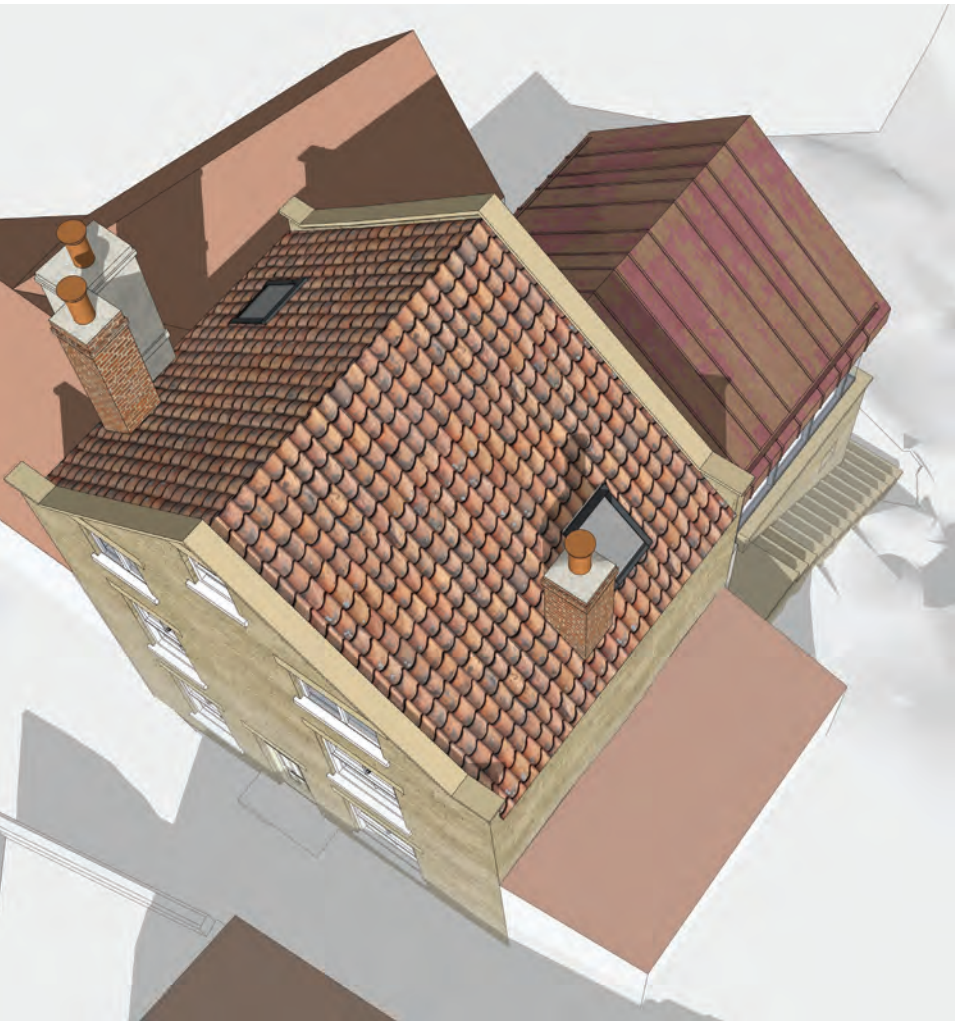
Proposed Ground Floor



Proposed First Floor



Proposed Second Floor



Proposed Roof Plan



Proposed Perspective

3.2 Feedback from the first pre-application

Pre-application advice was sought and a response for the first submission was received on 22nd September 2023.

Listed building consent had been granted in 1996 for the reinstatement of a chimney breast using reclaimed brick. Despite the external chimney stack appearing different, the text emphasized the historical significance of the chimney breast, and there was no support for its removal. Preservation efforts extended to a timber panelled porch and a panelled staircase wall, both considered historic and characteristic of the area, with advocacy against their removal.

Proposed changes on the ground floor to create a cloakroom and WC were considered acceptable, given their reversibility and non-interference with the fireplace. However, objections were raised against altering the first-floor plan for an additional bedroom, citing the removal of historic fabric without sufficient justification. A suggestion was made to subdivide the bathroom to create a single bedroom with a smaller shower room.

Support had been expressed for removing a small 'apex' of the ceiling on the second floor to create a full-height bedroom. However, objections were raised against proposed changes to the floorplan, removal of a Victorian built-in cupboard, and historic doors and door frames, as this would result in a significant loss of historic fabric integral to the building's character.

The text also acknowledged significant damp issues in the property, and while addressing thermal efficiency concerns, it recommended using lime mortar for cement pointing, repairing and unblocking guttering, adding insulation, draught-proofing, and replacing interior plaster with breathable lime plaster rather than changing windows. The response advocated a 'repair not replace' approach for the property's historic windows containing historic glass, except for the top floor windows, which were modern. Replacement of the

top floor windows with timber slim line double glazed units was considered acceptable, provided there was Listed Building Consent. To enhance energy efficiency, support was given for secondary glazing, with the condition that it aligned with the existing glazing bars and frames, remaining invisible from the outside. If window replacement was deemed necessary, a joiner's report was required to demonstrate the irreparable nature of the current frames, with an expectation to reuse historic glass in the new frames, contingent upon Listed Building Consent.

Additionally, the unblocking of two upper floor windows was not objected to, given the use of sympathetic timber window replacements with slim line double glazing, subject to the requirement of Listed Building Consent.

Regarding the extension, the feedback discussed objections to the proposed replacement of a mid/late 20th-century lean-to with a double-storey extension overlooking the Heritage Coast. While there had been openness to enhancing the appearance of the extension, concerns arose over potential structural implications and visual impact. The assumed chimney breast in the current lean-to had been questioned for its role as a potential support buttress, raising worries about destabilising the fragile cliffside and the listed building during excavation.

The existing lean-to, described as small and unobtrusive, was contrasted with the proposed double-storey extension featuring large glazed elements and zinc cladding. The objection was based on the belief that the new design, extending past the current build line and lacking harmony with the village's character, would dominate the coastline, drawing attention away from the surrounding listed buildings.

The objection was twofold: first, due to the extension's large scale and dominant design in a conservation area, and second, potential structural risks

associated with laying foundations into the cliffside. Despite acknowledging the proposed red-coloured zinc as complementary to the village's pantiles roof space, the overall scheme was deemed inappropriate for a highly protected property.

Lastly, the objection cited Policy CO17, highlighting the requirement that any extension should not increase habitable floorspace by more than 30%, unless compelling planning considerations supported a larger extension. The proposed extension's 49.5% increase in habitable floorspace was considered excessive and not supported within the context of protecting smaller, more affordable dwellings in the National Park.



4.0 RESPONDING TO THE FIRST PRE-APPLICATION

4.1 Design study of alternative options

Following receiving the pre-application advice we undertook a feasibility study to better understand all the potential options and their benefits and constraints.



EAST ELEVATION

Option One
Part glazed projecting gable



EAST ELEVATION

Option Two
Less glazing reflecting character of existing gable



EAST ELEVATION

Option Three
Paired back glazing to singular rectangular form



EAST ELEVATION

Option Four
Glazing to gable with solid stone central



EAST ELEVATION

Option Five
Softer stone surround to glazed gable



EAST ELEVATION

Option Six
Projecting glass box frame to centre



EAST ELEVATION

Option Seven
Retention of single pitch form with velux



EAST ELEVATION

Option Eight
Flat roof contemporary design

4.2 Shortlisted options

The four images below are of the shortlisted options that prioritised the feedback in some form based on interpretation and discussions. It was felt that the proposal by the planning authority for retaining a single pitched roof was a good solution for delivering the much needed space whilst still being in-keeping.



Shortlisted Option One
Part glazed projecting gable



Shortlisted Option Two
Projecting glass box frame to centre



Shortlisted Option Three
Flat roof contemporary design



Shortlisted Option Four
Retention of single pitch form with velux

4.1 Feedback on the revised proposals

We then submitted Shortlisted Option Four to the planning authority for further feedback. On the 23rd January 2024 the following comments were received from the planning authority on the revised proposals.

The feedback was as follows:

Internal works

The feedback indicates a willingness to support certain proposals, given the condition that two antique pine cupboards on the top floor are retained in their current location. The request is for these cupboards to be clearly marked on the plans associated with the proposals.

These changes were agreed by all to be made for the final proposals.

Extension

The final expresses approval for the modification to a lean-to structure, but requests the omission of rooflights to maintain a higher solid-to-void ratio, especially considering that more of the stone gable wall will be concealed by the extension.

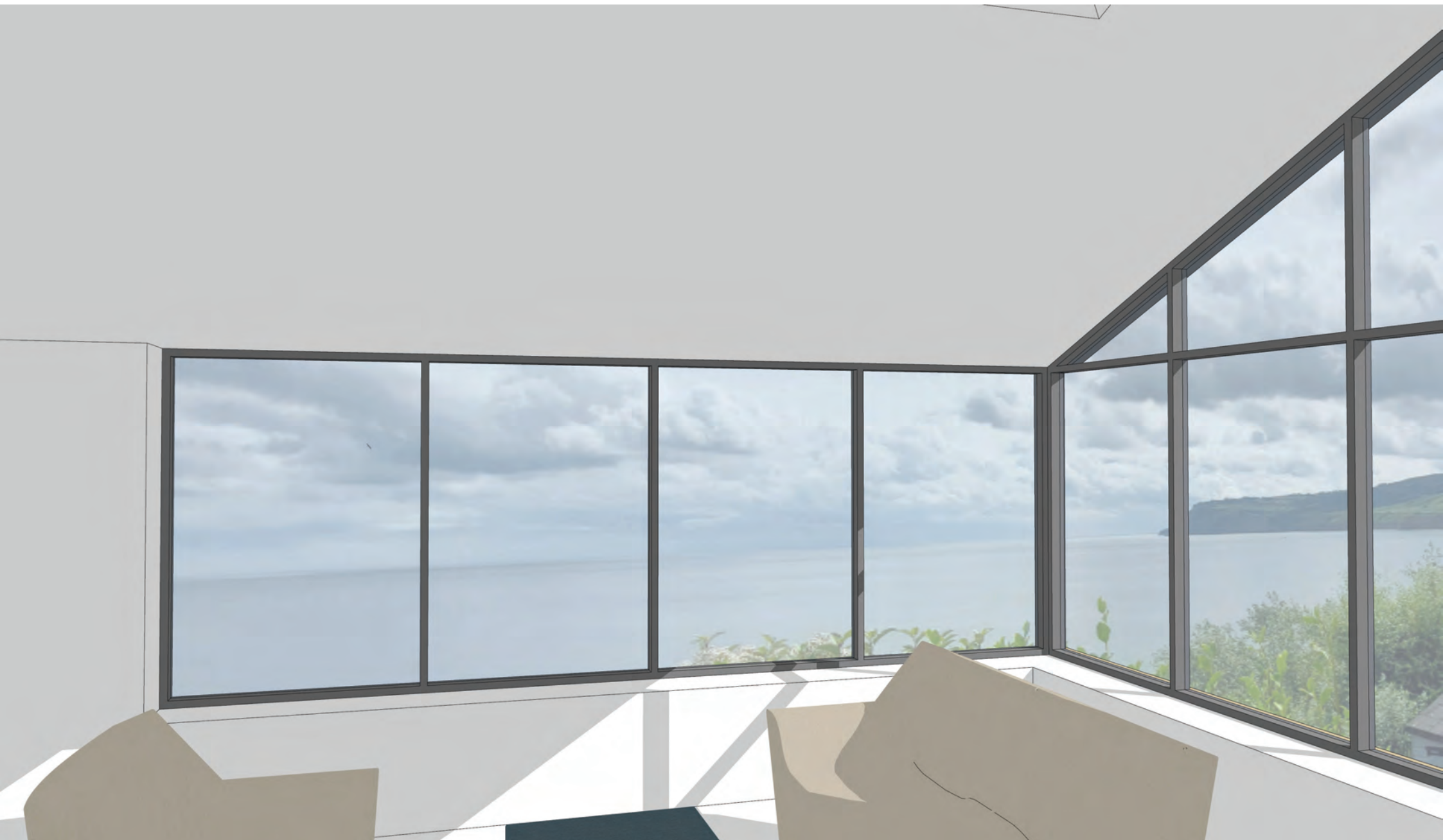
The support is contingent upon a structural survey demonstrating that the extension won't compromise the listed building's structural stability.

Referencing a previous letter from September 22, the objection is raised concerning Policy CO17 and its 30% threshold for extensions. The existing habitable floorspace is approximately 79 sq.m, and the proposed two-storey extension would add 37.5 sq.m, resulting in a 47.5% increase. While this exceeds the standard limit, the text acknowledges the potential for support if compelling planning considerations are presented in accordance with the policy.

Based on our own calculations we have differing percentages which will be addressed within this statement. We also agreed to make the alterations and begin conversations with structural engineers to justify the opportunity to extend.



Final proposal submitted for feedback
Retention of single pitch form with velux view from rear



Final proposal submitted for feedback
Internal view from the living room

5.0 FINAL PROPOSALS

5.1 Re-design reflecting the comments provided in the latest application

The follow-up pre-application advice was helpful in determining the preferred strategy from the authority. It was agreed we should look to retain the design of the existing single pitch roof but simply by removing dormers.

The revised scheme is presented within the drawing package and on this double page spread. The key changes include:

- Retention of the pine cabinets
- Retention of the staircase where possible
- Retention of the internal wall separating the existing two bedrooms on the second floor
- Retaining the partition wall between the bathroom and the bedroom on the first floor
- Retaining all fire surrounds
- Proposed to remove the terracotta tiles and large modern hearth on the ground floor
- Proposed master suite to the second floor
- Proposed new conservation rooflights to the roof
- Rebuilding of the rear extension to make it two storeys and raising the roof to allow the installation of traditional pantiles.

Following these changes the planning application was prepared.

The design reflects the existing rear structure in a more meaningful way with glazing on the existing sides. The higher pitched roof is required to provide the installation of a pantile roof which will be an enhancement on the existing structure. We have proposed traditional Ashlar stone to the extension to be reflective of the existing material palette. Glazing is also reflective of what is existing at higher level.

5.2 Access

Access to the main house and annexe will not be affected or altered by this proposal. Temporary access will be required from the lower path during works.



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

h windows
ring the damp
new kitchen the
extension works.

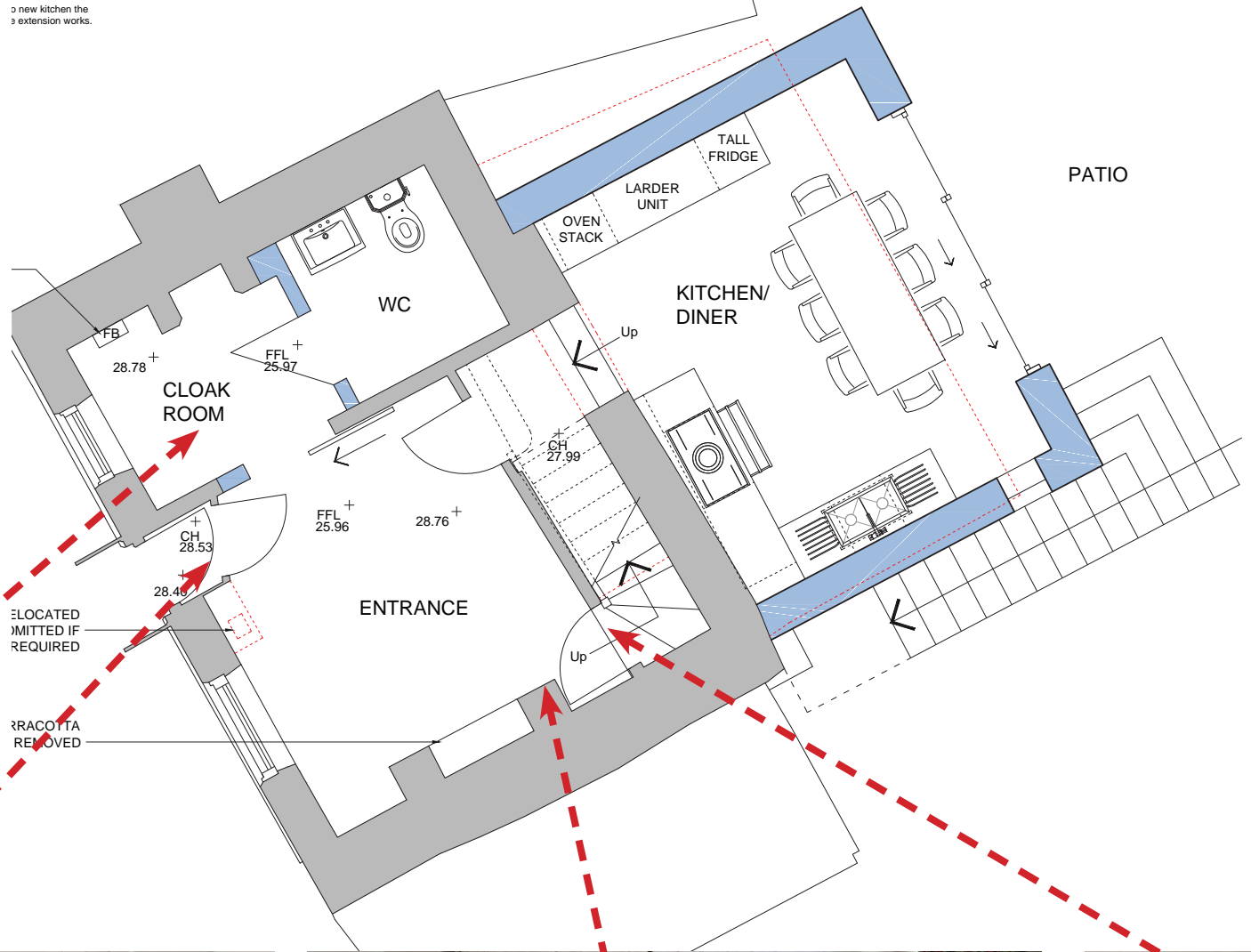
5.3 Ground Floor

The final proposals include replacing the kitchen with a downstairs wc and utility space.

The current building lacks storage and would act as a boot and bag drop off as well as provide some utility space for household essentials like a vacuum cleaner.

Through into the entrance the vestibule will be retained and the existing space will be a snug area. Under the stairs the door will lead to a new access to the lower level of the rear structure.

Much of this exists already and the stonework will have once formed part of the previous building. This will lead to a new kitchen diner which will maximise the footprint and setting of the building. It will also provide access to the existing stone patio which exists.

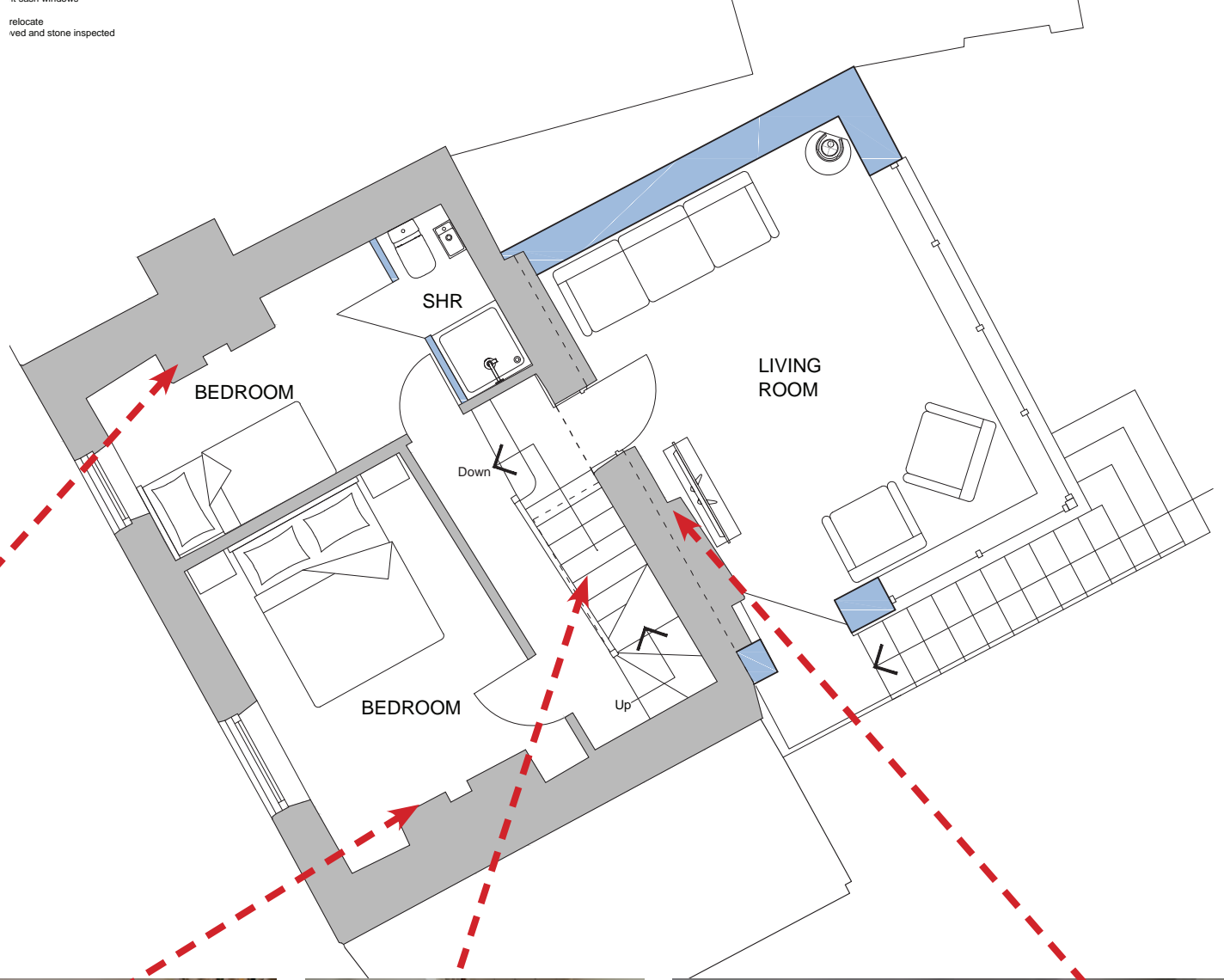


relocate
ved and stone inspected

5.4 First Floor

The first floor has minimal changes other than the existing bathroom will be converted into a bedroom with a small shower room to help provide a better utilising of space.

The existing living. Dining space with the sea views will become a living room adequate for the family. The existing stepped access to the lower patio will be rebuilt on the same footprint.



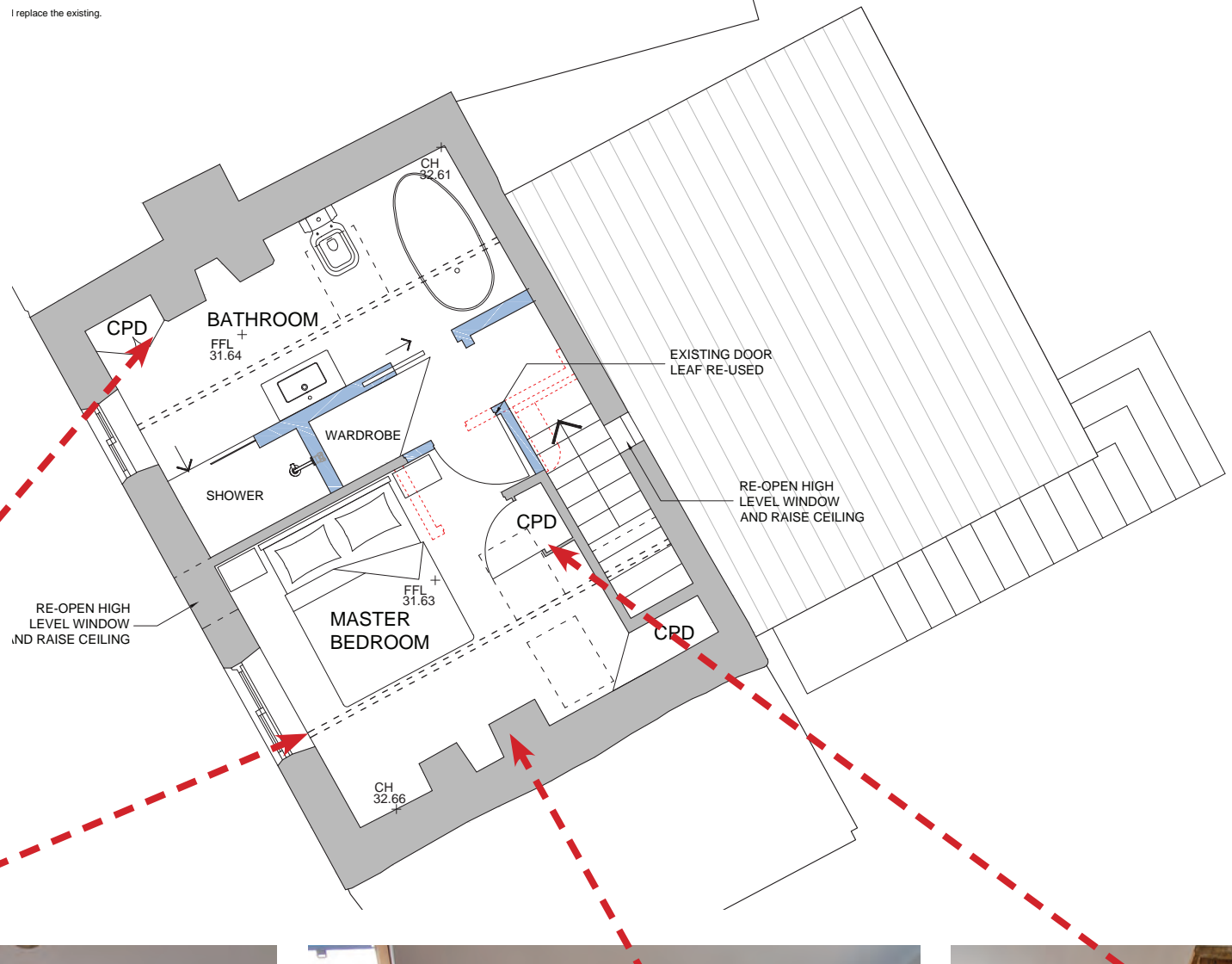
to the highest level.
and inspected. Replace
replace the existing.

5.5 Second Floor

The proposals to the second floor are to create a master suite retaining most of the internal walls and the two pine cupboards.

The proposals include converting the smaller bedroom into an ensuite and two new conservation rooflights to provide more light.

The upper level will be partially reopened to reinstate the historic window openings. A smaller portion will remain an attic where the boiler will be installed.



5.6 Proposed Section

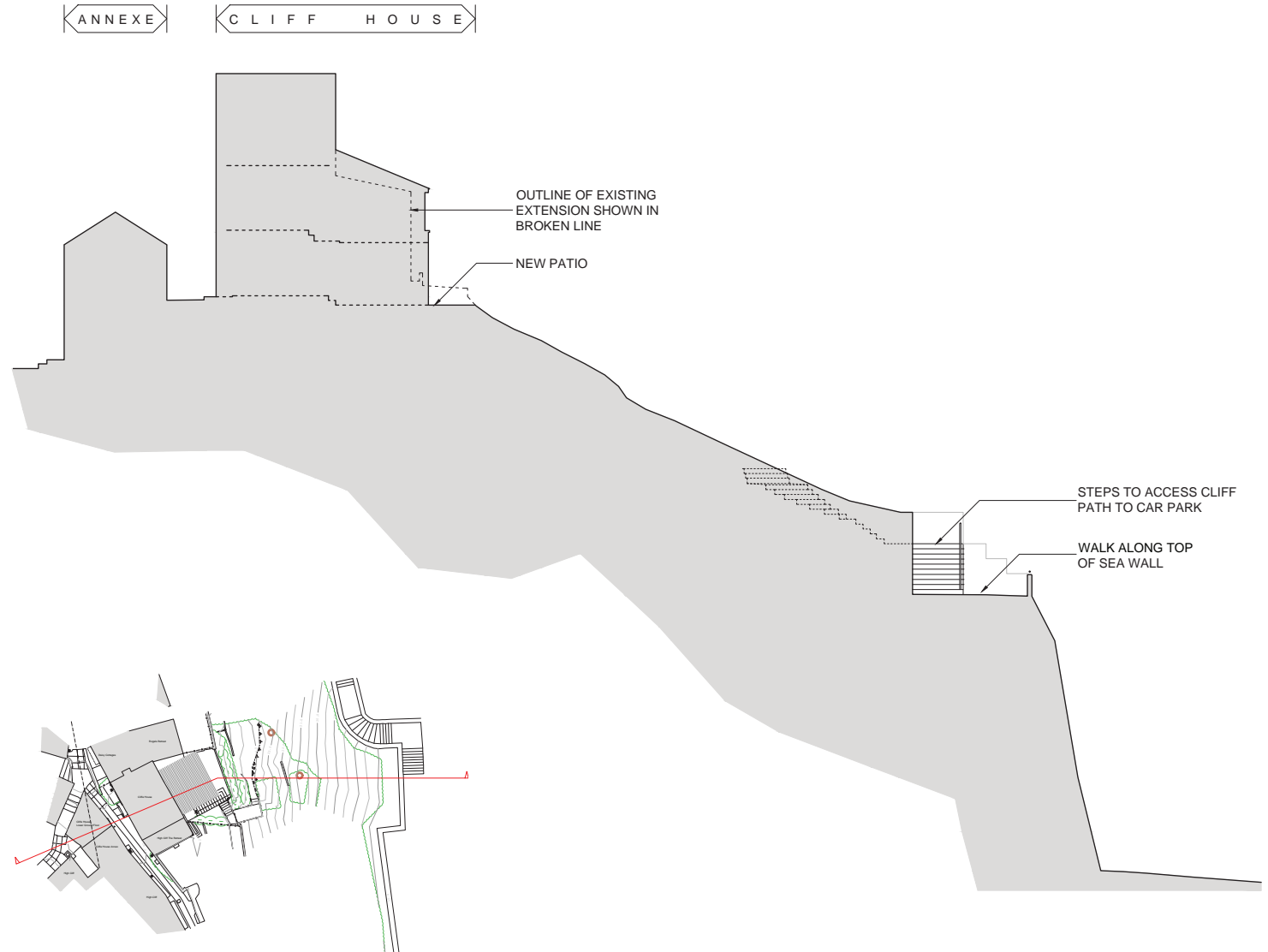
The revised section is more in keeping with the existing setting and rear extension as present.

5.7 Structural Integrity

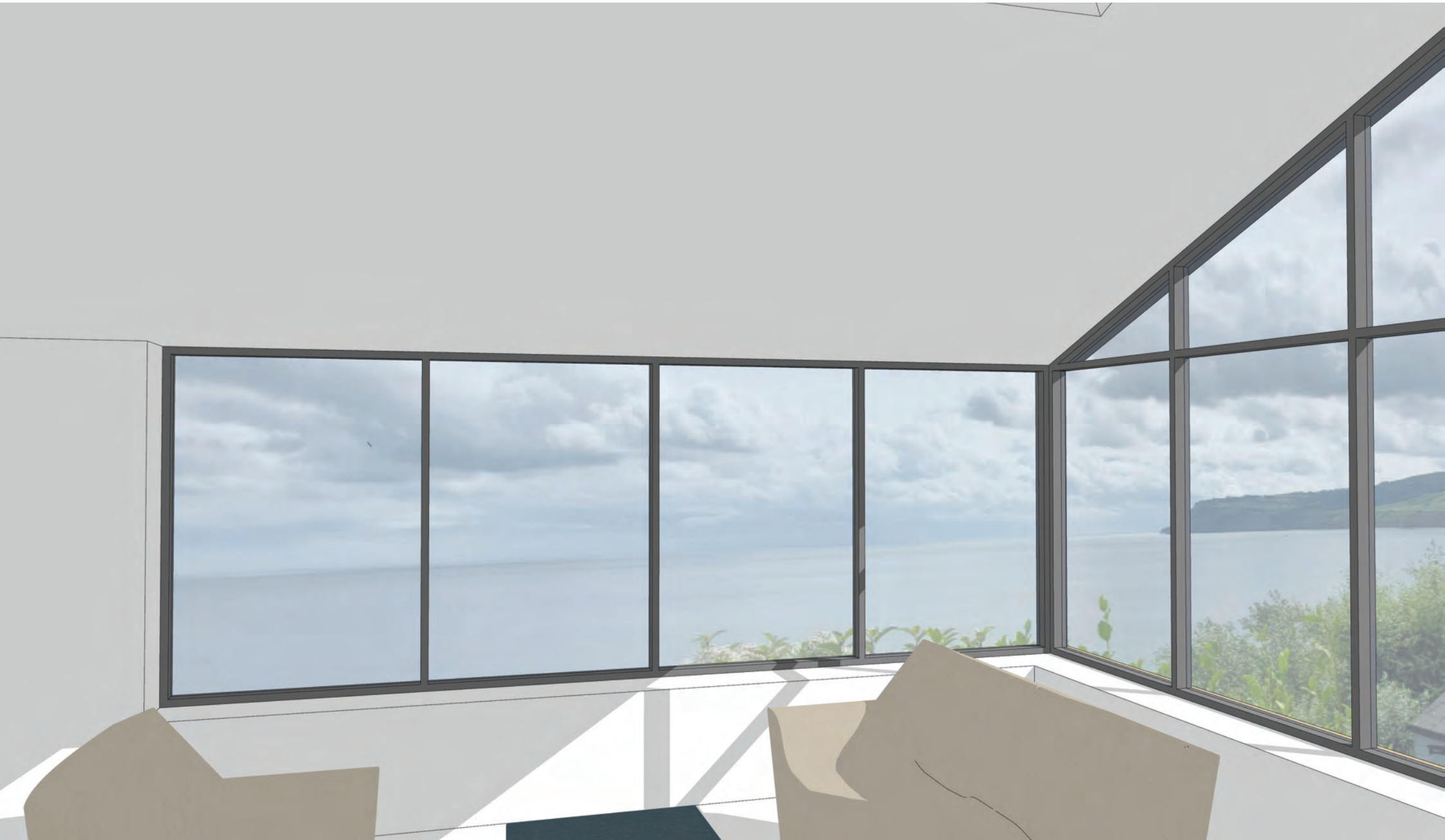
The planning authority advised that a structural engineer would need to provide justification that an extension beyond the existing footprint would not affect the stability of the cliff face and the dwelling itself.

Mason Clark Associates were instructed to attend site to undertake an initial review. They have subsequently visited site again with a piling/ stability contractor to determine the viability of the project.

The findings are included within this planning application.



5.8 Proposed Visuals





6.0 JUSTIFICATION FOR EXTENDING AND PROPOSED WORKS

6.1 Calculations of new footprint

We have come to different calculations based on the footprint although appreciate we have access to the measured survey. We also believe given that the conservatory space is the primary living space that this should be considered as the existing footprint.

Our measurements are based on Government guidelines for calculating area. We have specifically focused on the Net Internal Area (NIA) Broadly speaking the usable area within a building measured to the face of the internal finish of perimeter or party walls ignoring skirting boards and taking each floor into account

Square metres and percentages (internal spaces)

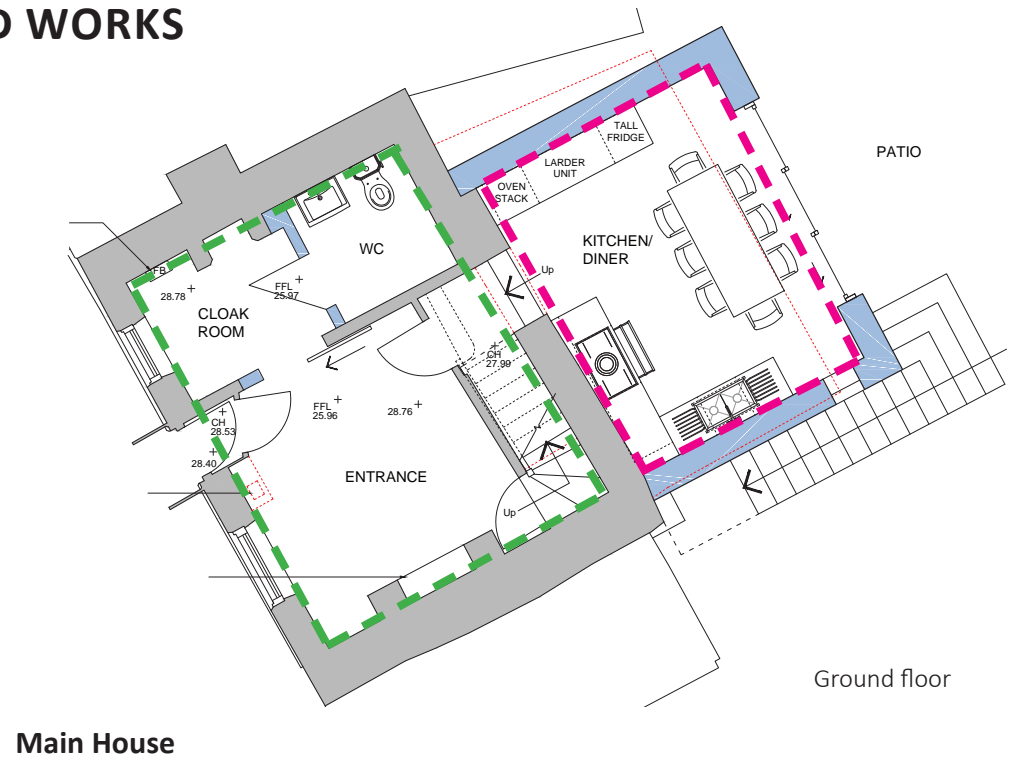
Existing

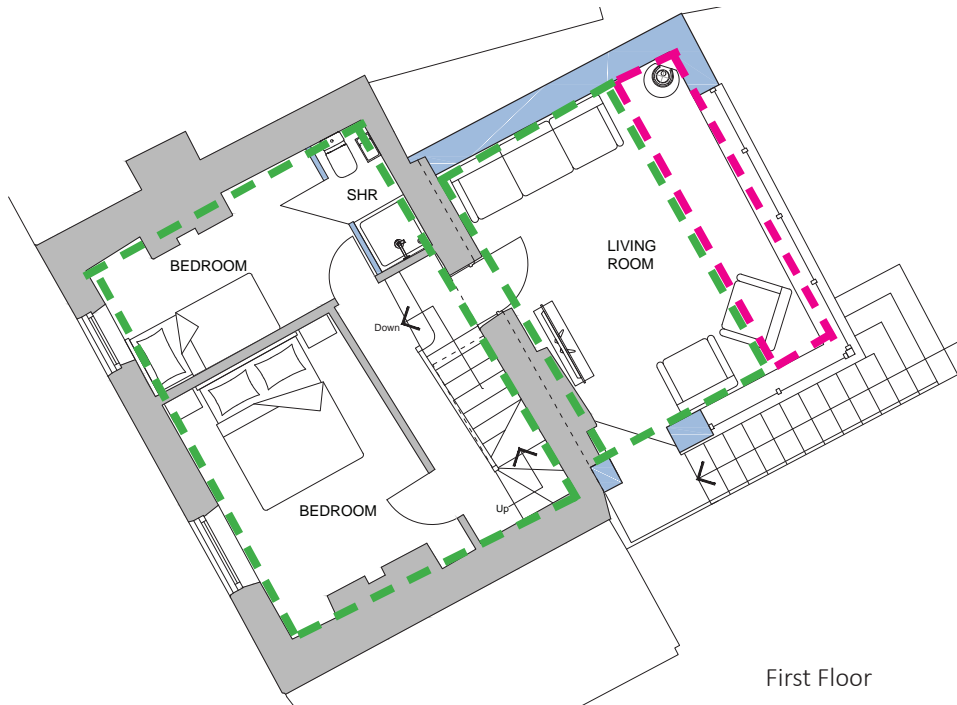
Ground floor 24.8
First floor 25.4
Conservatory 14.7
Second floor 26.1
Lower ground floor utility 9.6
Ground floor annexe 12.3
Upper floor annexe 5.08
Total 117.9 sqm

Proposed

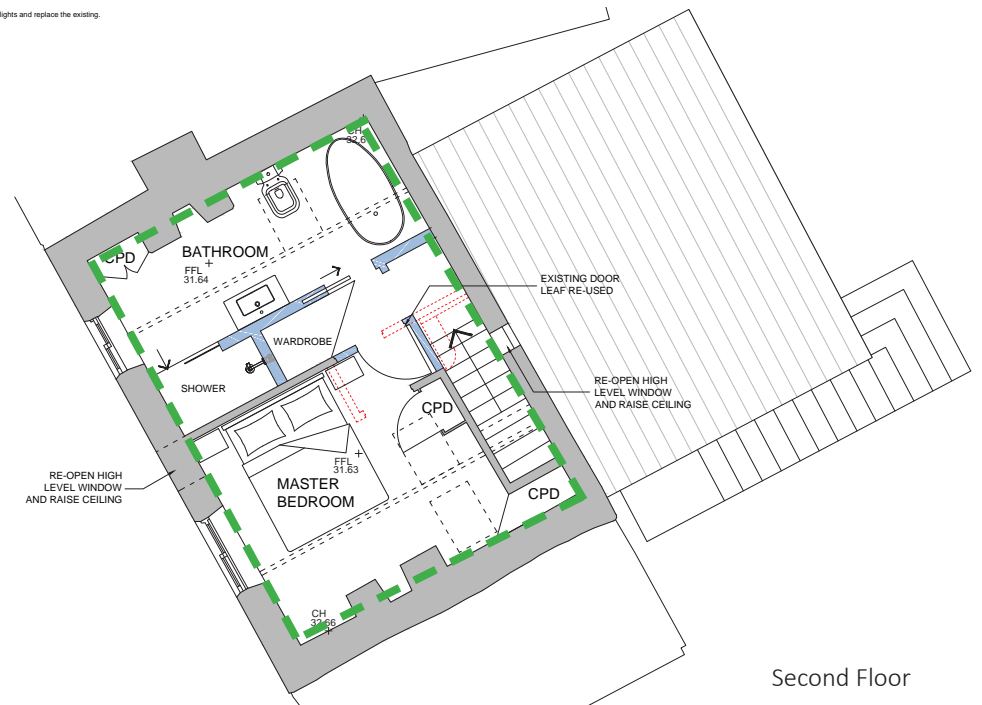
Ground floor 41
First floor 43
Second floor 26.1
Lower ground floor utility 9.6
Ground floor annexe 12.3
Mezzanine annexe 5.08
Proposed 137.08sqm

Difference of 117.9 and 137.08 is 15.04%

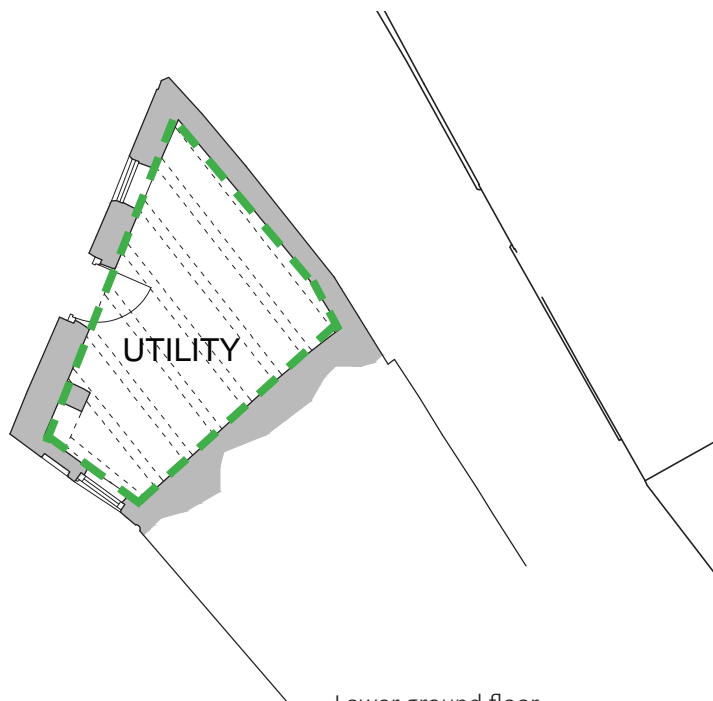




First Floor

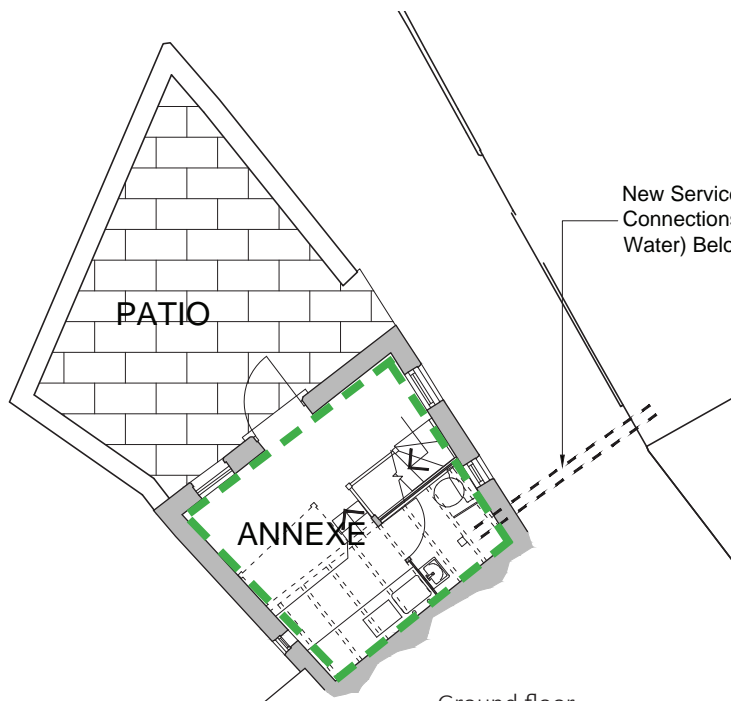


Second Floor



LOWER GROUND FLOOR
Guest Annex

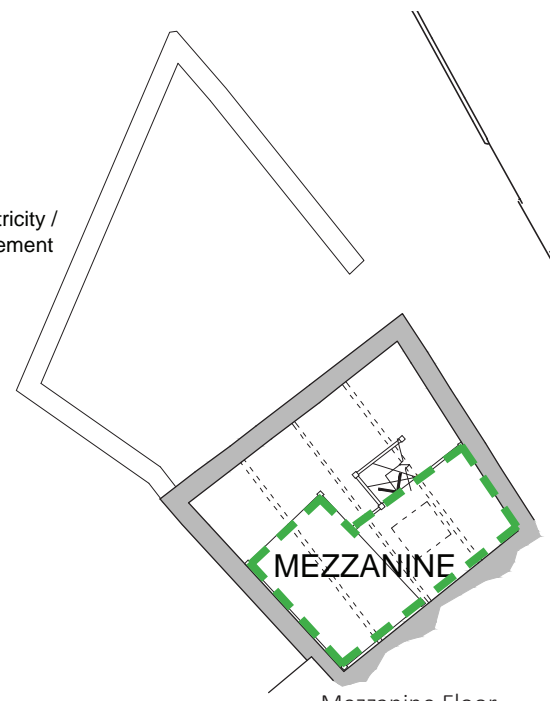
Lower ground floor



GROUND FLOOR

Ground floor

New Service
Connections (Electricity /
Water) Below Pavement



MEZZANINE FLOOR

Mezzanine Floor

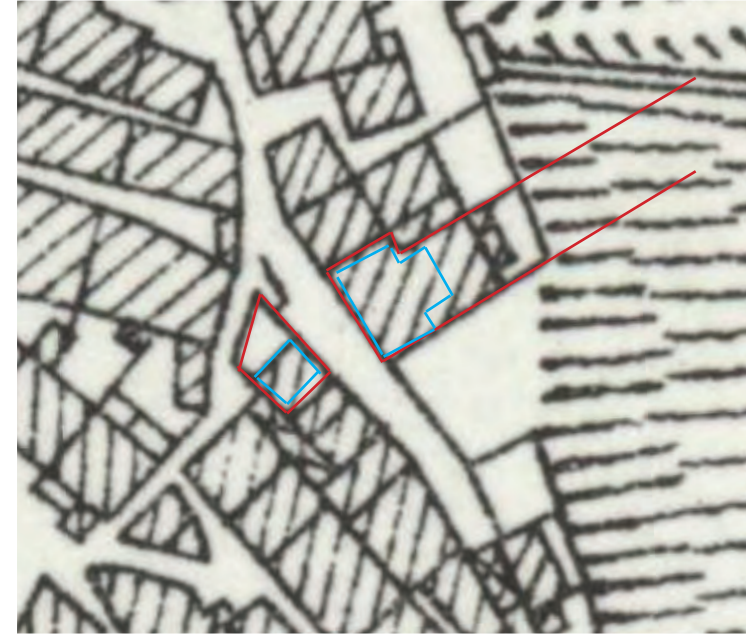
6.2 Previous buildings to the rear and side

Our historic analysis shows that there was previously a whole other building to the rear of Cliff House and to the adjacent buildings. These were demolished building by building as they fell into disrepair and in some circumstances possibility destabilised as the road below collapsed into the sea prior to the installation of the sea defences.

The historic maps and some historic photos show the building clearly which was a smaller building sat behind Cliff House. This was once under separate ownership was discovered when reviewing title plans and historic deed records.



1892 map of Cliff House



1926 map of Cliff House (next door now demolished)



1850s



1890 - 1910



1920s



1950s map showing loss of building to side and rear



1970s map showing loss of building to rear with small extension

The building was a gabled structure much like that of Cliff House and had central windows. The photos appear to it as exposed stone. Some remnants of this building can be seen in the lower footprint of where the conservatory/ living room space currently is.

This is a fascinating area and building and find that placing a reconfigured building on this site would be the most appropriate place to extend and has a historic reference.



1960s



1970s



Today

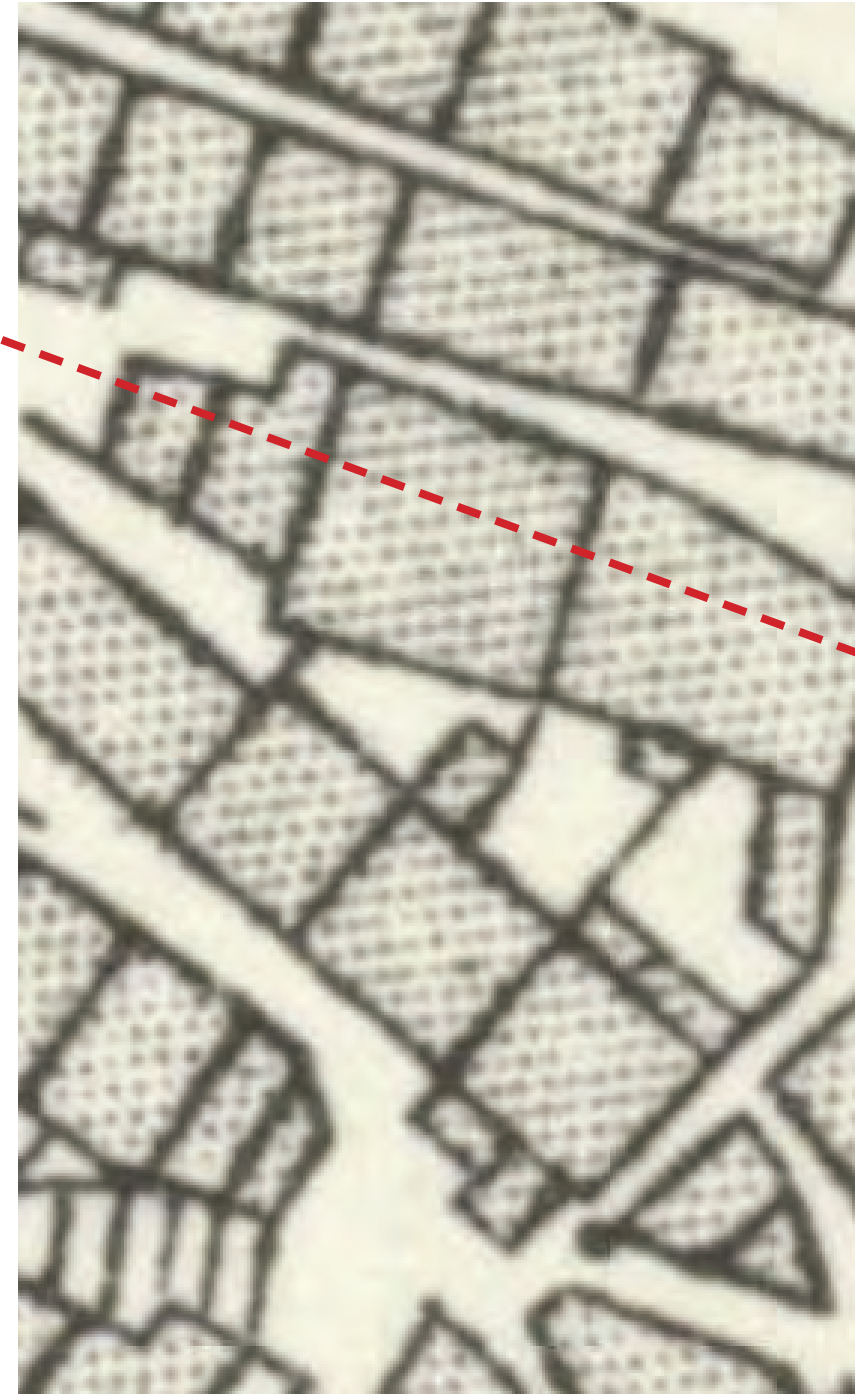
6.3 Evidence of historic footprints within the immediate vicinity

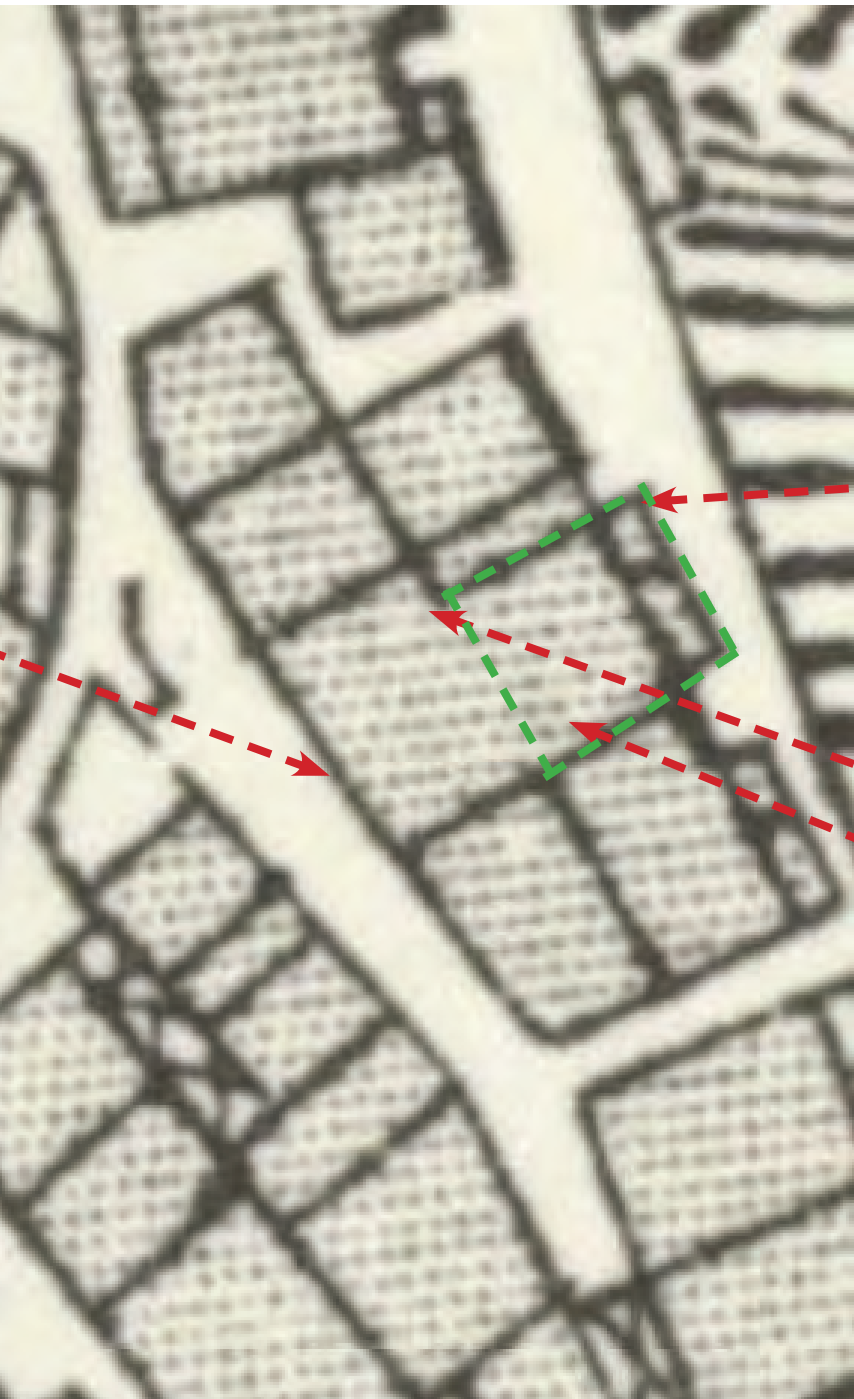
We have undertaken further analysis which shows there were multiple other buildings/ extensions to the north, east, south of the site.

This included:

- a large property connected to Cliff House to the East (sea view)
- Properties adjoining Cliff House to the south (but now demolished and an open space)
- Buildings to the north adjoining at the rear (now a new single storey extension is in its place)

The image to the right and on the following page spread shows evidence of the old buildings.





6.4 Considering the setting

The setting of a listed building was considered during the whole development of the project. The building is quite unique in how it is hidden deep within a cluster of other historic stone cottages within the old part of Robin Hoods Bay. The primary frontage is unsuspecting of the breathtaking view what sits behind.

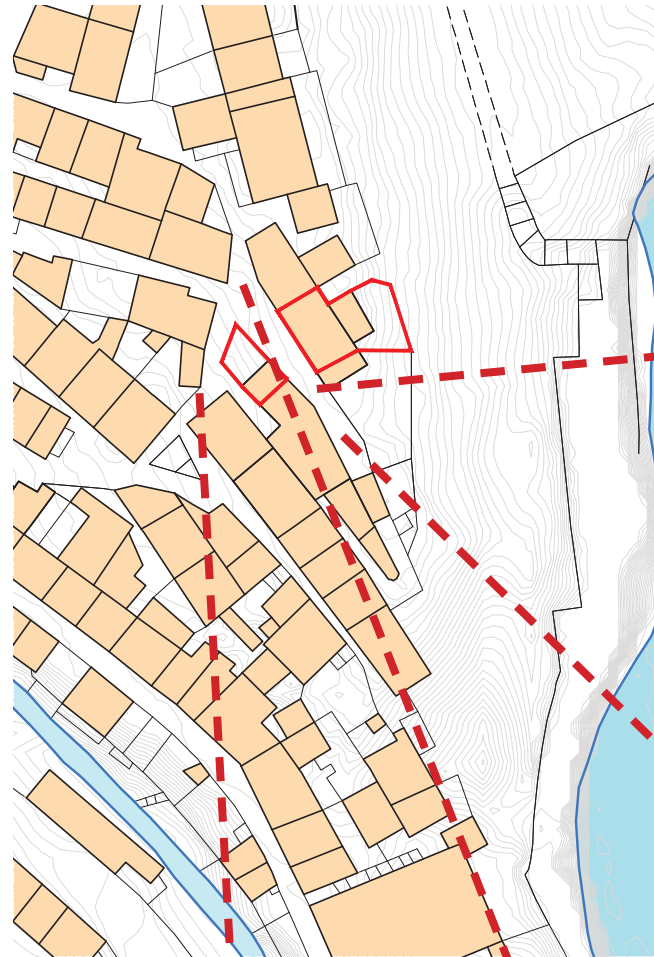
The narrow streets to the front of Cliff House are quite unique to the country and the setting and character is of very high significance and national importance. The tight paths and varying heights on the hill create interest and an intimate intrigue about what may be around each corner and snicket.

Historically the setting was greater as there was a road which led behind Cliff House which would have seen a completely different view and experience of the bay but this was lost due to the degrading cliff face. This also saw the loss of some of the most vulnerable buildings.

The area has now been stabilised and recently groundworks have been completed to provide additional stabilisation. It is now a series of houses atop the hill with some landscaped and natural slopes below leading to sea defences and a pedestrian path.

The only way to experience the full view of the sea side of the old part of Robin Hoods Bay is by boat or air thus limiting a persons experience of this setting.

Cliff House is mostly experienced from the street and remains of high significance in its presence and the role it plays as part of the legibility of the area. However the rear is hidden away from public view. This has created a serene and private space. The enjoyment of this view was evident in that following the demolition of the rear of the house the lower level of the house was retained/ partially



rebuilt and an upper level created to make a living/ dining room which captures the breathtaking views of the bay.

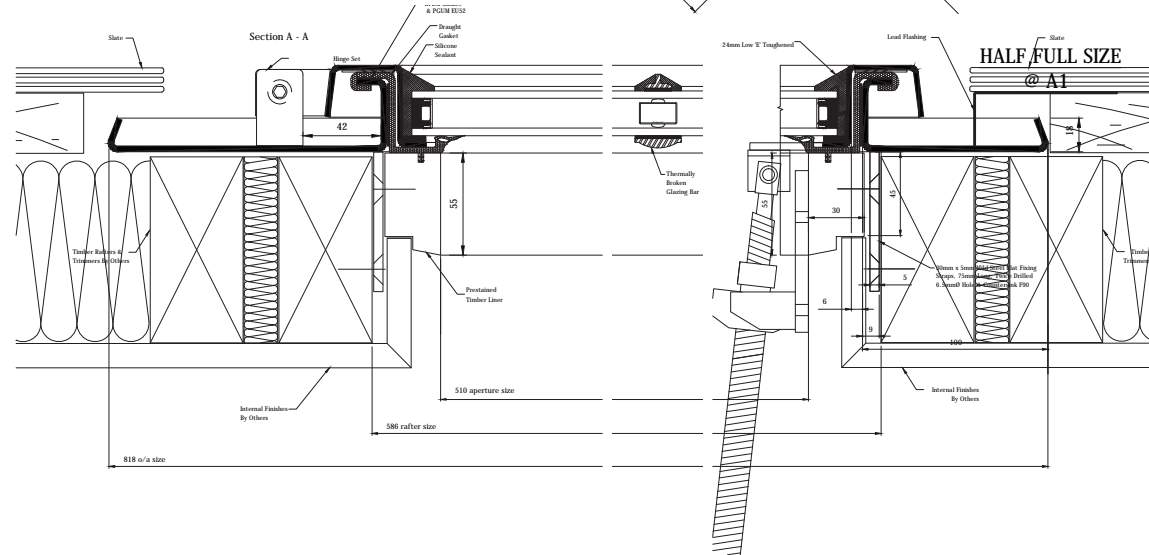
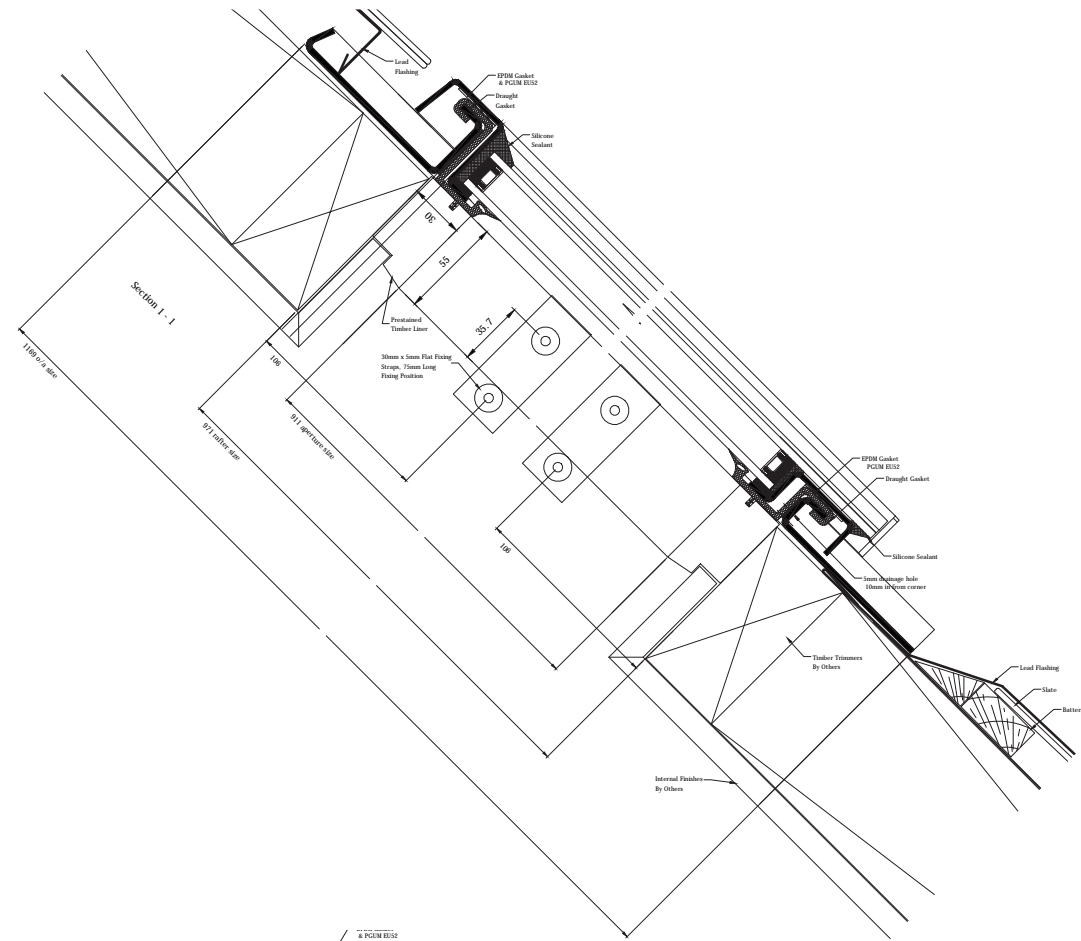
The proposals seek to adapt the existing by utilising the lower level and creating a better quality and more robust structure which can better withstand the climate.

By extending to the rear and adapting the existing structure in a way which is an interpretation of the existing this means there will be no visual or material impact to the front of the property. The extension will only be visible by sea or air and from very specific angles making it a suitable option for reconfiguration.



6.5 Proposed joinery details - conservation rooflight

Included within the document are the proposed joinery details. Within this spread showcases the conservation rooflight style that is proposed and dimensions.



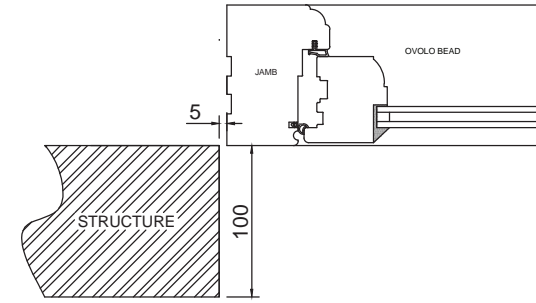
HALF FULL SIZE

6.6 Proposed window and door details to elevations

The proposal is that the upper floor windows which are currently double glazing will be replaced but with a hardwood painted. The new upper windows which are to be reinstated will also be slimline 12mm double glazing in a timber frame.

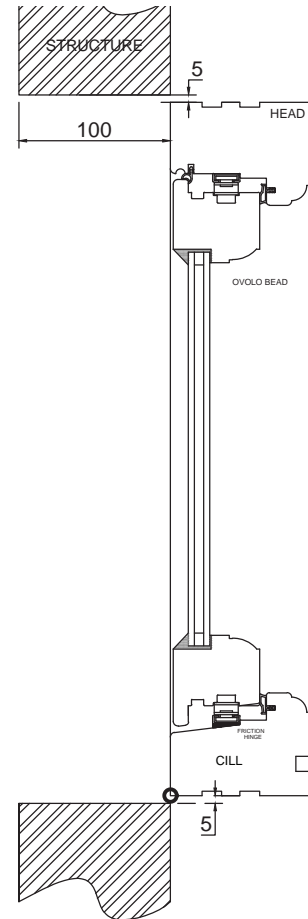
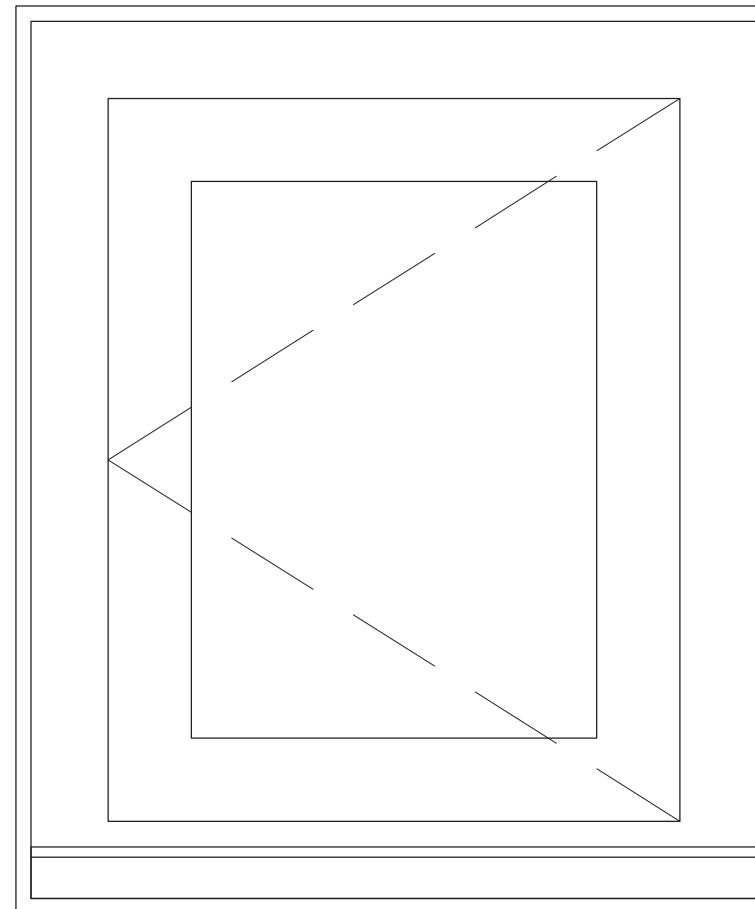
Lower floor windows are to be retained with proposed secondary glazing.

The new living room space will be aluminium double glazing as this is the most exposed area and is being completely replaced. The doors will all be double glazed aluminium.



CASEMENT WINDOW

FLUSH REVEAL WITHIN STRUCTURE:



7.0 RELEVANT PLANNING POLICY AND CONSIDERATIONS

7.1 The Local Plan

The Local Plan is part of the North Yorkshire Moors ambition to support sustainable growth and protect its heritage which was adopted in July 2020. Some relevant policies have been included.

We have worked to ensure that the proposals comply with national and local planning policy. We have also worked with guidance provided by Historic England on altering and extending historic buildings.

Policy ENV11 – Historic Settlements and Built Heritage

Development affecting the built heritage of the North York Moors should reinforce its distinctive historic character by fostering a positive and sympathetic relationship with traditional local architecture, materials and construction. High standards of design will be promoted to conserve and enhance the built heritage, settlement layouts and distinctive historic, cultural and architectural features. Development proposals will only be permitted where they:

1. Conserve, enhance or better reveal elements which contribute to the significance of the heritage asset or its setting including key views, approaches and qualities of the immediate and wider environment that contribute to its value and significance;
2. Conserve or enhance the special character and appearance of settlements including buildings, open spaces, trees and other important features that contribute to visual, historical or architectural character;
3. Reinforce the distinctive qualities of settlements through the consideration of scale, height, massing, alignment; design detailing, materials and finishes;
4. Respect the integrity of the form of historic settlements including boundary and street patterns and spaces between buildings;
5. In the case of new uses, ensure the new use represents the optimum viable use of the asset which is compatible with its conservation;
6. In the case of adapting assets for climate change mitigation, the proposal

is based on a proper understanding of the asset and its material properties and performance, and of the applicability and effectiveness of the proposal. Development should not harm the heritage value of any assets affected. When a proposal affecting a heritage asset is acceptable in principle, the Authority will seek the preservation of historic fabric in situ. When retention of the feature is not justified or the form and appreciation of a heritage asset is compromised through the proposal, the applicant will be required to undertake an appropriate programme of historic building recording (HBR) and analysis secured through an approved Written Scheme of Investigation (WSI).

We believe that the proposals do meet the policy requirements of Policy ENV11. This is because we are proposing to conserve the historic fabric of Cliff House with the internal alterations being minimal, retaining the legibility of the interior from when it was refurbished in the Victorian era.

We propose to reinforce distinctive local qualities such as replacing the existing modern low pitched extension at the rear to an appropriate angle with pantile.

We propose to replace the existing velux and replace with a conservation style rooflight.

The proposals include the removal of harmful fabric including the external render, the unbreathable membranes to the roof and removing the cementitious plaster to the interior.

We believe the scheme respects the existing street pattern and setting with the design an iteration of the existing extension to the rear.

7.2 Policy CO17 - Householder Development

Development within the domestic curtilage of dwellings should take full account

of the character of the local area, the special qualities of the National Park and will only be permitted where:

1. The scale, height, form, position and design of the new development do not detract from the character and form of the original dwelling or its setting in the landscape;
2. The development does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling; and
3. The development reflects the principles outlined in the Authority's Design Guide. In the case of extensions and alterations to the existing dwelling, the following criteria must also be met:
 - Any extension should be clearly subservient to the main part of the building and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension; and
 - The design and detailing should complement the architectural form and character of the original dwelling and any new roofline should respect the form and symmetry of the original dwelling. Where permission is granted, future extensions may be controlled by the removal of permitted development rights.

We believe that the scale, height, position and form are all appropriate and this has been achieved by ongoing engaging and positive conversations and feedback from the planning officer and conservation officer about the definition of appropriate design for such a sensitive area.

The proposed extension is subservient to the existing building and the highest point of the roof will sit below the eaves of the main property. Habitable space will be on the lower floor and first floor. The design and materials are reflective of the setting and not overtly contrasting.

The proposals do not exceed 30% in additional footprint based on the calculations provided. Regardless of this the extension is needed to enable the family to use this a family home for four. There are many holiday lets in the area and we have been informed this will very much be a loved family home with no intention for this to be used for commercial use.

We believe the design is now appropriate and in-keeping ensuring the protection of this very significant area of the East Coast.

7.3 Robin Hoods Bay - Conservation area appraisal

Robin Hoods Bay was designated a conservation officer in 1974. An updated document with guidance was released in 2017.

Opportunities to conserve and enhance: buildings

- New building stock should remain modest in scale and retain the settlement pattern
- Irregularly shaped buildings designed to fit into small spaces is characteristic and can be referenced in any new development
- Sandstone and red pantile are the characteristic building materials that should be visible in any view
- Pitched roofs are characteristic; flat roofs would be a negative feature
- Dormer windows are characteristic, but any new ones must be considered in terms of the wider composition

We have referred to the guidance ensuring that the roof is pitched and uses traditional sandstone for the walls and red pantiles for the roof. To enable a pantile roof we needed to raise the height of the roof and feel this is adequate justification whilst also enhancing the setting.

The proposals do not impact the intriguing irregularity of the area nor impact the primary elevation.

7.4 Historic England Guidance on extending historic buildings

Historic England released guidance on extending historic buildings and this was referenced throughout the design development stage.

Previous works

If your property has previously been altered or extended, permission for a new extension may be possible, so long as it does not overpower what is already there. It may be possible to replace a poorly built and designed extension with a new structure.

The existing extension is of poor quality and decaying and needs to be rebuilt. This was determined following a RICS and conservation architects assessment. The wood is extremely rotten and the roof is not appropriate for the area. The poor condition is what determined the clients desire to replace it and find a way to make the building a more suitable family home.

New extension

A new extension should not dominate a historic building: this usually means it should be lower and smaller. Some small buildings such as lodges and cottages can easily be swamped by an extension, unless very carefully designed. There is no rule on the ideal percentage increase in size: it all depends on the size, character and setting of your house. There will still be some cases where a new extension will not be possible.

An extension will usually have less effect on your historic house if it is built onto the back and not seen from the front. This is because the back is usually less important for its architecture than the front. Side extensions may also work well. Permission for an extension that projects to the front is rarely given as this is usually the most important and most visible part of the house.

We have proposed an extension which is set at the back of the house and is only partially visible from the street on one side. The scale and density is at its minimum to ensure it does not encroach too far to the boundaries. The roof is a similar design in terms of it being a single slope and the form very much reflects the vernacular structures around. The glazing has been reduced and simplified. Historic England has no guidance on how big the extension should be, it is about appropriateness. We believe the scheme is within the councils guidelines but is also the size it needs to be to make it functional.

Connecting doorways

When you build an extension, you will need to connect it to a room in the existing house. You may be able to avoid removing any historic walling if there is an existing doorway, but sometimes a new opening will be needed. The decision about where to make the new doorway needs careful thought. In some houses, such as medieval timber-framed buildings, removing part of a wall to form a doorway can cause structural problems.

We are proposing to retain all existing doors and doorways. The proposal includes the retention of the staircase and door, but behind this will be an opening to the wall to provide access to the new kitchen. This retains all legibility and retains the character of the snug/ entrance. A structural engineer has confirmed this will be feasible.

Choosing the right materials

The exterior needs to be carefully designed. You should expect to use matching or complementary materials for walls and roof. However, cleverly chosen contrasting materials in a modern design may work well for some buildings, where the extension can then be clearly 'read' as different to the old house. But the effect should not be so different that the extension is more prominent than the main building.

We have proposed materials to match existing, ashlar sandstone and a pantile roof.

Windows on an extension are likely to need double-glazing to comply with the Building Regulations that apply to new construction, though there may be some exceptions. It is important to choose sympathetic styles for any new doors or windows. The physical detail of the junction between old and new is important, to avoid water getting into the old house, and to disturb the historic wall as little as possible.

We have proposed simple double glazing to the extension reducing the frames where possible. To the main dwelling to the upper levels we are proposing sllmlne double timber framed glazing.

8.0 CONCLUSION

We believe that the proposal meets the needs of local planning policy and the clients brief. Through positive engagement we have developed a refined scheme which is appropriate in size and scale for the area and will help enhance the existing rear of Cliff House as well as refurbishing the building in a more appropriate manner protecting the longevity of the building for years to come.



NYMNP

09/04/2024



SHAW &
JAGGER
ARCHITECTS

CLIFF HOUSE
Robin Hoods Bay
Heritage Significance Statement

519 01 02
V2 | August 2023

CONTENTS

Part 1 - Introduction and site location

Part 2 - Brief history of Robin Hood's Bay

Part 3 - Planning policy of Robin Hood's Bay

Part 4 - History of Cliff House

Part 5 - Building significance

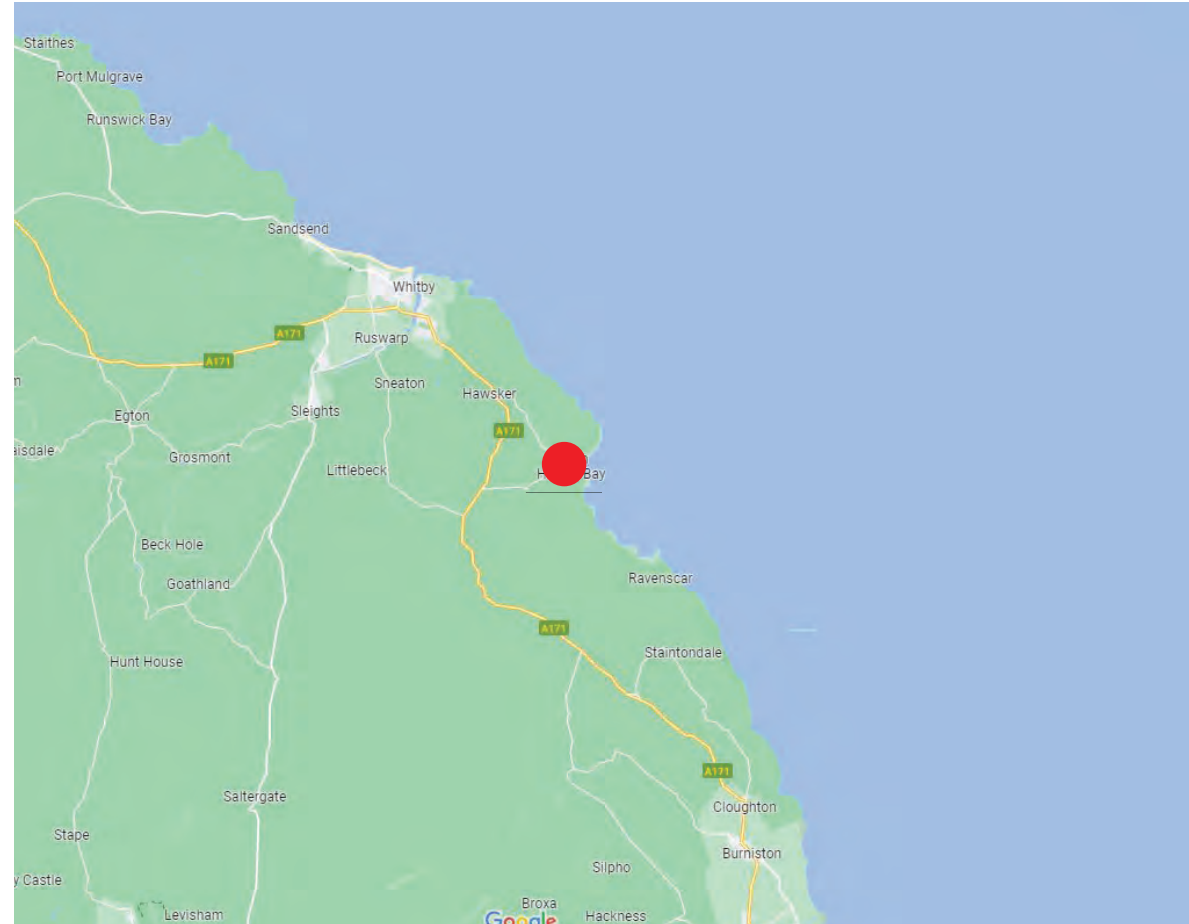
Part 6 - Opportunities for change

1.0 INTRODUCTION

This document is a report on the assessment of the history of Cliff House (also known as Cliffe House) in Robin Hoods Bay. The document also provides a heritage significance assessment of the building fabric.

The report has accessed historic maps, imagery, deeds and general historical information for both Robin Hoods Bay and Cliff House.

Following the assessment of significance, suggestions are provided for where sensitive change would be most appropriate, and highlights opportunities for change whilst ensuring the heritage asset is preserved as much as possible.



SITE ADDRESS

Cliff House, CLIFF STREET, ROBIN HOODS BAY

2.0 BRIEF HISTORY OF ROBIN HOODS BAY

2.1 Outline of the history of Robin Hoods Bay

Robin Hood's Bay, located in North Yorkshire, England, has a rich architectural history that reflects its evolution from a small fishing village to a popular tourist destination. The village is situated on a steep hillside that leads down to a picturesque bay on the North Sea coast.

Evidence of human presence in the area dates back 3000 years to the Bronze Age when burial grounds known as Robin Hood's Butts were established on the high moorland.

Around 1500 years later, during the 4th century AD, Roman soldiers constructed a stone signal tower at Ravenscar. The initial settlers were likely Saxon peasants, followed by the Norsemen. Norwegians, attracted by the fertile glacial soil and abundant fish, became the primary colonisers of this coastal region, sustaining themselves through a combination of farming and fishing. The original settlement of the Norsemen was likely at Raw, an inland hamlet that provided concealment from other pirates.

The first recorded mention of Robin Hood's Bay can be traced back to a letter dated between 1322 and 1346, written by Louis, Count of Flanders, to Edward III, in which he requested the return of his ship seized at "Robin Oode Bay".

The next reference comes from King Henry VIII's topographer, Leland, in 1536, who described it as a fishing town with twenty boats and a mile-long harbour. By this time, the settlement on the cliffs had grown larger than the inland settlement, likely due to a sense of security from piracy and the convenience of proximity to the boats. In 1540, the village was reported to have fifty cottages near the shore, a substantial size for that era, suggesting that the present-day village likely originated in the 15th century.



ROBIN HOOD'S BAY FROM THE BEACH

54873

Robin Hoods Bay from the water- 1924



Archaeology Map showing a post medieval landing and various earthworks

Matthew Storm was the chief tenant in 1540, and his descendants still reside in the area. Following the dissolution of the monasteries in 1539, the land was acquired by the King and later sold to the Earl of Warwick. The Cholmleys and subsequently the Stricklands became the final 'Lords of the Manor.'

During the 16th century, it seems that Robin Hood's Bay held greater significance than Whitby. A series of Dutch sea charts published in 1586 featured Robin Hood's Bay while omitting any mention of Whitby.

During the medieval period, Robin Hood's Bay was primarily a fishing and smuggling village. The oldest surviving structures in the area date back to this time. The medieval buildings were typically constructed with local materials such as limestone and sandstone.

As the village grew in importance as a smuggling, fishing and trading center, new buildings were constructed during the Georgian and Victorian eras. This period saw the introduction of brick and slate as building materials. The Georgian and Victorian buildings in Robin Hood's Bay often featured elegant facades, sash windows, and decorative details.

Fishing and Maritime Influence:

The architecture of Robin Hood's Bay was influenced by its maritime heritage. Many buildings had features such as net lofts, which were used for drying fishing nets, and fisherman's cottages with distinctive bay windows known as "Yorkshire windows" or "three-light windows." These windows provided panoramic views of the bay and allowed fishermen to keep an eye on their boats.



New Road- 1884



Market Place- 1884

Today, Robin Hood's Bay is a popular tourist destination, known for its charming narrow streets, quaint cottages, and stunning coastal scenery. The architectural history of the village has contributed to its unique atmosphere and attracts visitors from around the world.



Lithograph of Robin Hoods Bay

Smuggling

Robin Hood's Bay has a fascinating history intertwined with smuggling. The village's picturesque setting, nestled within steep cliffs and overlooking the North Sea, made it an ideal location for illicit activities during the 18th and early 19th centuries.

During this period, smuggling was a widespread practice along the English coastline due to high taxes and import restrictions imposed by the government. Robin Hood's Bay became a notorious haven for smugglers due to its secluded coves, hidden passageways, and labyrinthine streets, providing the perfect environment for smuggling operations to flourish.

The smugglers of Robin Hood's Bay were known as "owlers" or "free traders." They engaged in a range of illegal activities, including smuggling contraband goods such as tea, tobacco, alcohol, and luxury items like silk and lace. These goods were often brought in clandestinely from foreign

ships, avoiding the heavy taxes and duties imposed by the authorities. The geography of Robin Hood's Bay played a significant role in the success of the smuggling trade. The village had a network of secret tunnels and underground passages, known as "runnels," which were used to transport contraband goods from the shoreline to hidden storage areas within the village. These passages enabled smugglers to evade customs officials and prevent their illicit activities from being discovered.

One notable figure associated with smuggling in Robin Hood's Bay is "Mad" William Richardson. He was a local smuggler who operated during the late 18th century and became infamous for his audacity and disregard for the law. Richardson and his gang were known for their involvement in various smuggling ventures and their ability to outwit the authorities. Legends and stories about his exploits still circulate in the area today.

The smuggling trade brought prosperity to Robin Hood's Bay, with many villagers involved in the illegal activities either directly or indirectly. It was not uncommon for local fishermen to supplement their income by participating in smuggling operations, while others provided accommodation or acted as lookouts for incoming ships.

However, the heyday of smuggling in Robin Hood's Bay eventually came to an end with increased government efforts to crack down on illegal activities. The expansion of the customs service, the deployment of revenue cutters along the coast, and stricter enforcement of the law gradually curtailed smuggling operations. As a result, the village's economy shifted toward more legitimate trades and activities.

Today, Robin Hood's Bay embraces its smuggling history and celebrates it as part of its cultural heritage. The village is primarily a place for those to visit and hire many of the buildings as a holiday home, but some residents do still remain and there is a local school.

Sea defences

Robin Hood's Bay has had various sea defenses in place to protect the village from coastal erosion and flooding. A new road was built in the 18th century following the collapse of the old road.



Lithograph of King Street 1780s of the old road

A second major intervention was completed in the 1970s following the collapse of some buildings. This even featured in a TV series for the BBC at

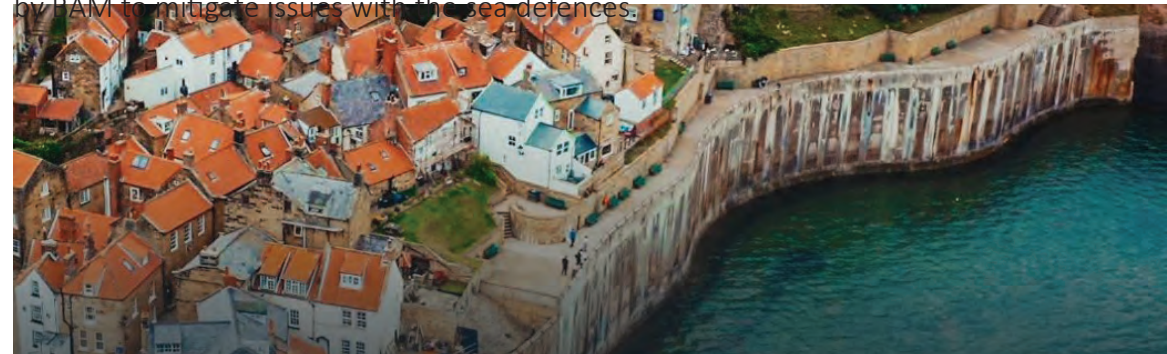


Construction of the sea wall in the 1970s



Images of buildings beginning to collapse into the sea 1970s the time.

There is now further works being completed due to be finished soon, undertaken by PAM to mitigate issues with the sea defences.



Sea defences today

2.2 Architectural styles

Vernacular Architecture:

Vernacular architecture is prevalent in Robin Hood's Bay, particularly in the older parts of the village. This style represents the traditional buildings constructed by local craftsmen using local materials and techniques. These buildings often have stone walls, pantile roofs (which would have at one point been thatch), and small windows. The irregular layout of the village and its narrow alleyways contribute to the unique charm of the vernacular architecture.

Pre-Georgian Architecture:

Robin Hood Bay pre-dates the Georgian period although much of the architecture dates from the 18th and 19th century. However there are some remains of earlier architecture including the dating stone (right) which dates to 1709. There is also a timber jetty made of large protruding timbers (far right) which may date back to the 15th or 16th century. There is also the sign for St Stephens Bede House dating to 1633.

Georgian Architecture:

During the Georgian period (1714-1830), Robin Hood's Bay experienced growth and prosperity. Georgian architecture is characterized by symmetrical facades, sash windows, and classical proportions. Some buildings in Robin Hood's Bay feature Georgian elements, such as elegant doorways, decorative mouldings, and pediments. These structures often display a sense of refinement and balance.

Victorian Architecture:

The Victorian era (1837-1901) brought further development and transformation to Robin Hood's Bay. Victorian architecture encompassed several styles, including Gothic Revival, Italianate, and Queen Anne. Some Victorian buildings in the village exhibit elements like decorative brickwork, bay windows, and ornate detailing. These structures often convey a sense of grandeur and individuality a time when Cliff House was restored.



Left: photos of different material types and evidence of 18th century and earlier architecture

Fisherman's Cottages:

Given its history as a fishing village, Robin Hood's Bay is known for its charming fisherman's cottages. These cottages, typically found near the waterfront, often feature distinct architectural elements. One notable feature is the "Yorkshire window" or "three-light window." These bay windows provide panoramic views of the bay and were used by fishermen to keep an eye on their boats. The cottages are usually compact, with whitewashed or stone exteriors and pitched roofs.

Smuggling-Related Architecture:

Robin Hood's Bay gained notoriety as a smuggling hub during the 18th and 19th centuries. Some buildings in the village have architectural features associated with smuggling activities. These include hidden tunnels, secret compartments, and concealed passages that were used to hide contraband goods. While not specific to a particular architectural style, these unique features reflect the village's intriguing history.

Conservation and Restoration:

In recent years, there has been a strong emphasis on preserving and restoring the architectural heritage of Robin Hood's Bay. Many buildings have been carefully maintained to retain their original character and historical significance. Newer constructions in the village often adhere to traditional architectural styles and materials to blend in harmoniously with the existing structures.

Overall, the architectural types in Robin Hood's Bay showcase a diverse range of styles, reflecting its medieval origins, Georgian and Victorian prosperity, and unique maritime history. The combination of vernacular architecture, Georgian and Victorian influences, fisherman's cottages, and smuggling-related features contribute to the distinctive and picturesque character of the village.

Building materials:

Stone: The village features a significant use of local stone in its buildings. The type of stone commonly found in the area is sandstone or limestone, which provides a distinctive character to the architecture.

Brick: While not as prevalent as stone, brick is also used in some buildings, particularly those constructed during the Georgian and Victorian periods. Many of the brick structures have since been rendered.

Thatch and later Pantiles: Thatched roofs were traditionally common in Robin Hood's Bays but were replaced with clay pantiles as the material became more accessible and was known for being more hardwearing. Thatching involves using straw, reeds, or other natural materials to create a waterproof and durable roof covering.

Slate: Slate is used for roofing purposes and can be seen on many buildings in the village. It is known for its durability and ability to withstand the coastal weather conditions but pantiles remain the dominant material.

Timber: Timber is used in the construction of the framework and internal structures of buildings. It may be visible in exposed beams or concealed within the walls.

Render: Some buildings may have rendered exteriors, where a mixture of sand, cement, and lime is applied to the exterior walls to provide a smooth or textured finish.

Whitewash: In the past, it was common to see buildings in Robin Hood's Bay with whitewashed exteriors. Whitewashing involves applying a lime-based mixture to the walls, giving them a bright white appearance.

3.0 RELEVANT PLANNING POLICY AND CONSIDERATIONS

3.1 The Local Plan

The Local Plan is part of the North Yorkshire Moors ambition to support sustainable growth and protect its heritage which was adopted in July 2020. Some relevant policies have been included.

Policy ENV11 – Historic Settlements and Built Heritage

Development affecting the built heritage of the North York Moors should reinforce its distinctive historic character by fostering a positive and sympathetic relationship with traditional local architecture, materials and construction. High standards of design will be promoted to conserve and enhance the built heritage, settlement layouts and distinctive historic, cultural and architectural features. Development proposals will only be permitted where they:

1. Conserve, enhance or better reveal elements which contribute to the significance of the heritage asset or its setting including key views, approaches and qualities of the immediate and wider environment that contribute to its value and significance;
2. Conserve or enhance the special character and appearance of settlements including buildings, open spaces, trees and other important features that contribute to visual, historical or architectural character;
3. Reinforce the distinctive qualities of settlements through the consideration of scale, height, massing, alignment; design detailing, materials and finishes;
4. Respect the integrity of the form of historic settlements including boundary and street patterns and spaces between buildings;
5. In the case of new uses, ensure the new use represents the optimum viable use of the asset which is compatible with its conservation;
6. In the case of adapting assets for climate change mitigation, the proposal is based on a proper understanding of the asset and its

material properties and performance, and of the applicability and effectiveness of the proposal. Development should not harm the heritage value of any assets affected. When a proposal affecting a heritage asset is acceptable in principle, the Authority will seek the preservation of historic fabric in situ. When retention of the feature is not justified or the form and appreciation of a heritage asset is compromised through the proposal, the applicant will be required to undertake an appropriate programme of historic building recording (HBR) and analysis secured through an approved Written Scheme of Investigation (WSI).

3.2 Policy CO17 - Householder Development

Development within the domestic curtilage of dwellings should take full account of the character of the local area, the special qualities of the National Park and will only be permitted where:

1. The scale, height, form, position and design of the new development do not detract from the character and form of the original dwelling or its setting in the landscape;
2. The development does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling; and
3. The development reflects the principles outlined in the Authority's Design Guide. In the case of extensions and alterations to the existing dwelling, the following criteria must also be met:
 - Any extension should be clearly subservient to the main part of the building and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension; and
 - The design and detailing should complement the architectural form and character of the original dwelling and any new roofline should respect the form and symmetry of the original dwelling. Where permission is granted, future extensions may be controlled by the removal of permitted development rights.

In the case of existing outbuildings and the development of new outbuildings, the following criteria must also be met:

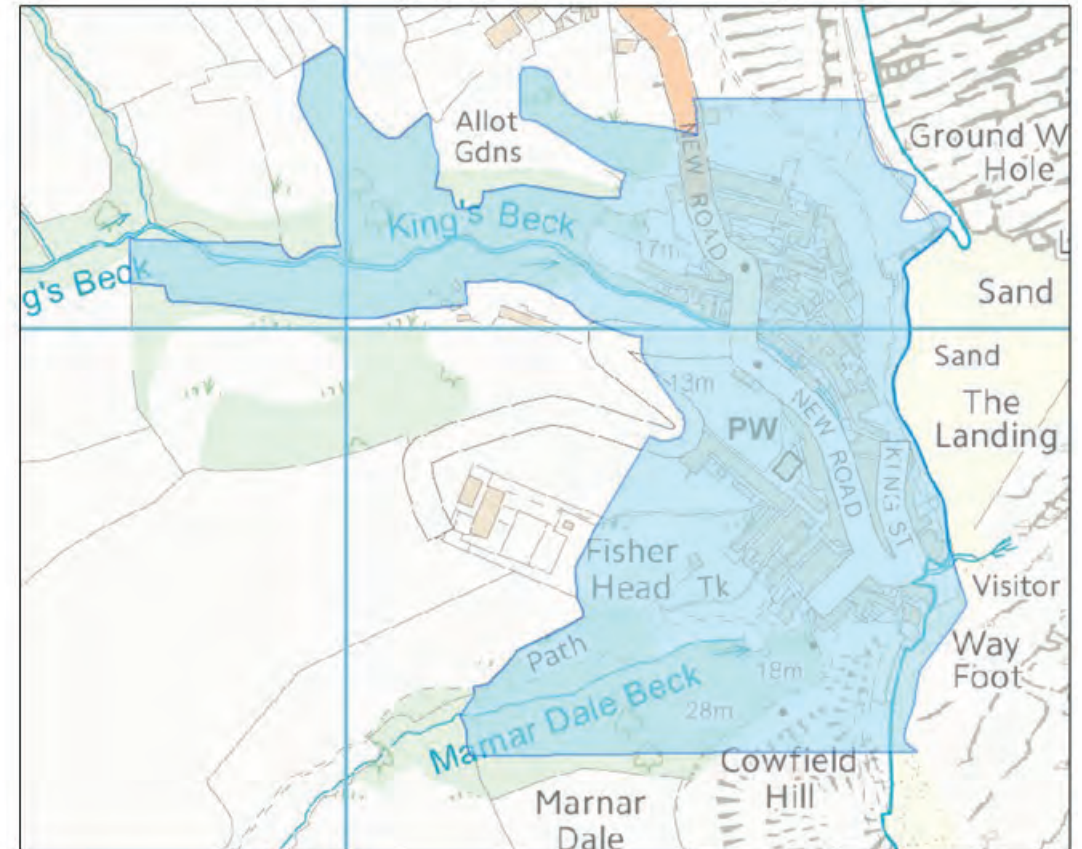
- The outbuilding should be required for purposes incidental to the residential use of the main dwelling;
- Any new or extended outbuilding should be proportionate in size and clearly subservient to the main dwelling;
- New outbuildings should be located in close proximity to existing buildings;
- If the proposal involves works to improve or extend an existing outbuilding, the original structure must be worthy of retention and capable of improvement; and
- It should be demonstrated that any change of use of existing outbuildings is not likely to lead to future proposals for additional outbuildings to replace the existing use. All proposals for residential annexes should also meet the requirements of Policy CO18 Residential Annexes.

3.3 Robin Hoods Bay - Conservation area appraisal

Robin Hoods Bay was designated a conservation officer in 1974. An updated document with guidance was released in 2017.

Opportunities to conserve and enhance: buildings

- New building stock should remain modest in scale and retain the settlement pattern
- Irregularly shaped buildings designed to fit into small spaces is characteristic and can be referenced in any new development
- Sandstone and red pantile are the characteristic building materials that should be visible in any view
- Pitched roofs are characteristic; flat roofs would be a negative feature
- Dormer windows are characteristic, but any new ones must be considered in terms of the wider composition to make a positive



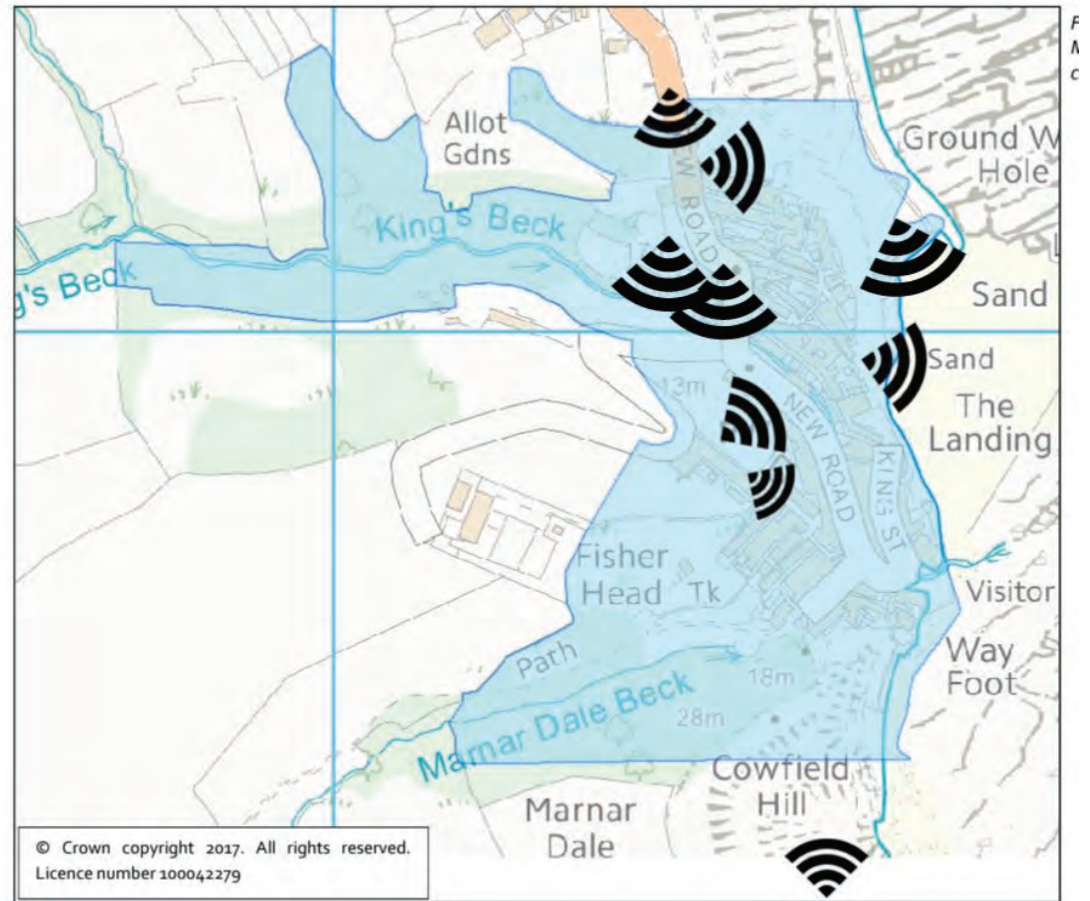
Conservation area map

contribution to the roofscape

- Chimneys should be retained
- There is a wealth of traditional window types to choose from if new development is proposed, but existing traditional windows should be retained so that the variety is conserved and distinctive original crown and cylinder glass preserved
- Traditional shop windows should be conserved or restored where lost. Victorian iron fretwork over windows should be conserved
- Brightly coloured doors are characteristic and on cottages, small wooden canopies over the doors are especially so
- A variety of iron or brass door knockers also adds to the architectural interest
- Where doors survive into cellars or have functions associated with storage or fishing, they should be retained
- There is some evidence of 20th century cementitious pointing that is damaging to the stonework; in due course, this pointing should be replaced with lime to avoid permanent damage

Opportunities to conserve and enhance architectural features

- The loss of minor historic features can cause harm to the historic interest of a Conservation Area and so they should be actively managed
- Evidence of the former fishing industry should be retained
- Wall mounted lanterns are the distinctive form of street lighting here
- Drain pipes and guttering should be in cast iron
- Ceramic channels should be protected during any works
- Redundant features such as former standpipes, boot scrapers and mooring rings should be retained wherever possible.



Key views within the conservation area



3.4 Key views and vistas of Cliff House

The Conservation Area Appraisal of 2017 already identifies the key views to be considered within planning policy however there are other views which are of importance to the heritage and visual importance of Robin Hoods Bay.

These views should be used to help guide any future development as well as maintain protection for critical views to Cliff House.



Long view to Cliff House

Closer view to Cliff House from a dormer window of another property

