

Design and Access Statement – 2 North Road, Grosmont, Whitby YO22 5PX.

The reasoning behind wanting to move a wall on the first floor is to convert an awkward-shaped bedroom plus boxroom into one usable bedroom, and to make a feature of the curved wall in the front bedroom. Adding an ensuite will ensure there are 2 decent sized bedrooms for self and visitors with separate sanitation.

As this is a regular domestic house there is ground floor entry with no steps, first floor access via standard staircase.

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Heritage Statement – 2 North Road, Grosmont, Whitby YO22 5PX.

North Road, Grosmont, consists of a row of 5 blind-back cottages constructed in tooled sandstone with pantile roof.

The properties were originally outbuildings with tenements over and were built circa 1835. By 1990 all 5 were derelict, and completely renovated in the 1990's.

The property is located approx 10m east of The Station Tavern PH along a private road, and is now known as Porters Lodge, 2 North Road, Grosmont. The inner terraced property is a former smithy, with the upstairs being accessed by an external spiral staircase to tenements above.

No 2 is the only building left out of the 5 cottages with an irregular opening in the form of a stone built spiral staircase (external but recessed into the building) which was used for access to the tenements over via a cantilevered walkway (see attached image). The property was listed as Grade 2 in 1990.

The property was completely renovated in the 1990s to form ground and first floor dwelling cottage. The renovation was both inside and out using modern materials – new pantile roof, new roof timbers, new floor timbers, DPC, rewired, replumbed, new bathroom, new kitchen, new internal staircase, new stud and plasterboard walls to form 2 bedrooms plus box room with Velux.

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