

DESIGN AND ACCESS STATEMENT

For Window Replacement and Rear Roof Terrace at Seascape, King Street, Robin Hoods Bay.

AMOUNT

Installation of new loft floor front dormer window to replace existing delapidated window. Replacement of existing low pitched tiled roof to kitchen extension with new flat roof to form roof terrace with new balustrading to terrace edge. Removal of existing landing window to be replaced by new glazed door to allow access to terrace.

Replacement of rear patio/garden wall with glazed balustrading system. Replacement of rear kitchen door with new half glazed door.

LAYOUT

The new windows to the dormer are to be inserted at loft floor level.

The roof terrace is to be constructed at first floor level on top of the kitchen which was an extension to the property in 1994. The roof terrace will be accessed from the landing at first floor level.

At ground floor level the kitchen is to have its door replaced with a new half glazed door. The rear wall to the patio/garden is also to be replaced by a new balustrading system.

SCALE

The structural opening sizes to the loft dormer are to be retained and the windows are a direct replacement of the existing.

The first floor roof terrace is to be constructed on top of the existing kitchen floor plan and covers an area 15m². The open edge of the terrace will be guarded by an 1100mm high balustrade system approx. 3.5m in length. In order to access the roof terrace the existing landing 1300mm h x 600mm w window will be removed and the cill level lowered to create a door opening 2200 high x 600mm wide.

At ground floor level the existing rear door from the kitchen will be replaced with a new door with the opening size being retained.

The outside boundary wall to the patio/garden is currently 700mm high and will be replaced with a new 1100mm high balustrade system approx. 8m in length.

LANDSCAPING

The rear patio garden is currently concrete paving and there is to be no disruption to the existing landscaping.

APPEARANCE

The material of the dormer windows is to be painted hardwood timber from sustainable sources with frame detailing to reflect the character of the property. Refer to detail drawings and George Barnsdale Historic Range brochure for further information.

The first floor roof terrace is to have a paving slab surface finish. The balustrade system is to be stainless steel posts and top rail with glass panel infills. The new door is to be painted hardwood fully glazed.

The rear kitchen door is currently timber with a porthole window. This is to be replaced with a new hardwood door which is half glazed. The stone wall to the boundary of the garden is currently in a poor state of repair and its height at 700mm high is insufficient to prevent falls and as such is dangerous.

ACCESS

There is to be no change to the present access. Access to the building is from the existing highway off King Street which affords level access. No off street parking is available.

HERITAGE STATEMENT

Seascape, King Street is a Grade II listed building. The property was constructed in early to middle 19th century, has sandstone walls with a slate roof. The property was listed in 1969. The windows are timber and are a mixture of styles through out the property. The loft floor dormer windows are a later 20th century addition and are painted and single glazed to the front elevation and divided into multiple small panes. The dormer window to the rear is stained timber and has large clear double glazed panes.

The remaining windows to the front elevation are sliding sash with single glazed multiple panes. The windows to the remainder of the house are a mixture of sliding sash and casement windows, all painted timber, some are single and some are double glazed. The building has experienced alteration over time with a single storey rear kitchen extension added in 1994 and a first floor rear bedroom extension added in 2001. The kitchen extension originally had a flat roof which has been replaced at some point with a low pitch slate roof. It would also appear that first floor windows have been added to the rear when the bathroom was installed as these are of casement type and are out of character and of poor quality.

It is evident from inspection that the windows currently installed are not all of the original and historic style, this is particularly the case to the rear of the property with many casement type windows evident. Neighbouring properties have predominantly sliding sash windows to ground and first floors with casement style windows to later loft floor dormer additions, these casement windows often

have larger panes to the centre with opening lights either side. It is proposed to replace the existing front dormer window with a new window which has less small panels than at present which will be more in keeping with the pattern of the sliding sash windows below and also the windows on the adjacent York House. It is also proposed to change the two smaller opening lights to either side of the main pane with one opening window to either side. Again this will reflect the dormers on nearby properties and also provide a means of escape from the loft floor at the front of the building in event of fire to bring in line with Building Regulation requirements. A manufacturer has been selected (George Barnsdale) that specialises in the production of windows for historic buildings.

The *Core Strategy and Development Policies 2008* produced by North York Moors National Park Authority, makes reference, in Development Policy 5, to 'Proposals for the alteration, extension of a Listed Building will only be permitted where they will not have an unacceptable impact on the special historic or architectural interest of the building'. We believe that the alterations to the rear elevation of the building are not out of character with the previous alterations and whilst not fully sympathetic with the historic appearance of the front elevation they are in keeping with these more recent amendments. Along with the replacement of the existing slightly out of character, poor quality and deteriorating front dormer windows the development will not only enhance the building but increase the comfort for the building user as well as improving the economic viability of the property with increased energy efficiency. We believe this is in line with section 12 of the *National Planning Policy Framework* paragraph 131 which states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.