

DESIGN, ACCESS AND HERITAGE STATEMENT

PROPOSED FORMATION OF TWO BATHROOMS AND INSTALLATION OF SUN TUNNEL AND EXTRACTOR VENT TILE TO NORTH ROOF SLOPE AT SELBORNE HOUSE, TYSON ROW. ROBIN HOODS BAY. FOR MR & MRS RAJAB

Selborne House is a detached 4 storey traditional stone built village dwelling situated on Tyson Row in Robin Hood's Bay Conservation area. The property is Grade II listed.

We are proposing minor internal alterations to provide a bathroom at second and third floor levels by introducing timber and plasterboard partition walling and extending existing drainage and plumbing systems. Also proposed is the inclusion of a Velux sun tunnel to the north roof slope to allow natural light into the proposed second floor bathroom and the siting of a clay vent tile to the north roof slope to exit extracted air from the proposed bathrooms.

The development is appropriate for this site. We have considered Development Policy 19 of the North York Moors National Park Local Development Framework and conclude that the development is in accordance with that policy.

The proposed works do not require the loss of any historic fabric from the building and are ultimately reversible. The works will considerably improve the functionality of the domestic layout.

Heritage assets for the site are identified as the existing dwelling and wider village conservation area both in its built and natural forms. The significance of the heritage asset associated with this site is the existing listed dwelling and its setting within the conservation area. The conservation area includes a variety of domestic and commercial properties of various ages and styles but is characterised by traditional stone dwellings.

In assessment of impact the proposed alterations to the dwelling are very minor and will benefit the layout and usability of the property and therefore will enhance the heritage asset.

Peter Rayment Design Ltd

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