

**DESIGN, ACCESS & HERITAGE STATEMENT
(V2)**

**FIRST FLOOR SIDE EXTENSION
10 SUNNY PLACE, ROBIN HOODS BAY YO22 4SA**

FOR

MR. R. SALT



imaginative architecture + engineering design

bhd
partnership

Address: Airy Hill Manor,
Whitby,
North Yorkshire,
YO21 1QB

CONTENTS

1.0 GENERAL

- 1.1 Statement
- 1.2 The Building

2.0 PROPOSALS

- 2.1 General
- 2.2 Appearance/Design

3.0 CONTEXT

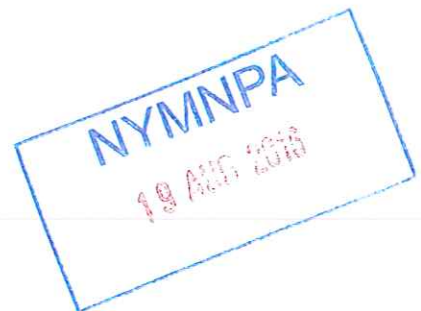
- 3.1 Policies
- 3.2 Development Policy 3
- 3.3 Development Policy 19

4.0 HERITAGE STATEMENT

- 4.1 Assessment of Significance
- 4.2 Assessment of Impact
- 4.3 Mitigation

5.0 ACCESS

- 5.1 External
- 5.2 Internal



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1.0 GENERAL

1.1 Statement

This statement is produced to accompany the planning and Listed Building applications to North York Moors National Park for alteration and extension to the North West end of the building.

The details of the proposals are shown on drawings:

D10994-01A	Location and Block Plan
D10994-02A	Existing Plan and Elevations
D10994-03C	Proposed Plans and Elevations



1.2 The Building

The subject building which is Listed situated in the heart of the old par of Robin Hoods Bay and therefore in the heart of the Conservation Area.

It is 2½ storeys with a bedroom in the attic of the main part of the building. The works are to the lower single storey element which forms the end of the property and terrace, it is identified by its irregular shape both elevationally and on plan.



PHOTOGRAPH 1

Access to the property is via narrow paths within the old terraces and is pedestrian only.

2.0 PROPOSALS

2.1 General

The proposals are to create a small bath/shower room above the existing kitchen.

This will be predominantly within the existing roof space but it does need enlarging by building up the rear stone wall and extending the roof slopes.

The roof will still be subservient to the main house slopes set down from the adjacent copings. The front roof slope will be set at the same plan as existing, running up to the higher ridge.

There will also be a new rear door to replace a first floor bedroom window.

Our clients main reason for this door is to improve the egress from the building. As it currently stands the stair from the upper floors finishes at the rear of the living room with the exit doors being either at the front of the living room or through the adjacent kitchen. Either way it is a risk that can be reduced.

2.2 Appearance/Design

The door is to be placed in an existing window opening by extending it down to the floor level. A timber door is then to be used of traditional design.

The additional roof space bathroom will be created as described in 2.1 by extending the existing elements of the house.

The materials will be natural stone and matching clay pantiles. The existing pantiles will be salvaged and used for one of the new roof slopes.

The appearance will be very similar to existing except it will be approximately 1 m higher. As with the existing it is a combination of plans and slopes which is usual for the area and in this case dictated by the existing footprint.



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3.0 CONTEXT

3.1 Policies

This application is likely to be considered in relation to the following policies.

Development Policy 3	Design
Development Policy 4	Conservation Areas
Development Policy 5	Listed Buildings
Development Policy 19	Householder Development

3.2 Development Policy 3

This policy seeks to ensure that the basic guidelines of good design are considered and allowed to influence the design of all structures.

The following have been considered and the proposal stand up against this criteria:

- Siting, Orientation and Layout; ensuring the special amenity of the area including buildings and landscape is not diminished.
- Scale, Height and Massing; as described in 2.2 these issues have been kept very close to the existing.
- Detailing; this has been kept traditional and reflects the existing buildings.

3.3 Development Policies 4 and 5

Both of these policies are intended to ensure extra consideration is given to the detail of design, the high standard of existing amenity and the setting of Listed Buildings.

Within section 2.2 a description of materials is given. This description highlights that the proposals incorporate a range of traditional materials already extensively used within Robin Hoods Bay.

3.4 Development Policy 19

The requirements of this policy reflect those required by Development Policy 3 and therefore section 3.2 refers.



4.0 HERITAGE STATEMENT

4.1 Assessment of Significance

The significance of this Listed property (Listing Ref 1296428) is considered as a part of the general conservation area which is a relatively unspoilt example of its kind. Large numbers of buildings within which are also Listed.

The property in its current state maintains the general amenity of the area although some recent alterations to the single storey element are less appropriate, in particular the 'art stone' verge copings which will be replaced with natural stone, as part of these works.

The area to be amended forms the end of the Terrace and is subservient to the main block.

4.2 Assessment of Impact

As previously described in section 2.0 the proposals consist of an increase of height of the kitchen extension to enlarge the roof space vertically.

Because this will still be significantly lower than the adjacent building the visual impact will not be great. The alterations will be carried out with traditional materials and detailing to follow the local vernacular. This will result in an appearance that is 'expected', helped by the existing random shape that is maintained.

The area slopes down to the South West (from the rear) and this stepping of ridge heights will still be maintained from properties to the rear which are set significantly higher.

4.3 Mitigation

We feel the design and materials offer a good degree of mitigation quite naturally by continuing the evolution of the building along its previous lines i.e. subservient and traditional.

Another aspect debated was the provision of the small chimney currently in place. If this aspect would in Officers opinion help to maintain a connection with the past it can be rebuilt.



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5.0 ACCESS

5.1 External

This is not affected by the proposals. The random levels of both this property and the area are an unavoidable feature of the area.

5.2 Internal

All new areas have been designed to comply with the Building Regulations Approved Document Part M.

As noted in section 2.0 this is a major improvement for the dwelling in terms of facilities and egress from the new door.



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