

**Proposed Alterations & Renovation
Hollington
The Square
Robin Hoods Bay
North Yorkshire**



Heritage Design & Access Statement

Jan 2017

This statement provides information covering design concepts and access issues as required in Circular 01/2006. As stated in NPPF '*Good design ensures attractive, visible, durable and adequate places and is a key element in achieving sustainable development. Good design is indivisible from good planning*'. This statement aims to illustrate the design of the works relating to the application as well as considering the external access arrangements to the development, as requested by the circular.

This statement should be read in conjunction with the supporting information given to the local authority i.e. elevations and plans, which also illustrate and explain the design.

1.0 Introduction

This statement has been written to form part of the submission for Listed Building Consent for 'Removing part of an internal stud partition, strengthening an existing fire damaged floor, inserting a roof light for means of escape to the rear roof slope and providing a new timber window to the dormer to Hollington'.

The application has been submitted to North York Moors National Park Planning Authority.

The purpose of this statement is to describe the existing site, buildings and use, and to outline the intended proposals.

It is acknowledged that various alterations have been made to the property over time by previous owners, some which were implemented without gaining the required consents. Further details on these works are given in Section 5.0 'Planning History of The Site'.

The current owner is resolved to addressing these matters with this application. As well as items identified in the Planning History, the applicant is also keen to further improve the property via new proposals. These are discussed in more detail within this Design and Access Statement.

2.0 Site Description

Hollington is a Grade II listed residential property situated within the defined historic core of Robin Hoods Bay and within the Robin Hoods Bay Conservation Area. The property comprises of three bedrooms with accommodation at ground, first and second floor levels. The second floor level is wholly within the roof space. The property is attached at the rear to a larger cottage on The Square. In respect of age it is anticipated that the property dates back to around 1800 to 1850 and is constructed utilising traditional methods. The cottage is now in need of a sympathetic restoration and some upgrading works together with external maintenance and repair.

It is understood from the listing description that the property dates back to the 19th century with the property having undergone alterations in the 20th and 21st Centuries. The property has been listed with other adjacent cottages for its group value, due to their shared past. The site lies within Robin Hoods Bay and within the Robin Hoods Bay Conservation Area. The street scene relating to this particular site is made up of a variety of individual buildings constructed at different stages creating a varied frontage.

The adjacent properties are also Grade II listed.

3.0 General Character

The buildings are small stone built traditional cottages, with pantile roofs. The single storey outshot to the side has been finished in painted render. The outshot to the south of the property currently houses a wash house and toilet. The windows are a mixture of historic and modern, but mostly small paned vertical sashes and Yorkshire sliding sashes. All windows are single glazed and it is proposed to install a new double glazing timber Yorkshire sash window to the dormer within this application.

4.0 Site Evaluation

The building fronts directly onto the pavement at the end of Bloomswell which is a narrow pedestrian pathway located in the upper northern section of the coastal village of Robin Hood's Bay. Access to the property is via the steeply sloping road that leads down from the upper village area at the head of Robin Hood's Bay into the historic coastal lower village section.

Hollington is located at the junction between Bloomswell and The Square to the east of the principle roadway. Robin Hood's Bay is located approximately 7 miles to the South of the coastal town of Whitby. Many properties in the village are used as holiday cottages or second homes. The area of Robin Hood's Bay in which the property is located is characterised by narrow footways, cobble and flagged paths together with steep steps.

There is no vehicular access to the property.





Front Elevation at the end of Bloomswell

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5.0 Planning History of Site

5.1 Planning Advice

Prior to our Client's purchase of the property the former owner of the property had a fire which damaged the structure of the property which presumably lead to the following works taking place, without the required consent:

- The insertion of a modern fire surround;
- The removal of the boarded cladding;
- The use of modern machine cut timbers to the partition and;
- The use of modern undersized timbers to the fire damaged floor.

5.2 Pre-Application Discussions and Negotiations

In April 2016, our Client submitted an application for Pre-Application Advice. This included the above items, as well as the following additional proposals:

- Lime pointing to the external stonework;
- Removal of modern fire surround and making good plaster around fire hole;
- Removal of the modern studwork forming a serving hatch;
- Insertion of a new oak beam to support the existing timber floor;
- Repair of the existing timber floor;
- Refurbishment of dormer and replacement of timber window;
- Addition of Velux to loft Bedroom 3.

6.0 Pre-Application Discussions and Negotiations

6.1 An application for Pre-Application Advice was submitted to NYMNPA, with a site visit subsequently made on 28th April 2016, involving Beth Davies, Conservation Officer, Ms S. Mallard and Stephen Straw, Builder, to discuss the proposals.

In summary, the application featured the following works, addressing unauthorized previous development, with advice received stated below each item:

- 6.1.1** - In line with advice given by the Conservation Officer e-mail dated 4th May 2016 the careful removal of cement mortar and lime re-pointing to external walls is to be carried out. The principle outer walls are constructed in 9 " thick solid sandstone mainly laid to courses with herringbone tooling. The majority of window openings are supported with sandstone lintels over. The stonework to the front elevation is of a high quality and has retained much of its herringbone tooling. Mortar pointing has been patch repaired with inappropriate sand cement material. Many elements are badly weathered particularly to the left hand side above the entrance door. One of the lounge window lintels has cracked through but there is no sign of any downward displacement. Sensitive works of re-pointing are proposed in a suitable conservation lime based mortar. Suitable mix to be agreed with the conservation officer at the North York Moors National Park Authority. It is critical that this also includes the vulnerable mortar pointing details around the windows given their very shallow reveal. The North elevation although sheltered from the weather has suffered worst from deterioration. Some elements of the herringbone tooling have been lost. At higher levels a number of



the sandstones are heavily weathered with the surface having retreated back around sand cement mortar that has been added.

The North elevation requires large areas of sensitive re-pointing in lime. The worst deteriorated and weathered stones found during this exercise should be replaced on a like for like basis as an honest repair. The condition of the cracked lintel to the first floor landing should be checked to remain in position and the crack re-pointed if there is no movement. Where there is a brick infill panel at lower level the timber inset above is cracked through and part rotten. This should be exposed and replaced with matching 2" bricks and the brickwork repointed.

The South elevation has been heavily repaired in the past. The high level central section has been filled with brickwork possibly during the Victorian period with later thin render repairs to try and imitate stone over. At this point some of the bricks are weathered with damaged mortar pointing and sections of the thin rendered coating having fallen away. Where stones have weathered back large sections of inappropriate sand cement mortar have been added and buttered across the surface to fill gaps. There are some cracks to mortar pointing generally in a vertical pattern. Also on the South elevation there is evidence where many of the stones are badly weathered and have retreated back well over 50mm from the outer surface. It is recommended that the South elevation is subject to a general overhaul. This should include large areas of re-pointing in suitable conservation mix lime grade mortar. The worst damaged and defected stones should be replaced on a like for like basis. The sections of poor quality render should be removed and the brickwork beneath assessed. Involvement from the conservation officer recommended to see if this could be retained and also some further sections of sandstone added.

In and around the rear/side door some weathered stonework and mortar pointing. The lintel over the door has cracked centrally, but there is no downward displacement. This should be retained, but the crack raked out and filled with lime mortar. The walls of the single storey section are single skin brickwork incorporating a basic brickwork fireplace internally. The chimney to this has long since been removed but the exact date of this could not be clarified. The render coatings are a later addition and these have been decorated over the past few years.

'The removal of this inappropriate pointing is welcomed with the use of a lime based mortar.' (CO comments, 28/04/16).

- 6.1.2 - Removal of modern fire surround and making good plaster around fire hole (no new fire surround proposed);



'The proposal to remove the fire place is acceptable although we would wish to see details of what you propose to replace it with.' (CO comments, 28/04/16).

- 6.1.3** - Removal of the modern studwork forming a serving hatch;
The internal wall between the kitchen and lounge of the cottage principally an original stud wall with some hand prepared timbers which we wish to preserve. The stud wall having previously received plaster and lath finish however, has been modified over the years, to incorporate a large serving hatch or borrowed light opening, subsequently infilled with more modern machine cut timbers. Some splice repairs are also evident, plus a number of studs display wet rot decay at the base and require replace or replacement. There is a requirement to form an enlarged opening to the kitchen. This will involve the removal of 6no timbers to the left hand (West) side of the existing door opening. Some of these studs are short at the head and are therefore not fixed, one is spliced and two are currently half studs in modern timber. The formation of this opening will free up sufficient matching timber to allow the removal of the remaining 1960s timber and repair of the decayed older arrears thus providing a very sound and original stud wall section. Whilst there is some loss to plan form by this proposal it is very minor and acceptable and the timber studs to the right of the door opening are being retained so has the advantage of being able to 'read' the phases of the building and preserve the historic opening in line with comments received from the Conservation Officer below.

'As promised I discussed your proposal to remove a section of the historic partition with my colleagues and unfortunately they are of the same opinion as me. The significance of vernacular buildings such as Hollington is often derived from simple, local approaches to architecture and timber partitions are a very important and very vulnerable part of this as the fire damage which presumably lead to the removal of the boarded cladding demonstrates. The removal of part of the partition would result in the further loss of historic fabric (and the larger timbers contained with the partition) and would also undermine the floor plan; specifically destroying evidence of the location of the former door.' (CO comments, 28/04/16).

- 6.1.4** - Insertion of a new oak load bearing beam above the partition to support the existing timber floor. Ceilings were plasterboard and skim in the kitchen with boxed round timber joists and thin floorboards in the lounge. In the entrance lobby there are a number of original joists that are almost square timbers with older floorboards. It is therefore concluded that kitchen and possibly the lounge ceilings/floors have been replaced.

'The historic floor joists should be retained and any additional strengthening measures be added to the historic fabric rather than replacing it. Listed Building Consent will be required for this work.' (CO comments, 28/04/16).



- 6.1.5** – Repair of the existing timber floor. The design includes for strengthening to modern fire damaged floor joists, to simplify the connection with the adjoining floor joists the new timber joists are to have a flitch plate design as engineer's details;

'Having spoken to a Senior Planner we believe that your proposal would require LBC (CO comments, 28/04/16).

- 6.1.6** – Refurbishment of dormer and replacement of existing window with new timber Yorkshire sliding sash window with slim cavity double glazed units. The timber casement window to the box dormer has been added in the last 20 years therefore would likely have required listed permission. This is generally of a poor quality with timber work around the sill and the lower sections of the casements heavily saturated and badly softened. There is clear wet rot occurring;

'The replacement of modern windows with more traditionally detailed alternatives would be acceptable and modern windows can be replaced with double glazing.' (CO comments, 28/04/16).

- 6.1.7** – Addition of Velux roof light for means of escape to the rear roof slope to loft Bedroom 3.

'There is likely to be no objection to an escape roof light in the attic to access the valley gutter behind the house.' (CO comments, 28/04/16).

7.0 Proposals

7.1 External Alterations

7.1.1 Velux Rooflight

In line with advice given by the Conservation Officer (PREAPP), the 1no, velux window to be inserted to the rear of the property to allow means of escape from the roof space.

7.1.2 Front Dormer

It is the Applicant's intention that the timber casement window be carefully removed and replaced with a double glazed timber Yorkshire sliding sash window.

7.1.3 External Walls

Sensitive works of re-pointing are proposed in a suitable conservation lime based mortar. Individually damaged bricks and stones to be replaced. Extent of the repairs and suitable mix to be agreed with the conservation officer at the North York Moors National Park Authority.

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7.2 Appearance

The appearance of the cottage from Bloomswell will not change.

7.3 Layout

The layout of the existing cottage has been altered slightly in order to accommodate a more open plan kitchen lounge to accommodate six people on the ground floor for seating and dining purposes. By removing 6no modern timbers to the partition to the left hand side of the existing door this will create a light airy space which will provide an effective means of circulation within the property, allowing the ground floor to better reveal its original independence.

7.4 Scale

The proposed alterations are small scale improvements which do not affect the listed status of the property.

7.5 Landscaping

The property lies at the end of Bloomswell and is attached at the rear. There is a yard to the North with public pathways to the South and West. Pathways and the yard are finished with flags and cobbles.

7.6 Access

The access to the main dwelling will be unaffected by the proposals.

8.0 Planning Policies and Evaluation

8.1 Policies

The main policies which require consideration for the proposals are:
Core Strategy and Development Plan Policy Nov 2008
Development Policy 4 – Conservation Areas
Development Policy 5 – Listed Buildings
Development Policy 15 – Planning and Historic Environment

Other Material Considerations

National Planning Policy Framework, Department for Communities and Local Government,
March 2012- Section 12, Conserving and enhancing the historic environment

Paragraph 131. 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
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality

Adopted Design Guide – Part 2



8.2 Evaluation

8.2.1 Principles of Design

The proposals are for a single velux roof light which is sited on the rear roof slope and not visible to the public. It is the intention that the roof light will allow adequate means of escape out onto the rear hidden box gutter and allow the replacement of the modern casement window to the dormer with a more appropriate timber Yorkshire sliding sash window.

The retention of the original timbers of the internal partition preserves the character of the cottage, yet will provide the current owner with the additional space they need.

8.2.2 Impact of Design

The proposed alterations are mainly internal and have been designed to have minimal impact upon the cottage, and the surrounding properties. The original fabric of the cottage has been left largely untouched which allows the different phases of development to remain and the history of the cottage to be read.

There will be no over-looking issues, loss of privacy, light or an overbearing impact as a result of the proposed roof light.

The proposals aim to sit sympathetically with the listed cottages and respect their history and character. There have been discussions between the Conservation Officer, Architect and client to create a scheme that is suitable for all, that will respect the character of the cottage and that will create a pleasant and useable space for future occupiers of the property.

9.0 Heritage Assessment

No's 17/19 Hollington dating from the early C18 have group value. The buildings are Grade II listed, situated within the historic core of Robin Hoods Bay and located within the Robin Hoods Bay Conservation Area.

It is understood from the listing description that the property dates back to the 18th century with the property having undergone alterations in the 19th century. The property has been listed with other adjacent cottages for its group value, due to their shared past.

9.1 Listing Entry Summary

The property has been listed for its group value under Fylingdales Bloomswell NZ9505 (east end) Robin Hood's Bay 17/19 Hollington. The property was listed in October 1961 with a Grade II designation. House, early C19. Coursed herringbone-tooled sandstone; pan tiled roof with stone ridge, copings and kneelers, brick stack. 2 storeys and attic. 1 wide bay. Modern 6- panel door and doorcase sills. Wider similar sash on first floor. Small square-headed dormer; right end stack. Included for group value.

