

Design and Access Statement .

The Esplanade ,Robin Hoods Bay YO224RS

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The objective of the project is to carry out essential repairs so that the outcome will be in keeping with the historic and architectural significance of the property and the village of Robin Hoods Bay.In particular the proposal is to replace worn and damaged 1960s features both inside and out.In parallel to this the objective is to restore the cottage to a functioning residential property for the 21st century.

Adjacent properties have been refurbished in recent years.

What features are on the existing site?

This 3 storey cottage was built in the mid 1800s.It is currently in a poor state of repair and requires significant refurbishment. Some of the features [eg windows] date to the 1960s..

There is a slate roof .This is supported by timber purlins. These are cracked and need urgent repair

Externally the rendering has deteriorated and needs repair.

The windows are 1960s casement windows with rotten frames.

Internally the original structure of the cottage has been preserved in some rooms with beamed ceilings and open fireplace. Other rooms have been developed in a less than sympathetic manner with polystyrene tiled ceilings

concealing the original beams. There is widespread damp in the lower rooms causing rotten timbers in some areas.

A small sitting out area at on the top side of the property has a retaining wall made of concrete paving slabs standing upright

2. Please provide details of how access issues will be addressed

Proposed refurbishment will not change original or current access

3. Please provide details of the layout of proposed development

No change in layout

4 proposed development

The slate roof will be maintained, matching others in the terrace. The supporting damaged purlins will be replaced or repaired with steel beams .Where possible any steel work will be concealed above the ceiling.

The dormer window will be repaired with a window [Yorkshire sash] compatible with the adjacent property.

The damaged 1960s casement windows will be replaced by sash windows matching the adjacent Bramble cottage.

Rotten timbers in the lower floors will be replaced. The concealed joists in the ceiling will be opened up

The garden wall of concrete paving slabs will be replaced by a stone wall.

The lower ground floor will be replaced with a concrete floor and damp proof membrane.

In the main bedroom there is a washbasin in an inset area. A toilet and shower will be added to this making an en-suite area. This can be separated from the main bedroom area by a 6ft partition wall with door. The door would be of the same design as the other internal doors.

The bathroom is in a poor state of repair. When the floor and ceiling structure have been repaired the units will be replaced with the addition of a toilet unit.

There is a partition between the kitchen and the hall with a sliding door. This acts to separate the toilet from the kitchen. It is proposed to remove this partition, sliding door and toilet. This would restore the kitchen to its original appearance.

This proposal takes into account a surveyors assessment in a full survey. The advice of a structural engineer has been taken in relationship to the roof [see attachments]