

**PROPOSED ALTERATIONS TO THE LAUREL INN,
NEW ROAD, ROBIN HOODS BAY, YO22 4SD**

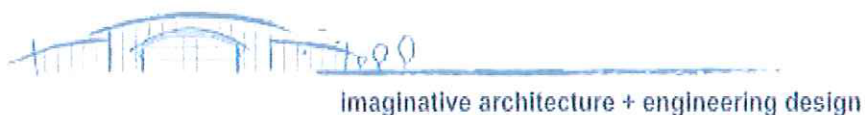
FOR

MRS. J. TUCKER

*Heritage Statement
+*

DESIGN AND ACCESS STATEMENT

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CONTENTS

1/ Introduction

2/ Robin Hoods Bay and Conservation Area

3/ Existing Building

4/ Historic England List Entry Summary

5/ Proposed Alterations and Materials

6/ Policies

7/ Photographs

INTRODUCTION

The Laurel Inn is a small very cosy pub located at the bottom of New Road on the corner adjacent and opposite to some shops, easily seen and well recognised, on entering the heart of Robin Hoods Bay old village.

The building is thought to consist of two parts, one being early 18th century and the other being early to mid 19th century.

The property is a Listed Building Grade II and is also within the conservation Area of the village.

It is located on the edge of the narrow road and footpath where Martins Row runs along the north of the property providing pedestrian access to the cluster of cottages built on the rising cliff and towards the sea.

ROBIN HOODS BAY AND CONSERVATION AREA

Robin Hoods Bay is a particularly attractive seaside village with a lots of cottages built down the cliff side alongside a steep road leading to the beach. Narrow alley-ways and pedestrian routes link the dwellings and shops and all of this creates a very charming and atmospheric place to live and visit.

The lower half of the village consists of many holiday cottages and is very busy from Easter to October but much quieter in late autumn and winter.

The original cottages built around the beach and harbour for an active fishing community are smaller stone-built cottages with pantiled roofs and traditional small timber windows and doors.

The size of the dwellings tends to increase the further up the hill you climb reflecting some Georgian style dwellings and then the Victorian influence and style.

At the top of the bank is a collection of much larger stone built Edwardian and Victorian style terraced properties and villas which now provide hotel and Bed and Breakfast accommodation for visitors.

These form the Conservation Areas and The Laurel Inn within the lower part of the village.

EXISTING BUILDING

The Laurel Inn consists of two inter-connected buildings. The Bar being at ground floor level within a larger more substantial building to the South and East being early 18th century with a holiday apartment above part of this extending for a further two floor plus the roof space. An adjoining cottage named "Maid Marion" then extends above the remaining part of the bar forming a "flying – freehold". This cottage is not owned by the applicant. This building is constructed of white painted incised render to the walls plus red clay pantiled roof, stone copings / water tabling, kneeler stones and brick stack.

The adjoining building to the North and West forms an additional family room or snug, cellar and store plus toilets, with entrance and stairs to the floors above leading to both buildings. Above this is a second holiday cottage with living kitchen at first floor, bedroom at second floor and large shower room at third floor within the roof space.

This building is constructed of herring bone stone coursed and painted white on the south and west elevations plus red clay pantiled roof, stone copings / water tabling, kneeler stones and rendered stack.

A rear access door to the North leads onto Martins Row which is a collection of cottages to the North and East. The Row also leads west with pedestrian access to New Road.

HISTORIC ENGLAND. List Entry Summary

The Laurel Inn, New Road, Robin Hoods Bay

List Entry number 1316210

Grade II

Date first listed 6th October 1969

Legacy system: LBs

.ID: 32 7791

DETAILS

Fylingdales New Road NZ 9505 (east side)

Robin Hoods Bay 17/142 The Laurel Inn 6.10.1969

GV II Public House

2 builds, early C18 to east and early-mid C19 to west.

The early C18 part is of one build with Maid Marion (q.v.) MARTINS ROW.

Incised rendered walls to older part; newer part mostly herringbone-tooled coursed sandstone with some re-used material; pointed.

Pantiled roofs with stone copings and kneelers, old brick stack to old part, stone to newer part. Old part has 3-storey gable end to road.

C19 sash (window) at ground floor right, small sash and fixed light at second floor left; chimney on gable peak.

Newer part has blank gable end to road and small projecting porch with boarded service and cellar doors; chimney on gable peak.

4-storey, 1-bay right return has glazed door in small projection and 12 pane sash to left, 18-pane, 3 leaf Yorkshire sashes on first and second floors.

12-pane, 2 leaf Yorkshire sash on top floor.

Right return of old part 2 bays with glazing bar sashes of different sizes on each floor.

Listing NGR: NZ 9522705037.

PROPOSED ALTERATIONS AND MATERIALS

The proposed works consist of the following:

- Removal of the modern kitchen at first floor level in the smaller building to the North, in order to form an empty bottle store.
- To remove the timber sheet of panelling within the existing door opening at this level on the North elevation and to replace it with a simple timber door and frame consisting of vertical timber boards painted grey or black.
- To alter the winders at the foot of the stairs and use the existing timber to extend the remaining straight flight to the existing door providing access from the first floor landing.
- To construct a timber framed wall alongside the extended straight flight of stairs clad with reclaimed timber vertical boarding to match that in the existing building in order to close-off the proposed bottle store from the staircase.
- To form a small mini-kitchen within a cupboard and lounge at second floor level to replace the existing bedroom and to then construct a timber stud wall across the third floor room to form a partition between the proposed bedroom area and the existing shower room area at the eastern end of the building.
This wall will also be clad in vertical reclaimed timber boards and painted.
The proposed door and frame will be of reclaimed timber and vertical boards to match the existing door at second floor level.

These proposals will have a minimal affect upon the external and internal appearance of the property.

COMPLIANCE WITH POLICIES

These proposals are considered to comply with the following policies:

- PPS 5 - Planning for the Historic Environment
- NYMNPA – Local Development Framework
- Core Policy A – Delivering National Park Purposes and Sustainable Development

- Core Policy G – Landscape, Design and Historic Assets
 - Development Policy 3 - Design
 - Development Policy 4 - Conservation Areas
 - Development Policy 5 - Listed Buildings

Therefore for these reasons consideration of approval for this application is requested.

PHOTOGRAPHS





