

## **Application for Listed Building Consent for installation of replacement timber windows and door at Beadle Cottage, New Road, Robin Hoods Bay**

Beadle Cottage, New Road, Robin Hoods Bay, YO22 4SF is a property built c.18<sup>th</sup> century, and listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural or historic interest. List entry number is 1148660. Please note the listing is under the name "BEADLE COTTAGE DOWNHILL COTTAGE" – Downhill Cottage being the adjoining property next door.

It is described on the Historic England website ([www.historicengland.org.uk](http://www.historicengland.org.uk)) as "Beadle Cottage (on right) has left recessed door of 6 fielded panels, right early C20 plain sash. First floor 24-pane Yorkshire sash and inserted small light at left. All but the modern windows have projecting cills. Right end chimneys." A copy of the relevant website entries is attached

The existing timber framed windows together with the front door are in very poor condition

### **Design**

Advice has been sought on whether the existing windows could be repaired, but we have been told that they are in such a state of disrepair that they are not salvageable. It has become apparent to us since purchasing the property 2 years ago that no money had been spent on the upkeep of the property for some time. In particular, there was a significant damp issue within the property which has rotted the interior of the windows, and the exterior of the windows has not been regularly painted and maintained, meaning these have rotted as well.

It is proposed that the 3 existing windows at the front of the property, together with the one existing window at the rear of the property be replaced with slimline timber framed double glazed units, which will be made to measure by Patchett Joinery Limited. The design of these units is attached, and each proposed window is described in the Patchett Quotation under Section B.

We believe the proposed designs are in keeping with the age and style of the property and will have a significant positive visual impact on the property, which will be a significant improvement on its current state.

### **Access**

Access to the property is via the front door which opens on to the street of New Road. There is no access (or indeed visibility) to the rear, as the property backs onto a solid wall. We believe that as it is a private dwelling there are no public access issues and the requirements of the Disability Discrimination Act 2005 will not apply.

