

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

Heritage statement

Beadle Cottage, New Road, Robin Hoods Bay, YO22 4SF is a property built c.18th 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) 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

Assessment of impact

It is proposed that the 3 existing front windows, the front door and the one window at the rear of the property be replaced. The windows will be replaced with slimline timber framed double glazed units which will be in keeping with the age and style of the property. The door is to be a 4 panelled hardwood door. It will be a significant improvement on the current door design and be a better match with the doors elsewhere in the village.

We believe the proposed designs will be a significant improvement on the current state of the property. We believe the proposed works are justified because of the poor state of the existing windows and door which cannot be adequately repaired.

Mitigation Strategy

We believe that the works are absolutely necessary to preserve the integrity of the building and avoid any new damage likely to result from further deterioration of the existing windows and door. The proposed new window and door units will be constructed in advance of the removal of the existing units and therefore there is likely to be minimal disruption. The plans have been drawn up (and are included as part of this application) by Patchett Joinery Limited, who have significant experience on houses of this nature, and who have provided expert advice on materials and design.

Listed Buildings

The proposed works do not involve demolition or significant rebuilding.

