

MICHAEL MILLER BA. (Hons) ARCH. MCIAT
Architectural Consultant

16 Park View. Glaisdale. Whitby. YO21 2PP.



DESIGN & ACCESS STATEMENT.
SHIRLEY HOUSE, SUNNY PLACE, ROBIN HOODS BAY

NYMNPA

06/11/2017

1.0. REQUIREMENT.

There is a requirement to submit a Design & Access Statement with this Planning Application because the building concerned is a Listed Building.

The D&A Statement has been prepared in accordance with requirements of DGLC Circular 01/2006 and guidance offered in the CABE publication 'Design and access statements'.

2.00. DESIGN PROCESS.

2.10. ASSESSMENT

2.11. Physical Context.

Shirley House is set in the historic coastal village of Robin Hoods Bay. The most apparent feature of the locality is that the property is only accessible on foot due to the narrow and stepped street leading from the main access road.

The house itself dates from c. 1651 and has had a Georgian period makeover. Accommodation is composed of four storeys which include a basement and attic. The external walls are built of stone and the roof covering is of clay pantiles. Window frames are vertical sliding sash and the doors are both made of timber. The doors, have been 'antiquated' by a covering of flat sheet, the addition of mock strap hinges, heavy cast iron-mongery and a too light smattering of metal studs, to create a poor representation of a double plank door.

2.12. Social & Economic Context.

The property is the contributor of the 'urban shadow' of the village and will remain so.

Economically, that the property remains and is refurbished,

- a). Contributes invaluablely to the viability of Robin Hoods Bay as a community and
- b). Retains the historic asset for future generations to enjoy.

2.13 Planning Policies.

- a). The property is shown to be in the Robin Hoods Bay Conservation Area. (NYMNP website).
- b). The Conservation Area is subject to Article 4 (2) Direction.
- c). There is no appraisal for the Conservation Area available on the Planning Authority's website.

3.0 INVOLVEMENT:

Pre-application consultations, various e-mails with Local Planning Authority.

4.00. EVALUATION & DESIGN.

The works are to a Listed Building and therefore consistent with the legislation affecting such buildings. Factors affecting the historic structure are presented in the Structural Report which accompanies the application.

Design has followed a simplistic process which is consistent with the character of the building.

Stylistically, any design work has the Georgian period in mind which is the most obvious historic 'platform' to begin with any development of the property.

5.00. LAYOUT:

Internal as drawings. Externally as existing.

6.00. SCALE:

Unaltered.

7.00. LANDSCAPING:

As existing.

10.00. APPEARANCE:

Improved due to proposed maintenance.

11.00. ACCESS.

11.01. The property is an existing building and is located in an area where both vehicular and pedestrian access is limited by the narrowness of thoroughfares and the steepness of terrain.

As a Listed Building, the steep and narrow staircases which are found internally present their own challenges, however these must remain.

END