



Planning, Design / Access and Heritage Statement

for proposed listed building works to
Gallery Cottage, Robin Hoods Bay



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1. Introduction

1.1 This Planning, Design / Access and Heritage Statement is submitted to support a Listed Building Consent (LBC) Application for the proposed work at Gallery Cottage, Robin Hoods Bay

1.2 The information contained in this report aims to explain the reasoning between the necessary works, details of the proposed works and the impact on the historic character of the grade II listed property.

1.3 This statement has been prepared in accordance with the guidance contained in the National Planning Policy Framework (NPPF), and North Yorkshire National Park submission requirements for planning applications.



2. Site Context, the proposed works and justification

2.1 The application site , constituting of Gallery Cottage, Martins Row, Robin Hoods Bay is located within the designated North Yorkshire Park Robin Hoods Bay Conservation area.

The building is a grade II listed residential property, listed 6th October 1969.

2.2 The existing property is a residential building, owned by Mr and Mrs Rawcliffe. The property has been neglected for a number of years and therefore requires maintenance works throughout. Mr and Mrs Rawcliffe saw the potential to repair and restore the house to provide them with a family home for the future. As part of this renovation – it is important to the client that their listed property is altered sympathetically to maintain the character of the building while accommodating the requirements of more contemporary family living standards and restore the cottage to a functioning property for the 21st century.



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2.3

Access to Gallery Cottage is from Martins Row – a pedestrian only pathway from New Road, which runs through the village. Steps from Martins Row leads to a small balcony which is the main entrance to the property. There is access to the property from street level, but this is not the primary access.



Above:
View of property from New Road

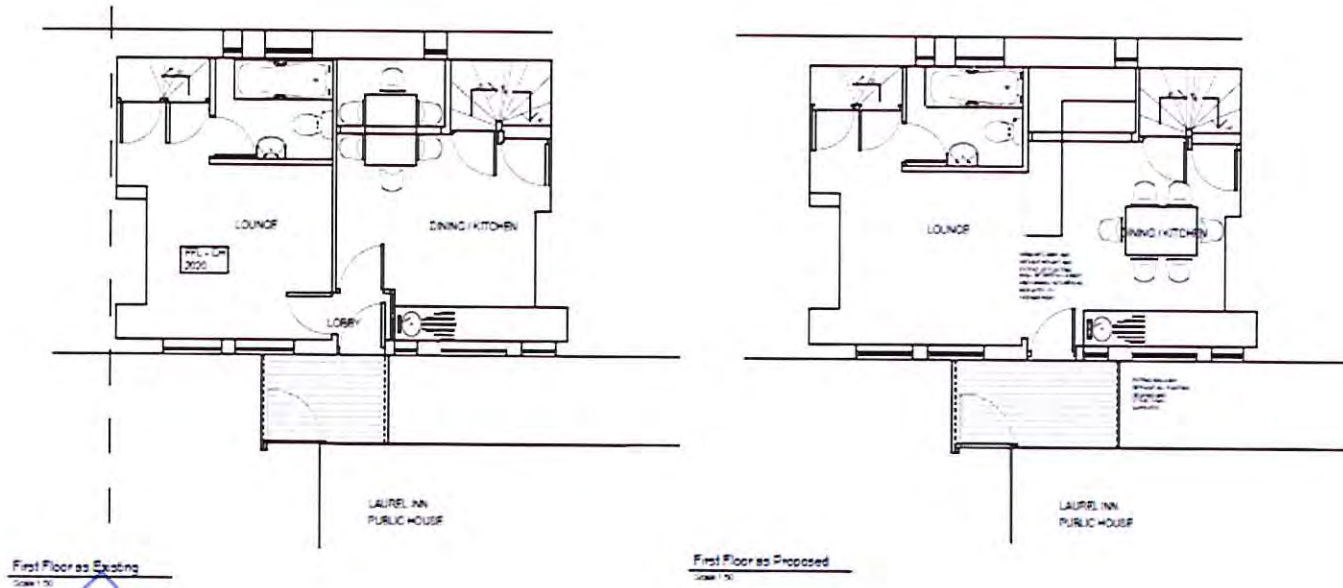
Above:
View of property from neighbouring
Laurel public House grounds

Above:
View of property Martins Row

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2.4

The steps up to the primary entrance at Level 1 leading to a landing / balcony which is in a state of disrepair. The timber decking require replacing, with new timber decking. It is proposed to extend the balcony by 500mm to allow for easier access to the property.



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Above:
Steps from St Martins row leading to the balcony.

Right:

A gate leads to the balcony, which in turn leads to the front door of the property.



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Right:

It is proposed to replace the timber fencing on the RHS of the balcony with Painted timber fencing to match the existing and.



Right:

The existing steel structural support to the balcony has corroded and is of significant structural concern. It is proposed to replace this with new painted steel beams, suitably sized, at the same centres as the existing as soon as possible.

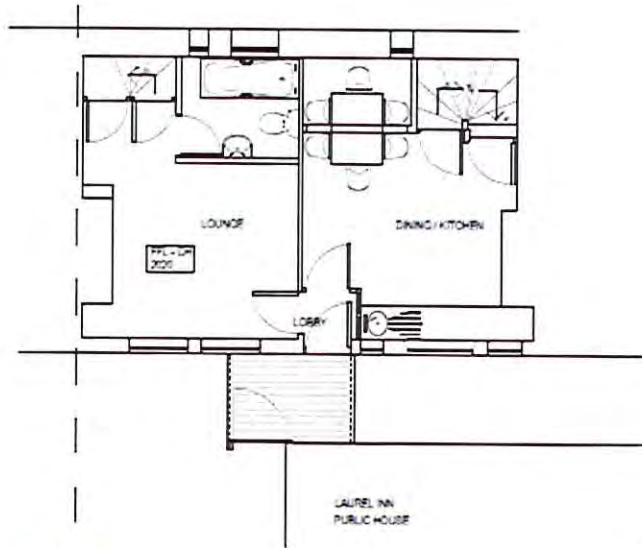


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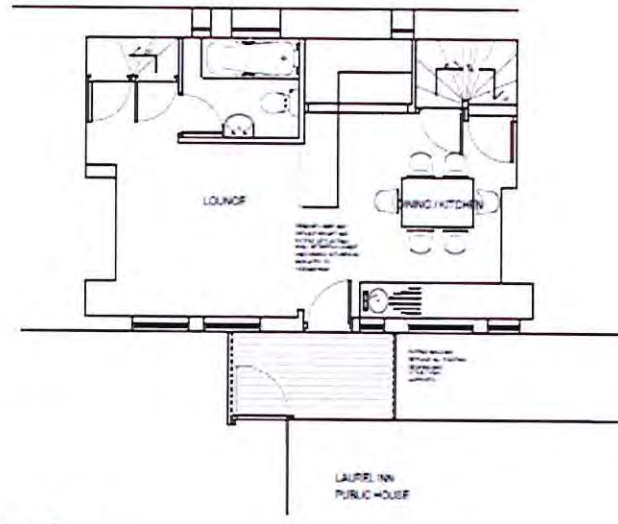
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2.5

It is proposed to remove the lobby area to the property which is a fairly recent addition, and open up the lounge and dining kitchen, by removing a small part of the wall between the existing lounge and dining kitchen, and reducing the height of the remaining all between the two spaces. This will allow natural light to permeate the property at this level. Because the dining kitchen is located behind the Laurel Inn, the space is dark and requires artificial lighting even during the daytime. By opening the space up, the kitchen and dining area will benefit from natural light. The space created will be a much improved space for family living.



First Floor as Existing
Scale 1:50



First Floor as Proposed
Scale 1:50

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Right: Views of the existing kitchen



Right: Views of the existing lounge, which is naturally well lit.

By removing part of the existing wall, This light can permeate the rest of this floor level.

Below: View of the existing lobby



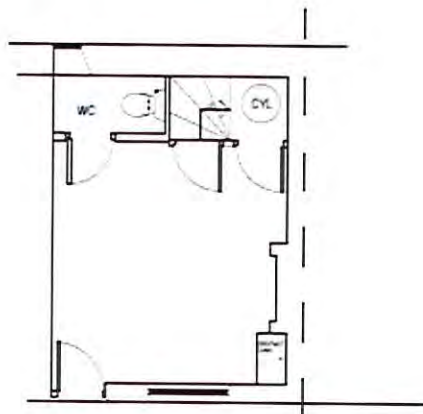
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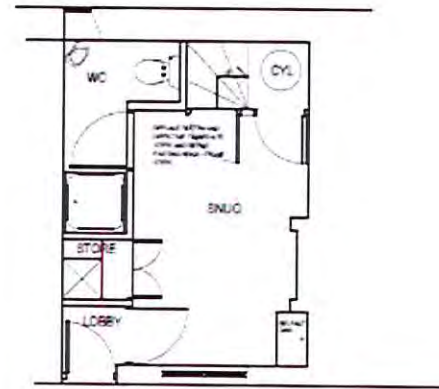
2.6

It is proposed to undertake some minor remodelling at ground floor level to extend the wc and provide a shower, and to replace the existing stairs that are in a poor state of repair and require replacement. It is proposed to install a new staircase in timber to be the same as existing.

Ground Floor as Existing
Scale 1:50



Ground Floor as Proposed
Scale 1:50



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Right and below right:
Views of the existing ground floor



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Below: Staircase to be replaced

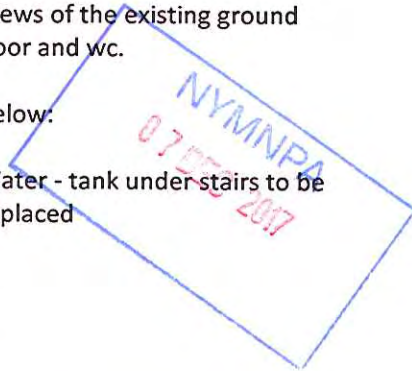


Right and below right:

Views of the existing ground floor and wc.

Below:

Water - tank under stairs to be replaced



Views of the Ground floor:



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2.7 Replacement Windows and Doors

The proposals for replacement windows and doors have been carefully considered so that they fit in with the character of the area or the traditional design and materials used on this historic building.

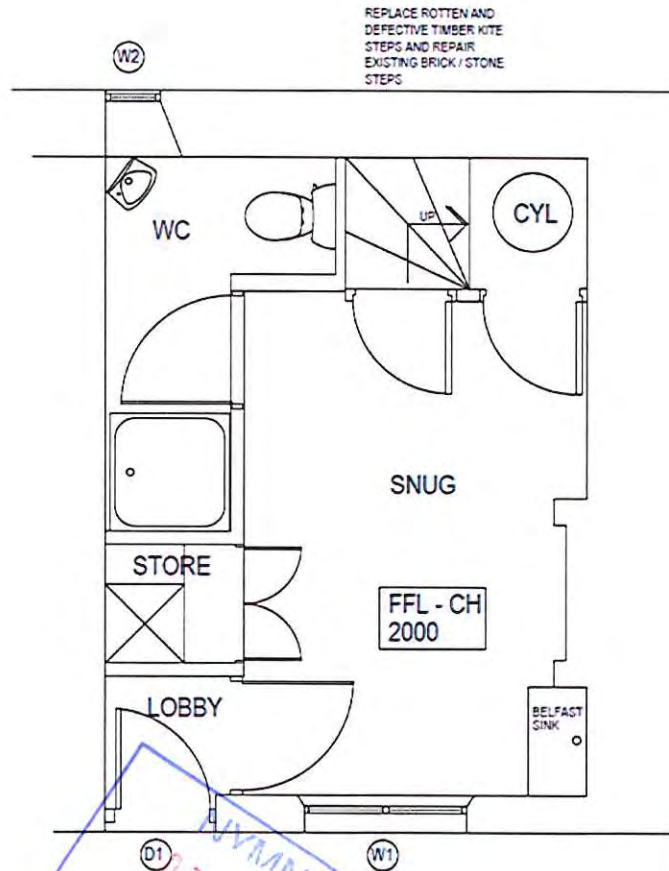
The proposals reflect the authority's aim to adopt a firm and consistent approach to replacement windows which encourages or requires the use of proper designs and materials and opposes the introduction or spread of inappropriate designs and materials, such as PVCu in historic properties.

The proposed double glazed timber windows will comprise slim double glazing. Double glazing allows buildings to be much more energy efficient, and are one of the most cost effective energy saving investments that homeowners can make. The glazing manufacturer has denser gases allowing building regulation compliant windows that will be much slimmer than standard double glazed windows and the methods of construction mean the main glazing seal is hidden within the frame. It is proposed that all new timber frames will be (painted) double glazed.

Windows are manufactured with factory fitted double glazing and three coats of white paint as standard. The products themselves are hand crafted and go through a series of sanding processes to achieve their traditional look.



Ground floor replacement windows and door:



D1 – Replace existing door, and frame, which is currently partly rotten, with a new painted hardwood door in the same style.



W1 – Existing Yorkshire sliding sash window
Has been repaired and redecorated numerous times, and now it is proposed to replace the Existing window with a traditional style double glazed slim conservation window

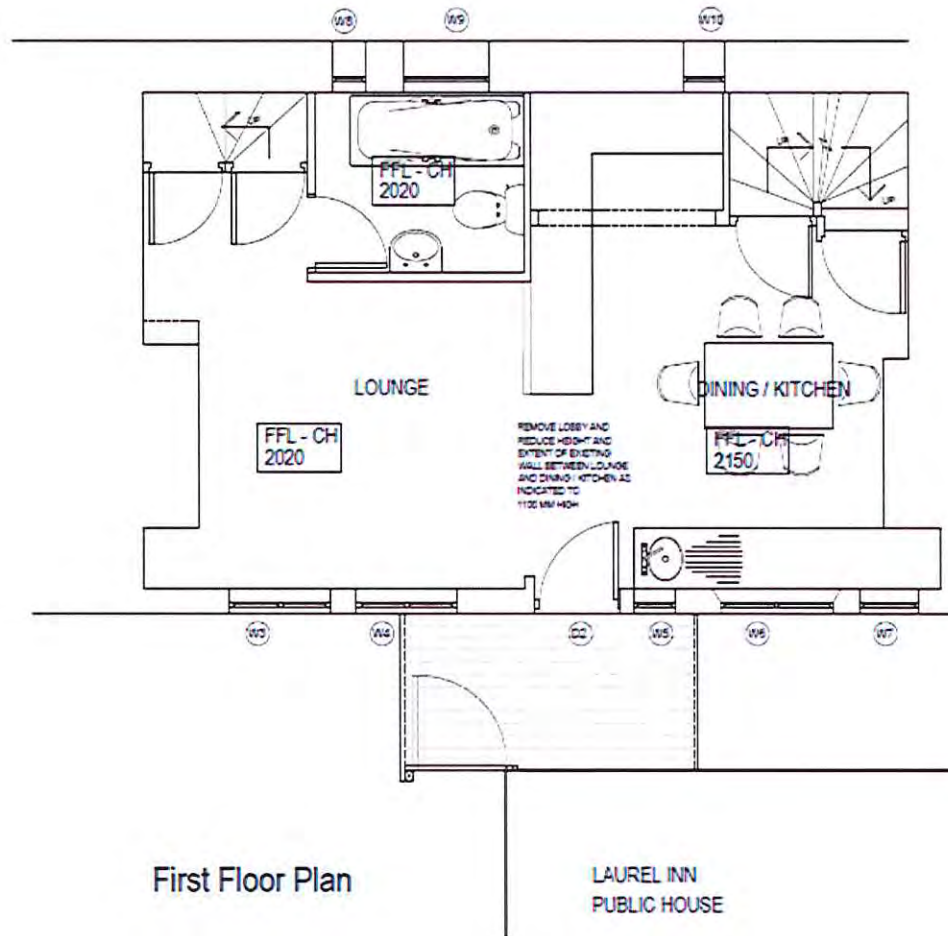
W1 – Replace existing single glazed Timber window with slim double glazed conservation sash window



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First floor replacement windows and door:



First Floor Plan

LAUREL INN
PUBLIC HOUSE

First Floor as Proposed
Scale 1:50

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W3 and W4 are 1960's replacement windows. It is proposed to replace these with slim conservation double glazed traditional sash windows

D2 – Replace existing door With painted timber 'stable' style door

W5, W6 and W7 – it is proposed to replace these windows with slim conservation double glazed traditional windows



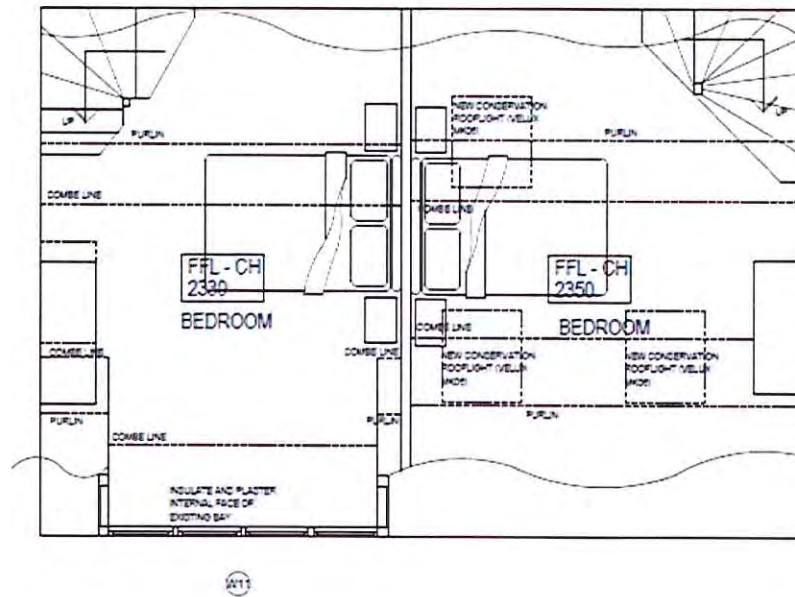


W8, W9 and W10. It is proposed to replace these with slim conservation double glazed traditional sash windows

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Second floor replacement windows and proposed new roof lights:



Second Floor as Proposed

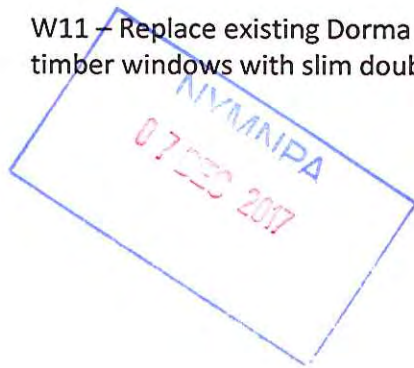
Scale 1:50

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W11 – Replace existing Dorma single glazed timber windows with slim double glazed windows



Replacement rooflight:



W12 – Replace existing single glazed timber rooflight window with 4 no. new Velux conservation rooflights.

The current window does not provide adequate natural daylight or ventilation to the bedroom, and is in a poor state of repair. It is proposed to replace this rooflight with a conservation rooflight, and add a further rooflight to provide sufficient natural light and ventilation to this bedroom.



Right:

Images of proposed Velux conservation rooflight to be installed in existing bedroom to provide adequate lighting and ventilation.



3. Relevant Planning Policies

3.1 It is vitally important to consider the relevant planning policies in particular in relation to the impact of the proposal on the grade II listed building in the Robin Hoods Bay Conservation Area.

3.2 Planning decisions should not 'stifle innovation, originality or initiative' (NPPF para 60).

The proposed alterations to this listed buildings to repair and renovate the existing building fabric together with some minor internal reconfiguration to accommodate the continuing use of the building as a family dwelling. s an opportunity to promote a design intervention that would not have been possible without the listed building to inspire it. Such proposals seek only to add to the accessibility of the building and add to the historic building's interest.

The proposals :

- * show an understanding of the heritage significance of the listed building and its setting ,
- * seek to minimise any harm to the listed building's heritage value or special interest
- *sustain and add value to the listed building's significance by being of high quality design, craftsmanship and materials.

3.3 The design proposals respect and adhere to the village design statement (VDS) - introduced by the Countryside Commission in 1996.

3.4 the proposals comply in that the proposals have no adverse effect on the character and appearance of the area.

3.5 the proposals comply in that the proposals complement the character of the existing building and the proposals will have no impact on the existing scale of the original building, and will respect its character as they comprise of sympathetic alterations and repairs to the existing structure .

most listed buildings can be altered sympathetically to some degree to accommodate continuing or new uses. Some will present the opportunity to promote a design intervention that would not have been possible without the listed building to inspire it. Such proposals can only serve to delight and add to the historic building's interest.



3. Relevant Planning Policies (cont.)

3.6 Robin Hoods bay is an important seaside resort where it is imperative to look after the unique historic environment which attracts so many visitors and residents. The special beauty and character depends on a unique blend of local materials and design features. The aims of the Council are reflected within these proposals in that they ensure that alterations and repairs will protect and improve this historic building without destroying or diluting the special architectural quality property and the local area.

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4. Design and Access Statement

Context:

This Planning, Design / Access and Heritage Statement is submitted to support a Listed Building Consent (LBC) Application for the proposed work at Gallery Cottage, Martins Row, Robin Hoods Bay.

The information contained in this report aims to explain the reasoning between the necessary works, details of the proposed works and the impact on the historic character of the grade II listed property.

This statement has been prepared in accordance with the guidance contained in the National Planning Policy Framework (NPPF), and North Yorkshire Moors National Park submission requirements for planning applications.

Amount / Layout:

No extensions or increase in floor space are part of the proposed development . Minor internal layout changes are proposed which create an improved layout .

Scale:

The scale of the existing buildings will not be affected as a result of the proposed works. The works do not alter the scale, height or size of the buildings.

Use:

It is not proposed to change the use of the building. The existing use as a private residential dwelling will remain.

Access:

No access changes are proposed as part of this development. Access to the property will remain as existing.

Appearance:

The proposed works include a number of minor alterations / changes to the appearance of the grade II listed building . The design approach respects the historic character of the listed building and aims to restore traditionally historic features which have been removed over time whilst removing some of the non-historic introductions. The proposed details and the impact in the appearance of the buildings are discussed in further detail in the 'Heritage statement'.



5. Heritage Statement

5.1 This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. The building lies within the designated Robin Hoods Bay conservation area. The NPPF clearly considers conservation areas a heritage asset that should be taken into account when determination applications.

5.2 The listing details are as follows:

GALLERY COTTAGE AND No 2

Grade: II

Date first listed: 06-Oct -1969

List Entry No. 1167946

Location: 2 Martins Row Gallery Cottage, Martins Row

The most recent amendment: 04-Jan-1990

English Heritage Building ID: 327775

(Listing NGR: SE6801344887).

County: North Yorkshire

District: Scarborough

District Type: District Authority

Parish: Fylingdales

National Park: NORTH YORK MOORS

5.3 Two houses, early C18 with alterations. Coursed large sandstone of near-ashlar quality with finely-tooled window surrounds. Pantiled roof with brick stacks; incised render on dormer. 2 storeys, 3 bays, irregular. Paired chamfered door-ways in centre, the left blocked, the right with 6-panel door to No 2. Flanking 2-light Yorkshire sashes (the right small-paned) in slightly lengthened openings of former mullioned windows. Gallery cottage entered from off-centre first-floor glazed door approached by wood steps rising from top of flight of stone steps on north wall of Laurel Inn (qv) and wood bridge across street. Paired modern 2-light casements at left and small sash at right of door. Farther right a 16-pane fixed light, with bottom right-hand opening panel, and a 4-pane fixed light at extreme right, possibly once a fire window. Large modern dormer at left. High-pitched roof with end chimneys, the right rebuilt.

5.4 The internal and external modifications included in this application will not have any impact on the standing of Gallery Cottage in Robin Hoods Bay, and have no significant impact on the historic features of the property. With minor internal layout changes proposed to improve the configuration of the living accommodation.

5.5 The main alteration to the property is the proposed removal of part of the existing wall between the kitchen and living area, to open up the space and allow for natural daylight and ventilation to penetrate through the entire kitchen space.

5.6 The proposed works / alterations are all in line with policy guidance contained within the local and national policies which clearly resist any development that causes harm to the historic environment and properties. The proposed works have a positive impact on the historic character of the grade II listed building and the overall conservation area.



6. Conclusion

6.1

The works and alterations proposed aim to restore the listed building and complement the surrounding area, in particular will respect and enhance the conservation area:

- * The existing features to be retained.
- * Existing materials to be reused.
- * No changes are proposed to the height and massing of the property.

6.2

This proposal causes no harm to any aspect of heritage significance to the Listed Building, but it does provide an opportunity to improve the historic asset which is Current requirement of sympathetic modernisation. The proposals will deliver a much improved family accommodation as well as environmental improvements to the standard of the dwelling.

6.3

The aim of the proposals is to ensure the future retention of the property and create more usable living spaces. In our opinion the proposals reflect the historic character of the building and the surrounding area. The proposals have been very carefully designed, to a high standard respecting and providing a significant enhancement the streetscape and the setting of the Listed Building.

6.4

We welcome the opportunity to discuss the application and possible planning conditions where necessary.

