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DESIGN & ACCESS STATEMENT.
YORK HOUSE, KING STREET, ROBIN HOODS BAY

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.

York House is set in the historic coastal village of Robin Hoods Bay. The building is situated at the easternmost boundary of the village adjacent the sea wall.

The house itself dates from c. 1840 and urban mythology tells of it being reconstructed at some time with the roof re-orientated to its present configuration. 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 natural blue slate. Window frames are vertical sliding sash and both they and the doors are made of timber.

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:

Telephone consultation with Local Planning Authority Conservation Officer.

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.

5.00. LAYOUT:

Internal as drawings. Externally, generally 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