

Design and access statement

**Wedgewood House
New Road
Robin Hoods Bay
YO22 4SF**



Application for planning permission and listed building consent

Wedgewood House is a stone built cottage with a pantile tiled roof. It was built circa 1720. It is arranged over four floors and consists of a kitchen, lounge, bathroom and three bedrooms. The main entrance door is accessed via stone steps and a raised veranda. Situated on the raised veranda is a small outhouse which would originally have housed the outside toilet. On the New road aspect and directly below the veranda is an open porch area. The semi basement kitchen door opens into this area

Planning permission and listed building consent is required for the following

- 1. Installation of a small black coloured conservation roof window to the rear of the property on the north west facing roof elevation. The window will not be visible from New Road as this part of the roofline is obscured by a neighbouring property. The size of the window will be approx 400mm x 600mm. The window will provide natural daylight and ventilation to the proposed fourth floor shower room.**
- 2. Replacement window in semi basement kitchen facing New Road. The current window is a relatively modern casement window. Planning permission is sought for a**

wooden Whitby sash style window similar to those in neighbouring properties. The proposed window design will improve the aesthetics of the property and the surrounding street scene.

- 3. Installation of wooden gates/doors to porch area underneath raised veranda. The porch area provides outside access from the kitchen. It currently acts as storage for rubbish bins etc, A rather ugly soil pipe from the outside toilet runs along one wall. The reasons for installation are as follows.**
- Increased security**
 - Ability to store personal items in area such as bikes/pushchair etc**
 - To improve both the aesthetics of the porch area and the overall street scene**

Two possible designs have been submitted for approval. Both designs will be constructed in 130mm pencil grooved panelling (The existing outhouse door is in this style) with small glazed window/s. Ironmongery will be in keeping with the style and age of the property. The woodwork will be painted in a Farrow and Ball heritage colour

The property has been neglected for a number of years and looks unkempt. The proposals are designed to restore and improve the look of the property using materials and style appropriate to its age and architecture.

