

Design & Access Statement

Alterations to 9 the Esplanade, Robin Hoods Bay, Whitby.

Applicant: Mr and Mrs J Wooller.

NYMNP

29 JAN 2010

Introduction.

This is a Design and Access Statement to support the submission of an application for Detailed Planning and Listed Building Consent for alterations to various elements of the above property together with the reinstatement of its former garden. Generally the alterations are necessary to maintain the fabric of the building in good repair and order.

The dwelling is a Grade II Listed building within a range of cottages on the Esplanade with a front aspect on to the main street and a rear North Easterly aspect onto open ground with views of the North Sea.

Design Relative to Surrounding Buildings.

The work involves the following:

1. Replacement of laminated roof slates with Welsh Blue Slates to match those and replacement of some defective structural roof timbers
2. Replacement of windows to the rear elevation in softwood comprising of a first floor window with a horizontal sliding sash with a paint finish, a ground floor window with a Whitby Composite window with a painted finish, and a separate fixed casement with a painted finish, all glazes with handmade cylinder glass.
3. Replacement of Velux rooflight with a Velux Conservation Type rooflight.
4. Repointing of two chimney stacks and the removal of sand/cement render and repointing of a further chimney stack all in lime mortar.

The afore mentioned works have been discussed in detail with the North York Moors National Parks Planning Officer and Conservation Officer Mr E Freedman and Beth Davis.

The works also include the improvement and reinstatement a small parcel of land to rear of the property formerly used garden land, this involves the erection of small picket fence, the formation of levelled area and restoration of the

remaining grassed area. The land is approximately 4m wide x 8m long and falls quite steeply in a north easterly direction and will be provided with a small path in natural stone pavings.

Access Considerations.

In terms of access the properties main access will not be affected by the alterations and the reinstatement of the rear garden will afford form an amenity for the enjoyment of the occupants.

The proposals have been discussed with adjoining neighbours but they have not been formally consulted. Consultations have been made with Planning Officers as previously mentioned.

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