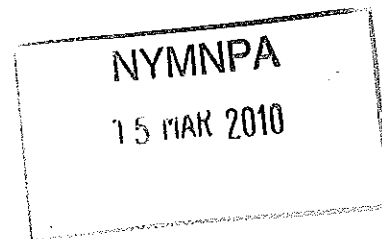


**DESIGN AND ACCESS STATEMENT**

**Extension and Alterations  
to  
Raven House, Robin Hoods Bay YO22 4RJ**

**for**

**Jack Richardson & Pamela Lincoln**



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## 1.0 General

### 1.1 The Statement

This document should be read in conjunction with drawings:-

D9787 – 01 (A)	Location and Block Plan
D9787 – 02 (A)	Existing Plans and Elevations
D9787 – 03 (A)	Proposed Plans and Elevations

It has been produced specifically to support a planning application to North York Moors National Park. The application is for extensions to the rear of the property including an enlarged first floor bedroom, rebuilt utility room and a small extension to the dining room. Also included is an extended rear elevation dormer to the main house roof.

### 1.2 The Building and Location

The property is situated in the North (Bank Top) area of Robin Hoods Bay, surrounded by similar substantial brick buildings.

The area is a mix of holiday and residential properties.

As is normal in these situations the rear of the property has evolved to best service the main house with outbuildings, parking, kitchen etc. But fortunately the main house is relatively original in appearance with most original features and proportions being retained.



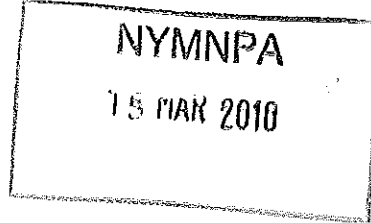


#### Rear Area of Raven House

The above photograph shows the original extensions, later lean-to and outbuildings.

- 1.3 The property has we understand already been granted permission for a garage (detached) to the north of the site. As you can see in the proposals section the new details will rationalise this area.
- 1.4 This area of Robin Hoods Bay is not in the Conservation Area but within the North Yorkshire & Cleveland Heritage Coast.
- 1.5 Robin Hoods Bay is classed as 'other village' within the hierarchy of the National Parks Spatial Vision although it does have substantially more services and facilities than most villages in this section and is more accurately defined towards a local service village.
- 1.6 The application has been submitted following liaison with the Area Planning Officer.





**2.0 Proposals and Design**

**2.1 Rear Extension**

It is proposed to demolish the outbuilding before forming a new extension.

The two storey element would provide a reasonable extended bed and living area for our clients, separate from the letting rooms above the kitchen/utility areas.

On the ground floor the ad-hoc outbuildings are to be replaced by a utility room and rear entrance to the property. This entrance allows greatly improved access directly from the parking places.

The utility also forms a link between the main house and previously garage.

The general design continues the use of traditional materials and detailing prevalent to this area. It also rationalises the whole of the rear of Raven House to improve appearance and use of the property.

The first floor element has been specifically limited in length to reflect the planning officer's comments on site.

**2.2 Dining Room**

A small extension is to be formed off the existing dining room to allow a more spacious seating arrangement for guests.

As you can see it has been designed in a simple and traditional manner to compliment the house but remain very subservient to the main structure.

**2.3 Rear Dormer**

It is proposed to extend the existing main roof rear dormer to improve the facilities of the bedroom.

The design style of horizontally emphasised 'Catslide' dormers is very prevalent in this area and examples can be viewed from Raven House.

**3.0 Context**

3.1 The application will be considered in relation to the following policies:

- |                       |                         |
|-----------------------|-------------------------|
| Core Policy C         | National Environment    |
| Core Policy G         | Landscape, Design etc.  |
| Development Policy 3  | Design                  |
| Development Policy 14 | Tourism                 |
| Development Policy 19 | Householder Development |

### 3.2 Core policy C

Due to the already built up nature of the plot and its surroundings this policy has limited influence on this application.

### 3.3 Core Policy G and Development Policy 3

These policies seek to ensure a high standard of design whilst maintaining the general amenity of the area, the immediate locality and neighbouring properties.

These values have been considered during the full design process and we feel the spirit of these policies have been met on all levels. The drawings and section 2.0 illustrate specifics of the design.

### 3.4 Development Policy 4

Tourism is an important consideration within most of the National Park and robin Hoods Bay is particularly influenced by it.

The driving force of this application is to improve the standard of service currently offered at this property to holiday makers.

As you can see it does not increase the number of bedrooms but does improve the property.

### 3.5 Development Policy 19

This policy is similar to DP3 and therefore please see section 3.3

### 4.0 Access

- 4.1 The proposals seek to improve access into the building without removing existing parking places. The 3 places available at the moment will remain as two parking places and one garage.

