

Application for listed building consent for Millbrook, Chapel Street,
Robin Hood's Bay, North Yorkshire

Design & Access Statement

Document date: 3rd January 2011

Property owners: Jeff & Debbie Davitt
Home address: 18 Cheltenham Avenue
Ilkley
LS29 8BN

Property address: Millbrook
Chapel Street
Robin Hoods Bay
YO22 4SQ



Design aspects

Millbrook Cottage is in Lower Robin Hoods Bay and is therefore surrounded by similar properties, ie small cottages typical of this old fishing village. Having visited "Bay" for over 40 years as holidaymakers, we recognise the attraction of the village as the historic and quirky nature of its buildings. We have been into approximately 30 cottages and are delighted now to own one of them.

Whilst structurally sound, 300 year old Millbrook is in need of general repair and renovation, identified through a pre-purchase structural survey. We are keen to retain and restore the cottage sympathetically to the features seen in those other cottages in the village that have been best looked after. Hence we propose use of traditional materials such as lime based mortar and plaster, cast iron guttering, and retention of existing interior joists, floors, doors and period panelling.

The cottage originally had two open fireplaces. One of these has been boarded up and the other, while still in use, has a relatively modern surround and tiling. We propose to restore both fireplaces with reclaimed period cast iron surrounds.

In addition we would like to restore the exterior environment by replacing the rotten and corroded exterior handrail and external paving to match that locally (most of the pathway is currently a patchwork of broken concrete).

These proposals will serve to prolong the life of those features which we believe form the basis of the cottage's listing.

Equally, where elements have been updated relatively recently in the life of the cottage, eg kitchen, bathroom, we propose to upgrade the fittings to modern standards without harming the character of the building. We also propose to install central heating to the cottage.

These proposals will preserve the character of the cottage, but will provide it with an economically viable future.

Access

No changes are proposed to access arrangements. Access to the front door of the property is level, via a narrow alleyway bounded by other cottages. There are external steps down to the outhouses which are also an access route to neighbouring Beare Cottage. These are unlit and not in good repair, so restoration of the steps and handrail and installation of lighting are proposed for safety reasons.

Internally, as with most cottages in Lower Robin Hoods Bay, door openings and stairways are tight and to make adjustments to access would spoil the character of the cottage.

