

## DESIGN AND ACCESS STATEMENT AND HERITAGE STATEMENT

**SITE:** Brudenell Cottage, Chapel Street, Robin hoods Bay, YO22 4SQ

**APPLICANT:** Mr Colin Duke

**PLANNING PORTAL REF:** PP-01482584

**DATE:** 24<sup>th</sup> May 2011

### 1.0 PREFACE

This report has been prepared in order to accompany an application for Listed Building Consent and to address the affect of the proposals on the setting of a Heritage Asset in the context of the of the policies contained in Planning Policy Statement 5 Planning for the Historic Environment (2010).

### 2.0 DESIGN AND ACCESS

Brudenell Cottage is a holiday cottage located along Chapel Street in the heart of Robin Hoods Bay. The property is a two bedroomed newly refurbished former fisherman's cottage. The second bedroom is situated on the second floor within the roof space. This room lacks both natural light and has restricted headroom. The main source of natural light is one window on the side elevation facing the roof of the adjacent building.



Existing window in the room



In order to increase the natural light into the room and to provide an area of extra headroom it is proposed that a modest catslide dormer window is added to the front elevation, south west facing. This would decrease the amount of artificial light used which is typically required to be turned on no matter what time of day.

The option to install a rooflight to the rear roof, north east facing, was considered however this was discounted due to the privacy issues caused by the close proximity of elevated properties to the rear.

The style of a Catslide dormer was decided upon so that the dormer was both inkeeping with those in nearby properties and for it also to have less visual impact on the property.

The drawings submitted with the application show that the design of the dormer has been well detailed so that the drawings show the true scale of the framing and associated built fabric. Both Building Regulations and a Structural Engineer's designs have informed this detail design so to minimise the bulkiness of the dormer construction. The design of the window has developed as a result of advice from the North York Moors National Park Planning Authority: as a result the window proposed is a horizontal sliding slash window with smaller panes than those in the existing windows directly below. We believe that this choice of window will be both easier to use and most importantly be subservient to the windows directly below. Paragraph 3.6 of the NYMNP Design Guidance 2 has been consulted for the overall design of the dormer window.

**Photograph of the roof as existing**



**A sketch of the proposed dormer window**



### 3.0 HERITAGE STATEMENT

#### 3.1 LISTING TEXT

6.10.69 Nos 7 and 8 (Brudenell Cottage and Cramford)

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II

House, now 2 dwellings. Mid C18. Coursed sandstone, variously tooled. Pantiled roof. 2 storeys, 2 bays. Doors paired in centre under flat hoods on long brackets: No 7 has replaced 4-pane sashes, the upper in lengthened cyma-moulded opening; No 8 has 12-pane sashes. Traces of older openings on 1st floor. Datestone 1732 with initials J. S. possibly reset, at right of No 8. Coved eaves. Big curved kneelers.

Listing NGR: NZ9526404981

### 3.2 SCHEDULE OF WORKS

Please note that no works are scheduled to be carried out on the Ground and First floor.

#### Second Floor

- Dormer window. A new dormer window is to be inserted into the front elevation as detailed in drawings 014 02 and 014 03. The intended materials for the dormer window will match the existing roof for instance traditional clay pantiles, painted hardwood framed windows and cast iron rainwater goods.
- A section of the lower purlin, on the front side of the roof, will be removed in order to accommodate the dormer window and a new purlin will be constructed to replace this. The property was visited by the Structural Engineer Colin Fenby who has undertaken detailed structural design for these alterations.
- During construction, of the dormer window, the roof will be inspected: any repairs required to the main roof, rafters tile battens or tiles, will be cared out with due care and attention.

### 3.3 IMPACT OF THE PROPOSAL

The adjacent properties have in recent years been altered to include dormer windows to their front elevations. However the aim of the design for the dormer window at Brudenell Cottage is for it to be more subservient to the main building unlike the adjacent dormer windows. Following consultation with the North Yorks Moors Planning Authority the proposed design for this dormer window has been scaled down to a modest design and set higher up the roof so that it is less intrusive to the streetscape along Chapel Street.

The roof has been inspected by a Structural Engineer who has produced structural designs to minimise the impact of the proposed design to the existing structure.



NYMNPA  
27 MAY 2011