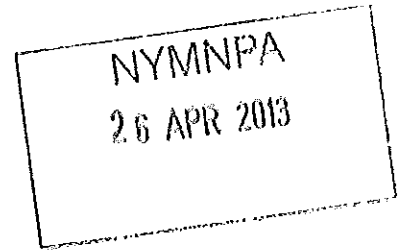


Heritage Statement for Beacholme (asset) Cove Hill

Robin Hoods Bay



There are three parts to this planning application:

Item 1 - New Gates

Item 2 - Addition of Charity collection Plaque

Item 3 – Retrospective Planning Application for leaded light window

Overall Existing character and appearance of the asset

In accordance with planning policy HE6 of PPS5 which sets out to assess the overall impact of the alterations on the Heritage Asset and evaluate the measures taken to ensure that the proposals and retrospective work done contribute to the asset, I have prepared the following statement.

Having examined this part of the conservation area of Robin Hoods Bay, the general character and appearance is that of mixed architectural styles of houses and cottages ranging from 17th century to Victorian. There is a varied and mixed use of different materials from painted render to traditional lime mortar and natural stone, with uninspiring alterations and additions from the 1960's era.

This asset is a Grade II listed building set in a conservation area of the North Yorkshire Moors National Parks. It's significance in the area is extremely high and it is considered to be a landmark asset viewed, photographed and painted on a regular basis.

Assessment of Impact:

All of the 3 proposed works are for the visual enhancement of the heritage asset only and for the benefit of the passing public. Therefore there is no negative impact on the asset itself nor the surrounding conservation area.

The gates are proposed and designed to be small enough to cover up the ill thought out design and colour of the rubbish storage facility, which the Local Council have imposed on this picturistic conservation area. They are for this reason alone and serve no other purpose. Should the local authority policy on rubbish storage change, then the gates can be removed with zero effect on the fabric of the asset. Inward opening twin gates are proposed in favour of a single outward opening gate; this being designed to minimise the overall presence of the gates on the heritage asset. They will be painted in the same colour as the Asset.

The charity plaque will have a pleasing visual effect, whilst helping people less fortunate. A more robust stainless steel plaque was initially proposed but the NYMNP felt a hardwood one was more visually appropriate and appealing. It's position is on the outhouse of the asset and positioned at low level to minimise any detraction from the main heritage asset. An external collection box was considered, but it was felt a simple flat hardwood plaque would be visually more appealing and secure.

Mitigation Strategy:

Item 1, the gates. No significant damage to the heritage asset. The left hand gate is free standing and fixed into the concrete path on a post hidden behind the cast iron soil pipe. This path will be undergoing repairs

in any case due to cracking and deterioration. The right hand gate will be fixed to the heritage asset by three fixing screws into the cement rendered brick wall, therefor any holes drilled can easily be filled should the gates be removed at a later date.

Item 2 The charity plaque. This will be fixed to the cement rendered single red brick wall by two fixing screws. There will be a 30mm slot made through this wall to accommodate the coin slot. Since this part of the wall is rendered brick and painted, any damage will be minimal and can be 100% rectified should the plaque be removed in the future; therefore zero permanent damage to the heritage asset.

Item 3 only serves to improve the visual aspect of the heritage asset and causes no damage to the asset.

The property dates back to around 1665 and over the years has been altered and changed, some of the changes for the worse; namely the removal of the leaded windows to the front, southern elevation of the asset, for which photographic evidence was available to prove its existence. There was no visual evidence that leaded windows existed on the Western gable of the asset, but it was assumed that the landing windows were also of the same leaded design, but had been replaced with the popular 1960's pseudo Georgian style.

The NYMNP had suggested and was in favour of, based on the photographic evidence, of reinstating the original leaded glass to the upper floors on the Southern elevation of the asset. A planning application was subsequently submitted and approved. It was an afterthought that for a relatively small extra cost the gable landing windows could also be restored at the same time, although a variation to the original planning application was not sought for this work; hence this retrospective application now.

The overall effect of the change from plain glass to leaded is definitely an addition, rather than a detraction to the asset

NYMNP
26 APR 2013