

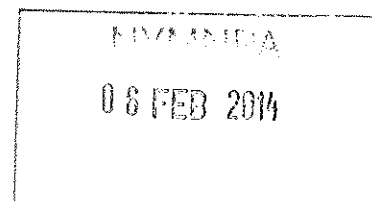
DESIGN AND ACCESS STATEMENT

PROJECT: APPLICATION TO CARRY OUT REPAIRS & IMPROVEMENTS
AT-
COSY COTTAGE
ALBION ROAD
ROBIN HOOD'S BAY
WHITBY,
YO22 4SW

APPLICANT: MR MARK HEAP

DATE: 4th FEBRUARY 2014

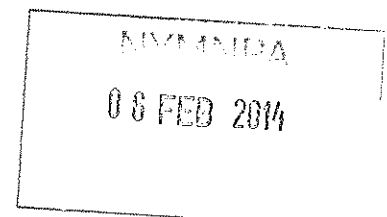
OUR REF: 2599



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APPENDIX 1.0-Copy of pre-application discussion email with Conservation Officer Edward Freedman.

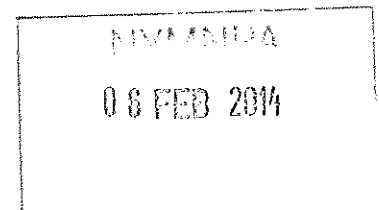


1.0 INTRODUCTION

- 1.1 This report has been commissioned by Mr Mark Heap who is the owner of the subject property.
- 1.2 This Report has been prepared by Mr Louis Stainthorpe. Louis Stainthorpe is a Chartered Building Surveyor. He holds a Honours Degree in Building Surveying and is a professional Member of the Royal Institution of Chartered Surveyors.
- 1.3 The details set out in this document are to assist the North York Moors National Park Authority.
- 1.4 The application is for repair and improvement works to a low grade single storey extension on the cottage. This is a retrospective application and the works were undertaken in the summer of 2013.
- 1.5 The following drawings and documents are submitted with this application:
- (i) Drawing Number: 2599/01
 - (ii) Heritage Statement.
 - (iii) Copy of pre-application discussion email with Conservation Officer Edward Freedman.
- 1.6 Pre-application advice was obtained from the North York Moors National Park. This was very positive and the works were agreed in principle before being undertaken.

2.0 THE PROPOSED DEVELOPMENT

- 2.1 The development relates to repair and improvement works on an existing single storey extension roof. The works comprise:
- (i) Re-lay roof tiles over modern felt. The existing Roman style tiles will be re-used.
 - (ii) Install Conservation rooflight in place of glass tiles.
 - (iii) Construct water tabling/stone copings to roof verge.
 - (iv) Erect picket style timber fence to edge of roof.



3.0 SITE

- 3.1 The application site forms part of the existing cottage. Due to the changes in the land gradient adjacent to the property there is a steep flight of shared access steps. On the top landing of the steps these are at a similar height to the roof and there have been issues in the past of vandalism and unauthorised access.
- 3.2 The property lies immediately adjacent to Albion Road in the lower section of the village of Robin Hood's Bay.

4.0 AMOUNT OF DEVELOPMENT

- 4.1 The proposal relates to relatively small changes to an extension. The amount of development is limited and no change has been made to the roof pitch or the general characteristics of the roof structure.

5.0 USE

- 5.1 This application does not affect the use of the property which is a private residential dwelling that is currently tenanted.

6.0 LAYOUT

- 6.1 This proposal has no effect on layout. The works relate to a part of the property that is a single storey element and is currently utilised as a bathroom.

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7.0 EXTERNAL WORK

- 7.1 The works have no effect on the external areas of the property but do affect the appearance. Traditional materials have been utilised as agreed with the North York Moors National Park together with matching timber picket fencing as per the adjacent neighbours yard.



8.0 ENERGY

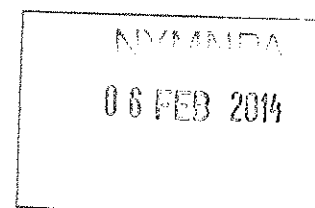
- 8.1 No requirement to meet any standards in this respect. The Conservation rooflight added will undoubtedly be more thermally efficient than the previous glass tiles.

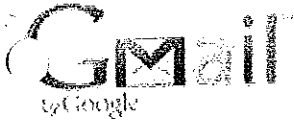
Louis Stainthorpe

BSc (Hons), MRICS, RICS Registered Valuer, RMaPS, MBEng
Bell Snoxell Building Consultants Ltd

APPENDIX 1.0-

Copy of pre-application discussion email with Conservation Officer Edward Freedman.





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Barrie Snoxell <bellsnoxell@gmail.com>

Cosy Cottage, Robin Hood's Bay

Edward Freedman <e.freedman@northyorkmoors.org.uk>
To: "Mark_Heap@coffey.com" <Mark_Heap@coffey.com>
Cc: Barrie Snoxell <bellsnoxell@gmail.com>

Thu, Jun 20, 2013 at 4:43 PM

Dear Mark

Further to our telephone discussion today I am dropping you a line to summarize what we agreed.

You wish to retain the existing style of roman pantiles and are prepared to maintain the existing roof pitch (presumably re-roofing will afford the opportunity to use a suitable waterproof roof covering beneath the tiles so that any future tile fractures do not permit water to penetrate the roof); I have no objection to the installation of a metal conservation rooflight, the construction of water-tabling/copings to the edge of the roof bordering the steps; and the erection of a picket fence to match that adjacent to the top of the coping stones to inhibit access over the roof.

The copings, the rooflight and fence will require a Householder (combined planning and listed building) application, but as the roof pitch is not being altered this can be a free application (under the Article 4 Direction).

Hope this is as you understood, do get back to me if I have misconstrued anything.

Regards

Edward

Edward Freedman

Building Conservation Officer

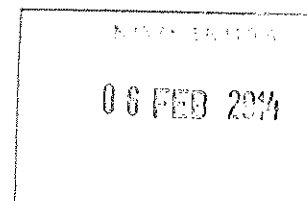
North York Moors National Park Authority

The Old Vicarage

Bondgate

Helmsley

YO62 5BP



21/06/2013

Gmail - Cosy Cottage, Robin Hood's Bay

☎: 01439 772700

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🌐: www.northyorkmoors.org.uk

Please note: my usual working days are Monday-Thursday

From: Barrie Snoxell [mailto:bellsnoxell@gmail.com]

Sent: 19 June 2013 18:21

To: Edward Freedman

Subject: Cosy Cottage, Robin Hood's Bay

[Quoted text hidden]

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