

Auburn Cottage Design and Access Statement.

Auburn Cottage  
Tommy Baxter Street  
Robin Hoods Bay



**Design Principles**

The proposed design of the dormer window has been submitted following guidance from NYMNP Planning Officer Clair Shields and is such that it is in keeping with other properties in the locality, and the existing dormer window of Auburn cottage.

A lean-to flat roof with traditional pan tiles has been proposed, with a window design that is matching that of the existing front dormer. Internally, the existing roof purlins are to be retained, following advice from the above planning officer, maintaining the original structural elements of the property.

The proposed dormer is also positioned so it replaces modern Velux rooflights that are not deemed acceptable in design for this listed property. It has been advised that the authority would support the replacement of these units with a suitably designed dormer window.

See enclosed email correspondence from Clair Shields for more information.

**Access Statement**

The development does not require any alterations to public highways or footpaths for access. Scaffolding must be erected to both the front and rear elevations from the footpaths, but this should not have any major impact on the accessibility of other dwellings in the locality for the public.

It is not considered necessary for further access arrangement to be made for this development.

Aubrun Cottage Heritage Statement.

What is significant about the Heritage Asset?	What works are proposed?	What impact do the works have on the part of the heritage asset affected?	How has the impact of the proposals been minimised?
<p>Auburn Cottage is an early 19th Century cottage, and became listed on 6/10/1969. It is believe that Auburn Cottage has been used as a private dwelling for most, if not all of this time.</p>	<p>Replace modern Velux style rooflights with a traditional Dormer window construction on the rear elevation. Replace the existing front dormer window on a like-for like basis.</p>	<p>The works will have a positive impact on the appearance of the property, replacing modern windows with a traditional design. All existing structural features, such as the roof purlins are being retained.</p>	<p>Advice has been given by the planning authority regarding the style of windows to be used, ensuring that the completed development id in keeping with other similar properties in the locality.</p>

NYMNPA  
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