

Heritage Statement

Property: Beacholme, Covet Hill Robin Hoods Bay YO22 4SN

The property lies within a conservation area and a National Park and is Grade II listed.

The historic and special architectural importance's of the building is paramount and iconic in the village of Robin Hoods Bay. It is one of the most photographed and painted properties in the area.

Clear indications of the existence of both the proposed bathroom window and the gable end window is freely available on the internet and shows how the building used to look. It is the intention of the owner to restore these history features.

In the pre planning equerries', the NYMNP provided me, via email, an old picture of the building when the attic gable window existed. There is much more photographic evidence showing both the gable end window and the bathroom window, as it used to be pre 1900; some of these are attached to this planning application.

Mitigation Strategy:

Minimal intervention and reversible works – The gable end window replacement will have a negligible impact on the structural integrity of the building. The bathroom window replacement is purely cosmetic.

Sensitive Design: the window will be a simple single DG pane of glass set in an internal frame and matching other windows on this elevation.

Choice of Materials: The materials chosen will not require exterior maintenance, thus avoiding future maintenance, as this can only be afforded via the costly installation of a full gable end scaffold system.

Recording: No architectural or archaeological features will be destroyed; in fact old architectural or archaeological features will be re-exposed, showing how the building used to look.

This Heritage Statement and planning application is supported by photographic evidence of how the proposed features used to look within the building.

NYMNP
16 MAY 2012