

Amendments/Additional Information

- Amended layout of buildings/outside areas
- Additional background information
- Amended design
- Revised access arrangements
- Change of description of proposed development
- Change in site boundaries
- Other (as specified below)

JNB

Wendy Strangeway

From:	Jill Bastow	AMENDED
Sent:	05 January 2016 10:57	
To:	Planning	
Subject:	FW: 15014_Ocean View_NYM/2015/0899/FL & NYM/2015/0912/LB	
Attachments:	15014_Ocean View_Design Access & Heritage Statement_Revision A_140104.pdf	

Notes

From: Ian Hazard
Sent: 04 January 2016 12:31
To: Jill Bastow
Subject: 15014_Ocean View_NYM/2015/0899/FL & NYM/2015/0912/LB

- 4 JAN 2016



Dear Jill,

I hope you had a good Christmas and a Happy New Year!

Following the validation of the application for planning permission and listed building consent in relation to Ocean View in Robin Hood's Bay (NYM/2015/0899/FL & NYM/2015/0912/LB), my client noticed an error in relation to the existing external glazing thickness, as noted within the Design Access and Heritage Statement and also within the application form.

The application as submitted described the existing external glazing thickness as 4:10:4, rather than 4:12:4. With this in mind, I have updated the Design Access and Heritage Statement to Revision A, to include the correction. Given that the application was submitted online, I am not sure how to update the form.

I would be grateful if you can confirm receipt of the attached and revised Design Access and Heritage Statement, and also advise as to how the form can be revised to reflect the correct existing external glazing specification.

Kind regards

Ian

Ian Hazard
BA (hons) Dip (arch)

High Straggleton Farm
Sandsend Road
Whitby
North Yorkshire.
YO21 3SR

90 Albemarle Road
Southbank
York.
YO23 1HB

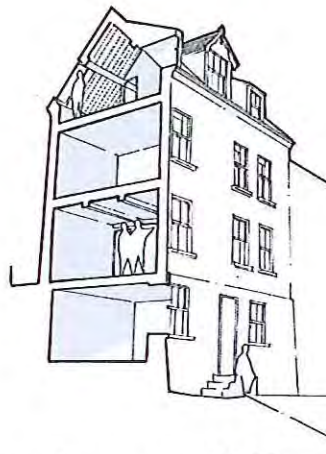
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15014 Ocean View Renovation & Remodelling
Covet Hill, Robin Hood's Bay
Whitby, YO22 4SN
for Ms. Joanna Pedley

Design, Access & Heritage Statement_Revision A
4th of January 2016



ian hazarditect
whitby + york

1.0 Introduction

This Design, Access and Heritage statement supports the Planning Application for Listed Building Consent by Ms. Joanna Pedley for the renovation and internal remodelling of her property, Ocean View, in Robin Hood's Bay. This should be read alongside the related existing and proposed Design Drawings.

Ian Hazard was appointed as architect to produce design proposals for the internal remodelling of the property and Bell Snoxell Building Consultants Ltd were appointed to prepare a Schedule of Works for the external renovation, maintenance and repairs.

The proposals have been prepared following an extensive pre-application advice consultation with the North York Moors National Park Authority Conservation Officer assigned to the project.

The existing building, along with the small garden to the front of the property and the terrace to the rear, are all in the ownership of the applicant.

The changes within Revision A of this document, are limited to the correction of the existing external glazing specification on page 6, as highlighted in red.

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2.0 The Site & Existing Building



Robin Hood's Bay, photographed by Joe Cornish



Ocean View as photographed from The Docks

Robin Hood's Bay is a small village located along the North Yorkshire and Cleveland Heritage Coast, within the North York Moors National Park. The village is accessed from the A171 via the B1447, and is approximately 5 miles South of Whitby and 15 miles north of Scarborough. Generally the village consists of two areas, Robin Hood's Bay Bank Top and the Lower Bay area. The Lower Bay Area is a designated Conservation Area.

Ocean View is located in the lower historic centre of the village within the Conservation Area. The property, which is Grade II Listed, forms the end of a terrace known as Coble Heads and faces onto the Docks. The property is accessed via the steps leading up from the Old Life Guard Station.

The building is estimated to have been built between 1675 and 1725 and would originally have been two separate, four storey fishermen's cottages, each with attic above and storage below. A two storey workshop/store was added to the Eastern end shortly after the original building was constructed.

A small planted garden to the front of the property, and a larger paved terrace to the rear of the property are also under the same ownership as Ocean View.

The date of the property listing was the 6th October 1969 with the English Heritage Building ID number 327717.

'FYLINGDALES COBLE HEADS

NZ 9504

19/67 Robin Hood's Bay

(south side)

6.10.69

Ocean View (Nos 1,2 & 3)

II

House, part of an early-mid C18 terrace, now 3 dwellings. Walls cement rendered on stone. Pantiled roof with stone ridge, copings and kneelers, brick stacks. Main part 3 storeys and attic, 2 and 2 bays, forms 2 houses. At left of each a 6-panel door with a 4-pane late C19 sash on right. 2 similar but longer windows, with stack cills, on each floor above. Coved eaves course. 3 dormers, the central Victorian gabled with bargeboards flanked by flat-headed C20 dormers. Large curved kneelers; rebuilt and chimneys. Left part 2 low storeys, 2 bays. Right 6-panel door with paired small late C19 sashes above. Left louvered opening below blank first floor. Rear elevation shows half-glazed 4-panel door and small-paned casement above; otherwise blank.

Listing NGR: NZ9529904846'

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3.0 Context

Historical Context - Robin Hood's Bay

The historical patterns of use which have characterised the village of Robin Hood's Bay originate from the very particular conditions created by the natural juxtaposition of the landscape and the sea, at this particular point along the coastline of North Yorkshire. The specific topography, which affords safe access down the steep cliffs to the sea for people and their boats, has permitted a lasting relationship between mankind and the ocean in this place.

The reasons why people work, visit or live in Robin Hood's Bay have changed considerably with time. Originally, livelihoods were hard won from fishing or farming, and while farming still remains in the area, few inhabitants of the village now make a living from fishing. Tourism and leisure are now the main contributor to the local economy, and the primary reason that people now inhabit and visit the village.

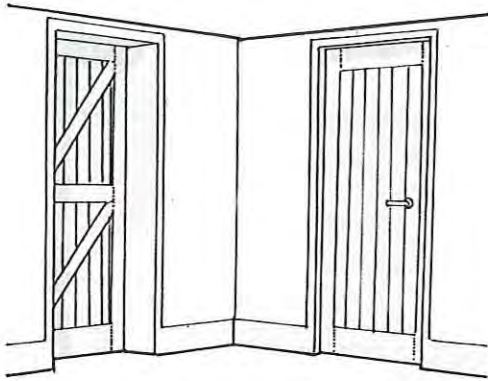
The special architectural and historic interests of the village Robin Hood's Bay have been clearly set out by the North York Moors National Park Authority with a Conservation Area designation. Robin Hood's Bay is one of 42 designated Conservation Areas within the National Park and like a number of other villages with this designation Robin Hood's Bay does not yet have any Conservation Area appraisal or management plan in position. The Conservation Area is however subject to stricter planning controls under an Article 4 Direction that removes certain permitted development rights. Robin Hood's Bay has an Article 4 (2) Direction with the building having the added level of protection through being Grade II listed.



Ocean View as seen from New Road, Robin Hood's Bay

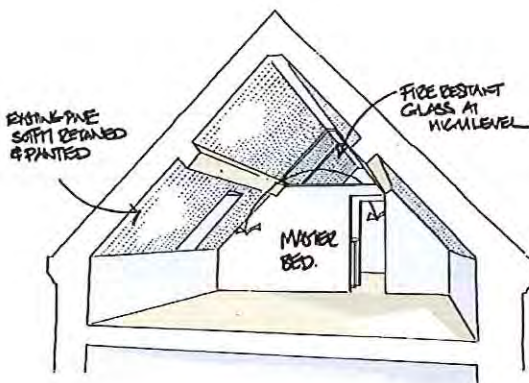
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Conceptual Sketch illustrating building linings

With this in mind, the proposal is to remove the existing post-1984 internal joinery linings and to replace them with a contemporary language of joinery lining using good quality, natural and authentic materials. Historic architraves and skirting will be retained. Two types of joinery detailing have been developed appropriate to either the primary or secondary function of the internal spaces to reinforce the understanding of the spatial hierarchy within the dwelling. Entering the building at Lower Ground level, the more secondary spaces are proposed to be lined with a simple language of painted joinery linings and doors. Moving up through the building, the primary spaces are proposed to be lined with unpainted softwood or hardwood linings and doors.

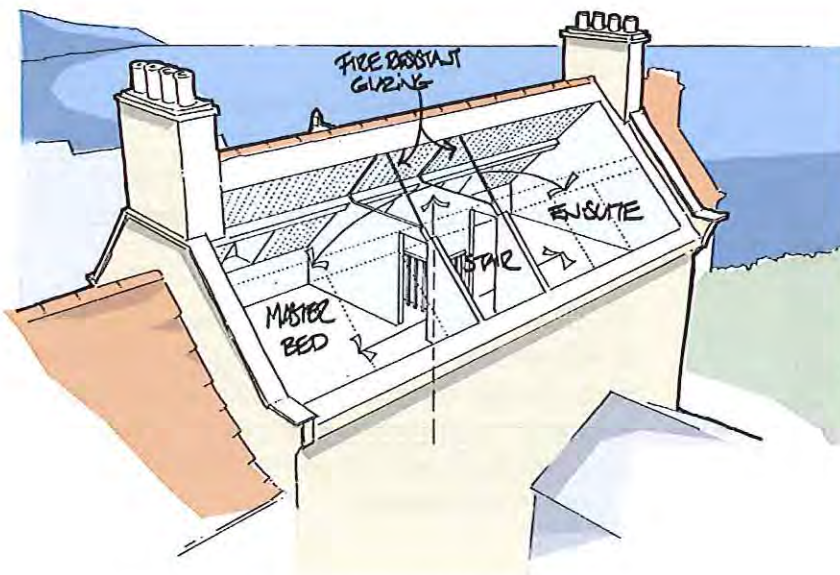


Attic Level Perspective Sketch from Master Bedroom towards En-Suite

The existing modern wall and ceiling treatments applied within the spaces of Ocean View provide little character or understanding of where the particular spaces are located within the four storeys in the building. As such it is proposed to sensitively expose key original surfaces within the building such as the sandstone walls that would have been exposed within the store rooms at Lower Ground level, and the timber joists that would have been exposed within the ceiling of the Lounge prior to its gentrification. These surfaces will then help reinforce a sense of vertical position within the building.

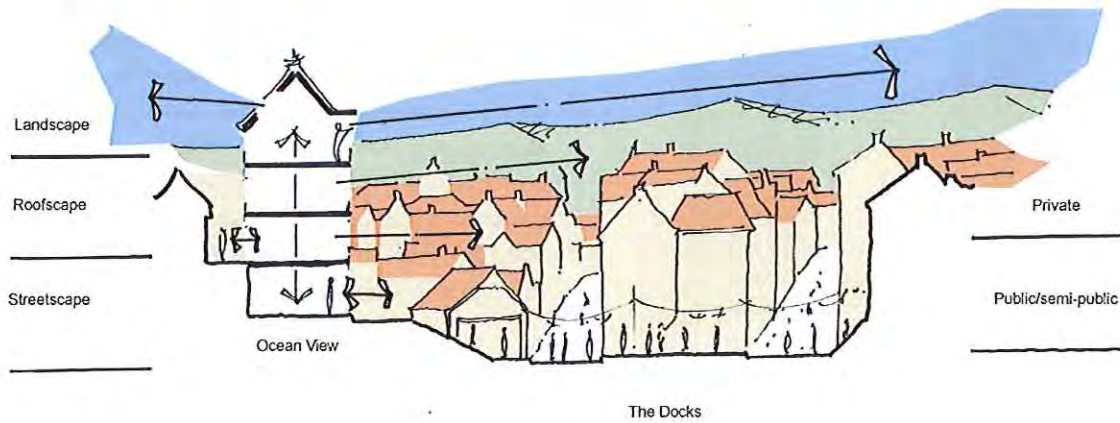
Reaching the head of the stairs, at the Attic level, it is proposed to install two new glazed lights at high level within the existing partitions, in order for the existing soffit of the roof to be read along the full length of the building, celebrating the climax of the journey up through the building.

The modern carpets and pine cladding that have been added to the internal surfaces of the existing mid-19th century stair, are proposed to be removed and the stair sensitively refurbished.



Glazed screens express the roof soffit as the climax of a journey up through the building

Internal Proposals



Ocean View - Vertical hierarchy

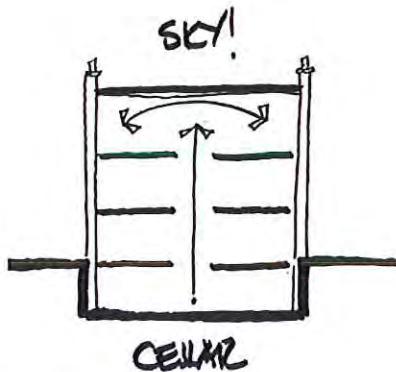


Tall, densely placed housing at Robin Hood's Bay

The vernacular buildings within the Lower Bay area of Robin Hood's Bay are generally constructed using the traditional materials and details that are common across the North York Moors. What characterises the buildings within Robin Hood's Bay specifically, is their height and density. The manner in which land in the Bay was originally rented on a long leasehold basis in the mid-17th century has resulted in the tall, tightly packed dwellings that now form the village today.

The verticality of the buildings along with their relatively small footprint area creates an interesting and varying set of internal conditions, as you move up through the properties.

- Changing nature of space
- Changing nature of daylight
- Changing sense of privacy and intimacy
- Changing nature of view
- Changing sense of enclosure
- Tacit and poetical understanding of 'cellar' and 'attic'



Ocean View - From cellar to sky

With four levels of accommodation and a shallow depth of plan, the nature of atmosphere, space and view within Ocean View changes remarkably as you rise through the building.

The recent renovations of the building (post-1984) have done little to express and reinforce the character of the internal spaces or the vertical nature of the building. The many renovations to prior to 1984 have also generally removed the majority of the visible historic elements of the building fabric that would normally provide richness to the spaces, such as doors, windows, reveals, skirting boards and architraves.

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It is also proposed to remove and replace the existing PVC rainwater goods with high-quality traditional cast iron rainwater downpipes, guttering and soil pipes. The replacement rainwater goods have been specified following review of other properties in the area where the older cast iron features have been retained together with consideration of the North York Moors National Park Authority Design Guide Part 2. The proposed rainwater disposal system has to be fixed in the traditional manner with brackets driven directly into the wall plus negating the need for timber fascia boards. The cast iron material and the style of the gutters will be a subtle and sympathetic indicator of the age of the architectural style of the house. All rainwater goods are to be painted black in the traditional style.



The existing facade colours present a somewhat austere face towards the The Docks and the surrounding areas, which does little to enhance the appearance of the building. It is proposed that the rendered external walls, along with the new windows will be painted in colours sympathetic to the surrounding buildings and the regional coastal context of the building.

Robin Hood's Bay - External colour references

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5.0 The Design Proposals

External Proposals



Existing Ocean View facade materials and colours



Details of the existing central dormer window

No significant alterations are proposed to the external envelope of the building, other than the addition of a small conservation style rooflight on the south face of the lower roof, above the Kitchen, and new edge protection/railings to the existing steps up to the proposed Lower Ground Guest Bedroom and a new SVP pipe on the Southern elevation to serve the new First Floor Shower/ WC.

It is proposed that the external repair and maintenance works will be carried out sensitively and authentically to match, as closely as possible, the existing materials and traditional detailing of the existing property and the Conservation Area.

Although the existing modern double glazed sash windows are generally in good working order and do not require replacement at this time, it is proposed to replace them completely since their dark stained finish and chunky detailing are considered detrimental to the visual appearance of the building generally.

The existing windows are dark stained hardwood sash windows with 4:12:4 double glazed units, Low E glass and 29mm wide structural fret bars. The proposed windows will be high quality painted hardwood framed sash windows, with 4:12:4 double glazed units, Low E glass and 19mm wide applied timber fret bars, to match as closely as possible, the details of the fret bars, horns and section details of the original and existing central dormer window.

The proposed replacement window design has been formulated following careful consideration of the North York Moors National Park Authority Design Guide Part 2- Extensions and Alterations to Dwellings Part 4.2. The main visible enhancements to the new design are the painted finish rather than stained. The fine detail is proposed to be improved through the slender width of the applied glazing bars having the narrow dimensions preferred.

The proposed new and replacement rooflights will be conservation style with glazing bar(s) and black painted to RAL 9005. Their profile with respect to roofline will be no higher than the existing units or recessed if practical. The replacement roof-lights will be of similar size to existing, and the visible size of the new roof-light will be approximately 350mm wide x 460mm high, to suit the space available between the eaves and the existing purlin.

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Ocean View Constraints & Opportunities



Existing Upper Ground Floor Lounge

Despite the property's rich and diverse history, very few original features have been retained as historical references, following the many alterations carried out both internally and externally. Internally, the original central stair that was added in the mid/late 1800's when the property was converted into a single dwelling, remains as one of the key visible references. Externally, the solid stone walls have been rendered since at least the early 1900's, with a painted Tyrolean finish added in the 1980's/90's. Around the same time, the external windows were replaced with the current dark stained timber framed, double glazed sash windows. Although the internal partition walls on either side of the stair and the some ceilings retain the historic lath and plaster most of the visible surfaces have been over-boarded with plasterboard or over-clad with modern pine tongue and groove cladding. The internal doors, window reveals and joinery linings have been replaced over time, more latterly with the existing modern varnished pine linings and fittings.



Existing Central Staircase

With the above in mind, the internal spaces within the property today reveal very little of the building's history and provide a rather generic and unsatisfactory experience of the building.

Despite the lack of character within the internal spaces of the dwelling, the four storey dwelling offers a significant change in height from it's Lower Ground floor level up to it's Attic. Rising up through the simple and shallow floor plan of the building, the views available from the rooms expand across the village and the landscape, while the internal spaces benefit from a dramatic change in light and atmosphere.

4.0 The Proposed Renovation & Remodelling

A series of external repairs and maintenance works are proposed alongside a limited amount of internal remodelling, renovation and redecoration. Particularly, the re-location and improvement of the existing holiday let facility at Lower Ground Floor, the re-configuration of the Lower Ground floor stair, and the provision of a new WC and Shower facility to serve the bedrooms at First Floor level.



Existing First Floor Bedroom 2

The renovated property will provide for the applicant's personal accommodation requirements and also allow her the ability to retain the existing provision of a B&B/self-catered holiday let facility at Lower Ground floor level, as provided by the previous owner.

It is intended that the renovation generally and particularly externally, makes a positive contribution to the historic significance of Ocean View within the context of the Robin Hood's Bay Conservation Area.

Historical Context - Ocean View

Ocean View has been subject to frequent alterations over the centuries, reflecting the evolving demographic of the village, along with their changing requirements:



Historic photograph of Ocean View - Robin Hood's Bay and Fylingthorpe Through Time, Robin Lidster



1960's photo of an original painting by artist Janet Rawlins



1980's photo taken around the time of the sale of the property by Leeds University to Jean Mellalieu

Late 1600's The property was constructed on a long leasehold basis on land owned by the Cholmley Family and occupied as two separate fishermen's cottages

1700/1800's Occupied by sea-faring families

Mid/Late 1800's Converted into a single dwelling, central staircase added

1881 Acquired by Andrew Storm, Fisherman and Ship Owner, descended from William Storm (1643-1710)

1885 Acquired by Charles Taylor - Master Mariner

1920 Acquired by Esther Watson nee Hutton

1934 Assigned to John Henry Watson - Master Mariner (on death of his wife Esther) - first reference to "Ocean View"

1962 Acquired by Colin & Marjorie Roberts

1974 Acquired by Leeds University and most of the original features removed for its use as a marine laboratory and Library

1984-2015 Acquired by Jean Mellalieu. The property was extensively renovated during this period and used as a family home, and latterly as holiday lets and a craft studio/shop. The terrace to the rear (formerly occupied by the demolished "Scarcliffe" becomes part of Ocean View property in 1995

2015 Acquired by applicant, along with small garden to the front

Ocean View time line researched by the applicant

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Sandstone



White painted pine cladding



Hard flooring



Exposed Oak



Soft flooring



Sea Shells - Robin Hood's Bay

Materiality

A sensitive and authentic use of internal materials and detailing is proposed to establish an understanding of that which is new and that which is old.

At Ocean View, the use of different materials is proposed as an alternative architectural device to differentiate between function and to describe spatial and vertical hierarchy, as opposed to the use of stylistic ornament and decoration.

5.0 Access

Access to the building at Lower Ground and Upper Ground level will remain as existing, via the steps of Covet Hill and the public footpaths to the north and south of the property.

6.0 Change in Use

A material change of use is proposed with respect to the existing Craft Workshop at Lower Ground Floor level previously known as Cromwell's, from A1 Retail to C3 Residential - refer also to design drawings 15014-10-000, 010 and also 15014-30-000,010.

The existing dwelling was purchased by the applicant on the 29th of May 2015 with the intention of being her main and permanent place of residence. Prior to that, the space at the western end of the lower ground floor was used as a retail space by a member of the former owner's household. Although planning records show that no planning permission had been granted for the change of use from residential to retail, the development has now become lawful given that the previous owner confirmed that the use commenced in 1999 and ten years have now passed.

It is considered that the existing retail space offered by the craft workshop space is no longer viable for the applicant to rent as an independent retail unit, since it has no provision for workplace welfare facilities, separate to and independent from those within the residence. As such, the existing craft workshop relies on access to private WC facilities within the main residence. The position of the unit, set back and much higher than the main street with no typical retail frontage and no level access, is also considered detrimental for successful retail rental purposes. Following the cessation of the retail use the previous owner removed the small elements of signage and leaflet holders to the principle elevation. These items are as per the application reference 40290021C that was approved with conditions on the 29th March 2000. This was listed building consent for citing of 1 Cromwellian helmet above the doorway and two leaflet trays (retrospective).

The proposed change of use will enable the applicant to re-locate the existing Lower Ground Floor B&B/self-catered holiday let facility currently referred to as The Locker, to the Western end of the Lower Ground Floor. The Locker is currently a small room with a compact double bed and En-Suite facility and no Lounge space. The room has a small North facing window at high-level allowing little aspect onto the The Docks, or day light into the room. With this in mind, the facility appeals to a very limited market of tourists.

The proposals are then to maintain and improve the holiday let facility to benefit the local economy by re-locating it to the existing craft workshop. In this location a larger space is available with a larger window offering views onto The Docks, good day lighting into the room along with some lounge space. The existing WC within the existing Utility is proposed to be converted into an En-Suite to serve the holiday let facility within the Western room. A sliding door within the new partition wall has been included in response to feedback from the Conservation Officer and this will allow the new holiday let facility to be self-contained when the door is locked, or to allow the occupant to access the room from the inside for personal non-paying guests when required.

Given the lack of welfare facilities to the existing craft workshop, along with it's position away from the main street and it's lack of retail frontage, the proposal to convert the space into a larger, more comfortable holiday let facility which will also benefit the village, is thought to be justified.

7.0 Consultation

The design proposals were submitted to North York Moors National Park Authority for Pre-application Advice on the 23rd of September 2015. Feedback was received from the Conservation Officer *Beth Davies* on the 28th of October, following a site visit by *Claire Shields* on the 19th of October 2015.

The design proposals were revised in response to the feedback and additional information was submitted for further comment by the Conservation Officer on the 5th of November 2015.

Final feedback in response to the additional information was received from the Conservation Officer on the 25th of November 2015.

8.0 Planning Policy and Heritage Assessment

The proposals have been developed with reference to Section 12 of the National Planning Policy Framework - *Conserving and Enhancing the Historic Environment*.

The proposals have also been developed in line with the North York Moors National Park Local Development Framework Core Strategy and Development Policies, particularly Core Policy G - Landscape, Design and Historic Assets and Development Policy 5 - Listed Buildings.

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A high standard of contemporary design detailing is proposed that reflects and compliments the local vernacular, in order to align with Development Policy 3 - Design, section 3.

The proposal seeks to enhance the character and appearance of not only the building but its setting within the village. This is in line with Development Policy 4- Conservation Areas. The scale, proportion, design detailing and materials of the proposals respect the existing architectural and historical context.

Consideration has also been given to Development Policy 15 - Loss of Existing Tourism and Recreation Facilities with respect to the proposed change of use.

Planning (Listed Buildings in Conservation Areas Act 1990)

The subject application falls to be determined under the Planning (Listed building and Conservation Areas (Act 1990). Under this Act decisions on applications for Listed building Consent are dealt with at Part 1, Chapter 2 of the Act and more specifically at Section 16 which states;

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"16 Decision on application-

Item 1- Subject to the previous provisions of this part, the local Planning Authority or, as the case maybe, the Secretary of State may grant or refuse an application for Listed Building Consent and, if they grant consent, may grant it subject to conditions.

Item 2- In considering whether to grant Listed Building Consent for any works the Local Planning Authority or the Secretary of State should have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Item 3- Any listed building consent shall (except in so far as it otherwise provides) endure for the benefit of the building and of all the persons for the time being interested in it."

Subsection (2) is the key to this act in terms of this application as it sets out what the decision maker should consider when determining whether or not to grant Listed Building Consent. This states the following-

"The desirability of preserving the building or its setting or any features of special architectural or historic interests which it possesses."

This application relates to items that enhance and maintain the listed asset. The proposals put forward will help in preserving the building for the long term and be of benefit to all persons for the time being interested in it. This is not only to the benefit of the listed asset itself but also the wider conservation area and the village of Robin Hood's Bay.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) promotes the conservation and enhancement of Heritage Assets and the historic environment for the enjoyment of the wider public and the contribution they bring to the wider environment. It is recognised that Heritage Assets are an irreplaceable resource and they should be conserved in a manner appropriate to their significance. Under paragraph 134 there is reference to instances where the development would lead to "less than substantial harm" to the assets and states "where a development proposal will lead to less than substantial harm to the significance of a designated Heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimal viable use".

The proposal will create comfortable living accommodation with the ability to provide some self-contained holiday B&B accommodation, safeguarding its long term viability and condition. The proposals set out are concluded to be far less than substantial harm and going forward will be of benefit to the listed asset and the Robin Hood's Bay Conservation Area. Rather than just being "less than substantial harm" they are actually of "substantial benefit". The optimal viable use of the subject property is for it to be used primarily as a private residential dwelling. This use will also contribute positively towards a healthy and sustainable community given the very high proportion of second homes and holiday cottages. .

9.0 Conclusion

The design proposals within this Design and Access Statement, the associated Heritage Statement and as illustrated within the related Planning Application and Listed Building Consent drawings have been sensitively developed in accordance with the applicants Design Brief and in response to the existing Grade II listed building and its context within the Conservation Area of Robin Hood's Bay.

An extensive and timely review of the proposals has also been carried out with the assigned Conservation Officer from the North York Moors National Park Authority. With this in mind, it is now considered that the proposals have achieved a balance between the applicant's accommodation requirements and the concerns of the Conservation Officer. Listed buildings do need to accommodate change, as recognised within Development Policy 5 of the NYMNP Core Strategy, and it is considered that the proposed changes and loss of historic fabric have been minimised through consultation.

Along with the elements of renovation and remodelling required to provide for the applicant's accommodation requirements, the proposed maintenance and upgrades to the external appearance of the building, in particular the replacement of the existing windows and the provision of new traditional cast

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iron rainwater goods, represent a substantial investment by the applicant and demonstrate her commitment to the sensitive and sympathetic renovation of Ocean View.

It is also noteworthy that the applicant intends to live permanently in Ocean View once the renovation work is completed. This in itself should be of benefit, given the dwindling number of permanent residents in the lower part of Robin Hood's Bay.

The proposed change of use with respect to the existing craft workshop into an attractive B&B/self-catered holiday let facility is considered to be a positive solution to the problem of the existing space being considered no longer viable as a legitimate rental retail unit. The new and improved holiday let facility should be of economic benefit to the local community as well as the applicant.

Ocean View has undergone substantial internal change over the past 300 years or so. Each phase of change has contributed to the building's history. The proposed renovation is intended to both respect and reveal the historic narrative, together with the sensitive addition of changes that it is considered will enhance the building in the context of today. As such, it is believed that none of the proposed changes constitute substantial harm as referred to within Section 12 of the National Planning Framework, and actually are of substantial benefit.