

Avery House- Listed Buildings Consent: Covering Letter

NYMNPA

18/03/2019

LBC Application Reference:

Dear Team,

Please find enclosed our application for Listed Buildings Consent.

As the owners of Avery House on Shell Hill, Robin Hoods Bay we are looking forward to being the custodian of its grade 2 listed building status and as such we want to bring the cottage up to a liveable standard without losing any of its 17th century cottage charm.

With that in mind our current plans are to upgrade the internal part of the cottage; it's clear that it has been neglected for many years.

In addition we wish to upgrade the small garden outside the front of the property; suitable to the location and similar to other gardens in the village.

Please do let us know if you require any further information or have any questions.

Best Regards,

Andy Sherwood

Design and Access Statement Avery House. Andy Sherwood, Avery House

As the new owners of Avery House on Shell Hill, Robin Hoods Bay we are looking forward to being the custodian of its grade 2 listed building status and as such we want to bring the cottage up to a liveable standard without losing any of its 17th century cottage charm.

With that in mind our current plans are to upgrade the internal part of the cottage; it's clear that it has been neglected for many years.

In terms of accessibility like all properties in the lower Robin Hoods Bay village access for wheel chair users or those with mobility issues is difficult if not impossible. Therefore, we are not planning any accessibility types changes.

The room by room plan is as follows:

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Living Room: (Ground Floor.)

-Hemp lime plaster applied to all walls in a 3 coat system; base, levelling and finish coat. (This is as per advice received from Mr Andrew Muir in the letter dated 8th February 2019.)

-Painting of all walls with a lime wash or breathable paint.

-Laying of laminate flooring.

-Installation of log burner to existing fireplace.

Kitchen: (Ground Floor.)

-Removal of cement render and bitumen coating. (This is as per advice received from Mr Andrew Muir in the letter dated 8th February 2019.)

-Hemp lime plaster applied to all non earth retaining walls in a 3 coat system; base, levelling and finish coat. (This is as per advice received from Mr Andrew Muir in the letter dated 8th February 2019.)

-Apply ventilated lath membrane with a mesh stud profile and then hemp lime plaster applied to all earth retaining walls (This is as per advice received from Mr Andrew Muir in the letter dated 8th February 2019.)

-Painting of all walls with a lime wash or breathable paint.

-Installation of new kitchen.

-Laying of laminate flooring.

-Installation of ceiling spot lights.

Stairs to 1st floor & hallway:

-Cleaning and painting of walls and skirting boards with breathable paints. Laying of new carpet.

Bathroom: (1st Floor.)

Installation of new bathroom. (Bath with shower over, toilet and hand basin.) Sheet tiling of all walls around the bath/shower.

Bedroom: (1st Floor.)

-Reinstatement of stud wall insulation; Dry line approach with Kingspan, breathable membrane and plasterboard.

-Cleaning and painting of walls and skirting boards with breathable paints. Laying of new carpet.

Stairs to 2nd floor:

-Cleaning and painting of walls and skirting boards with breathable paints. Laying of new carpet.

Bedroom: (2nd Floor.)

-Reinstatement of stud wall insulation; Dry line approach with Kingspan, breathable membrane and plasterboard.

-Cleaning and painting of walls and skirting boards with breathable paints. Laying of new carpet.

External: (Small garden to the front of Avery House.)

Pave with an appropriate stone such a reclaimed Yorkshire paving stone with suitable gravel gaps to aid drainage.

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Heritage Statement for Avery House: Application for minor works on a listed building. (Using the table 'Application for Minor Works.')

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>Avery House is a grade 2 listed building, first listed in October 1969 and on the Historic England website it is listed together with Osbourne Cottage under list entry number 1148670. Avery house was built around 1740. Features to note as listed by Historic England are:</p> <ul style="list-style-type: none"> -Stone built with a pantiled roof and brick chimney stack. -To the front it has a 4-panel wooden door with a cornice hood porch. -It has sash windows on the ground and first floor from the early 20th century. -To the rear it has a boarded wooden door and to the 2nd floor a small sash window. <p>Internally there are no listed building features however Avery House is typical of a Robin Hoods Bay fisherman's cottage with 3 floors and a room or two on each which gives it a 'cosy cottage traditional' feeling.</p>	<p>To update Avery House to ensure its brought up to a liveable standard since the house has not had any investment or maintenance for a number of years. Room by room the plan is as follows:</p> <p><u>Living Room: (Ground Floor.)</u> Hemp lime plastering of walls and painting with a breathable paint. Laying of laminate flooring. Installation of log burner into the existing fireplace.</p> <p><u>Kitchen: (Ground Floor.)</u> Hemp lime plastering of walls and painting with a breathable paint; where the walls are earth retaining we plan to use a ventilated lath membrane with a mesh stud profile before applying hemp lime plaster. Installation of new kitchen. Laying of laminate flooring. Installation of ceiling spot lights.</p> <p><u>Bathroom: (1st Floor.)</u> Installation of new bathroom. (Bath with shower over, toilet and hand basin.) Sheet tiling of all walls around the bath/shower. Floor to</p>	<p>The works we have planned are all internal and as such will not have any impact on the listed building features. The only work that we have planned on the external of the building is the paving of the small garden at the front which will have no impact on the heritage of property. The garden will be very similar to lots of other outdoor spaces in the village of Robin Hoods Bay.</p> <p>Regarding the internal works there are no changes planned to the existing layout of the cottage and therefore the feeling of a 'cosy traditional' cottage will be maintained.</p> <p>The new kitchen and bathroom will be in fitting with similar cottages in Robin Hoods Bay and will have no impact to the heritage of the building.</p> <p>The planned use of lime mortar</p>	<p>As mentioned at this stage no works are required to the external of the building other than the 'tidy up' and paving of the small garden at the front of Avery House. We'll ensure the stone used is 'aged' and in keeping with other outdoor spaces in Robin Hoods Bay.</p> <p>As regards the internal works this will not impact the character of Avery House as we are not changing the existing layout but upgrading and replacing content like carpets, kitchen and bathroom to ensure it's in a liveable standard. The proposed plaster work on the ground floor is per the advice received from the planning team.</p> <p>Avery House has had many years of neglect and it's clear this work is needed soon to ensure the cottage can be used for many years to come.</p> <p>Finally, we plan to use local</p>

<p>The living room has an open fireplace with a small kitchen off it, there are wooden stairs to the first floor where there is a bedroom and small bathroom. Then a further set of wooden stairs take you to an attic bedroom.</p> <p>Externally there is a small garden directly opposite the front of the house over the footpath.</p>	<p>be tiled.</p> <p><u>Bedroom: (1st Floor.)</u> Reinstatement of stud wall insulation; Dry line approach with Kingspan, breathable membrane and plasterboard. Cleaning and painting of walls and skirting boards with breathable paints. Laying of new carpet.</p> <p><u>Bedroom: (2nd Floor.)</u> Reinstatement of stud wall insulation; Dry line approach with Kingspan, breathable membrane and plasterboard. Cleaning and painting of walls and skirting boards with breathable paints. Laying of new carpet.</p> <p><u>Stairs: (To 1st Floor and 2nd Floor.)</u> Cleaning and painting of walls and skirting boards with breathable paints. Laying of new carpet.</p> <p><u>External:</u> (Small garden to the front of Avery House.) Pave with an appropriate stone such a reclaimed Yorkshire paving stone with suitable gravel gaps to aid drainage.</p>	<p>plaster and ventilated lath (for earth retaining walls) on the ground floor is in line with the advice given by the planning team. The planned reinstatement of an insulated/breathable stud wall in the 1st and 2nd floor bedrooms will have no impact on the heritage of the building. It's an industry approved method of insulation, the walls are not earth retaining but these rooms require the additional insulation qualities this will offer as they are weather facing. A number of other cottages in Robin Hoods Bay are also insulated in this way.</p> <p>The rest of the works are limited to cleaning and maintenance to ensure the cottage is liveable then we do not foresee any impact to the heritage of the cottage.</p> <p>The log burner will be installed into the existing fireplace and we believe this would add to the heritage and it will be in keeping with the planned look and feel of the cottage.</p>	<p>suppliers who have an experience of working on listed buildings in Robin Hoods Bay.</p>
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Work Specification: Avery House

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Kitchen Works:

As you can see from the enclosed photo called 'Avery House kitchen' and the attached floor plan it is an extremely small and impracticable space measuring just over 2 metres by 1 metre. Clearly its not a kitchen that can be used given its age and condition. Therefore we plan to replace with a modern fitted kitchen purchased from Howdons in Whitby which will include sink, cupboards, gas cooker with electric hob, work surface and integrated fridge. Due to the space limitations of the existing layout the new kitchen is planned to extend into the living room space where we will locate some worktop space, cupboard and the integrated fridge.

As regards the kitchen walls due to the fact some of the walls are below ground level we are planning to attempt to manage some of the potential damp issues. We plan to do this though removing any old cement render and bitumen costing and then (per planning advice) applying hemp lime plaster in a 3 coat system; base, levelling and finish coat. Then on the walls that are earth retaining we plan to apply a ventilated lath membrane with a mesh stud profile and then hemp lime plaster applied on top.

In addition to the new kitchen we are planning to paint the walls with a lime wash or breathable paint, install new ceiling spot lights to replace the existing dated 'strip' lighting. Finally the floor is planned to be renewed with laminate flooring.

Bathroom Works:

The enclosed photo called 'Avery House Bathroom' shows you the existing bathroom which is in dire need of replacement due to its age and decrepid condition. Therefore we plan to replace the bathroom 'like for like' from MKM Bathrooms in Whitby. Namely this will be new shower over bath, new toilet and new hand basin sink as well as cleaning and paniting of walls/skirting boards. We also plan to replace the tiles on the floor and around the bath and shower area.

Other Works:

Living Room: (Ground Floor.)

As per planning advice we plan to hemp lime plaster applied to all walls in a 3 coat system; base, levelling and finish coat. Then paining the walls with a lime wash or breathable paint. Laying of laminate flooring. Installation of log burner into the existing fireplace.

Bedroom: (1st Floor.)

Reinstatement of stud wall insulation; Dry line approach with Kingspan, breathable membrane and plasterboard. Cleaning and painting of walls and skirting boards with breathable paint. Laying of new carpet.

Bedroom: (2nd Floor.)

Reinstatement of stud wall insulation; Dry line approach with Kingspan, breathable membrane and plasterboard. Cleaning and painting of walls and skirting boards with breathable paint. Laying of new carpet.

Stairs: (To 1st Floor and 2nd Floor.)

Cleaning and painting of walls and skirting boards with breathable paints. Laying of new carpet.

External: (Small garden to the front of Avery House.)

Pave with an appropriate stone such a reclaimed Yorkshire paving stone with suitable gravel gaps to aid drainage.

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