

NYMNPA

27/03/2019

**From:** Kynan Simmons  
**Sent:** 27 March 2019 11:32  
**To:** Megan O'Mara  
**Cc:** Dawn Whitton  
**Subject:** Re: Church of St Stephen

Dear Megan,

Further to your letter of the 14th March 2019 please find attached a copy of our reply. I hope this provides all the information and explanations needed for this application, if you require anything more please do not hesitate to get in touch.

With best wishes,

Kynan

Kynan Simmons  
Architect

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Miss Megan O'Mara  
Planning, Development Management  
North York Moors National Park Authority  
The Old Vicarage  
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YO62 5BP

Your ref: NYM/2018/0797/LB

27th March 2019

Dear Miss O'Mara,

**Listed Building consent for cupola repairs and modifications to rainwater goods at Church of St Stephen, Church Lane, Fylingdales**

Thank you for your letter of 14th March 2019 relaying the points raised by Mr Giles Proctor, Historic England. Before approaching the repair, we shared the concerns about visual impact, practicality, weathering details and life span but have sought to put forward a solution that addresses these. We have been through the points raised in your letter and are confident these have already been incorporated into the proposal.

We offer the following comments and explanations in reply:

- I We agree that it is vital the fixings of the horizontal boards avoid penetrating the flashing around the posts. Drawing FSS000/019, submitted with the original application, indicates this boarding fixed to vertical battens. These vertical battens will be secured with stainless steel strap brackets secured around the posts and flashings. The timber panels will be removable to allow for easier and more thorough maintenance.
- II The steel sections of post will be covered by horizontal boarding and therefore only visible from inside the roof space or cupola. They will not be visible from ground level. It is therefore not clear how these sections will compromise the design if they are rotated? As explained in our letter of 11th February 2019, the flashing detail around the cupola posts has been a source of trouble for years and has not been helped by the differing angles of the posts as they pass through the slating. By rotating the sections of steel posts (but not the timber posts) they can penetrate the roof square to the slates which allows a better flashing detail. Our view was that not rotating these hidden sections of posts will make for a more awkward junction with the slates, and a weaker flashing detail. As it is the better technical solution the proposal remains with the posts rotated to allow for the neater flashing detail.
- III Protecting the top of the post flashings was considered as part of the original proposal. This is why sketch detail (FSS000/019) indicates the top plate as oversized and the flashing extending up to its underside rather than stopping lower down at the standard 150mm height. It might be more helpful to visualise the flashing as similar to the sort of lead sleeve detail used around a soil pipe vent or flue passing through a roof. The detailing of this top plate will incorporate a drip to shed water and add protection to the top of this flashing. Fixing of the boarding is as described above (I).

- IV Board mounting will be spaced off the posts to avoid water being trapped behind. This will also allow for free air movement around the boarding.
- V Agreed, as above (IV) this is the intention of the original proposals.
- VI Agreed, this is the intention of the original proposals, as indicated on FSS000/019 and explained in our letter of 11th February.
- VII As explained in our letter of 11th February 2019, the use of stainless steel for the repairs has been considered. While it has been specified for the two sections of posts embedded in the west wall, the remainder of the steelwork has been proposed as galvanised rather than stainless. Irrespective of what type of steel is used for the repairs, the timber structure of the cupola will need regular maintenance. While accessing this, protection to any galvanised steel sections can be added by painting. In this exposed coastal location, stainless steel (even 316) can be susceptible to rust, and when it does so, future paint protection is not as effective on stainless as it is with galvanised. We proposed using galvanised posts for all but two because on balance we considered them more practical longer term (it was not a manufacturing cost issue). If the Authority would prefer them to be stainless steel they could be so.

If there are any further technical items you are not clear on and would like to discuss in more detail please do get in touch.

Yours sincerely,

Kynan Simmons  
for simmonsherriff LLP

c.c. Dawn Whitton, TCCT Conservation Projects Manager