

### **Odinsfeld listed buildings consent design and accessibility statement**

The exterior of Odinsfeld has not been well maintained for a number of years and has been allowed to decay. This application is to maintain the current appearance of the building as far as possible whilst carrying out essential repairs.

The ground and basement floor windows at Odinsfeld are rotten and beyond economic repair. The current application is to replace them with new windows exactly matching the existing ones, reusing the existing glass where possible (see window glass removal method statement).

Similarly, the front door casing is very rotted and needs to be replaced. The current application is to replace this casing on a like for like basis. The existing front door will be kept, repaired and re-installed.

There is a porch to the front door that has rotted away, fallen off and been lost. The application is also to replace this to match the original as closely as possible from the photographs that exist.

Mark Laycock has been asked to carry out this joinery work as it is understood that he has expertise in replacing historic woodwork in the Robin Hood's Bay area and has been involved in a number of similar projects. Mark has been liaising with the Parks Officer Clair Shields in designing the replacement windows.

The rendering of the building is in a poor state of repair and, particularly at the back of the building, is causing damp inside the building. Jack Pearse (the builder undertaking the project) has been in discussion with Clair Shields and it was agreed that the render should be removed in order to ascertain the condition of the stone underneath. We have been advised by the Parks Officer that she feels that the original stone would be best left exposed from a conservation point of view and it would seem to fit better with the exposed stone of several of the immediately adjacent buildings. This is possible on the main and gable elevations where it is proposed to repoint the stonework but otherwise leave the stonework unrendered. However the stonework of the rear elevation is in a poorer condition and after discussion between Clair Shields and Jack Pearse, it is proposed that it should be re-rendered using a white, lime based product to visually match the existing finish. It is believed that most of this elevation is not visible given the proximity of other buildings and the slope of the village.

The building is not currently accessible to wheelchair users given its narrow doorways and awkward stairs. To change this would require major changes to the character of the building and disproportionate cost. It is not therefore anticipated that any of the improvements within this proposal would have any impact of the accessibility of the building.

It is believed that there would be no significant changes to the visual impact of the building caused by the replacement of the woodwork. It is also anticipated that the removal of the render would leave Odinsfeld with a better visual match to the other buildings in the square and with other buildings in the village.

Method for removal of Historic Cylinder or Crown glass from historic frames for either refurbishment or replacement of frames.

Removal of fragile historic glass is inherently difficult without damage to either the surrounding timber or the glass its self.

If removing Historic glass from frames which are to be replaced the following methods are employed:

Remove sashes from frames where possible

Apply very low tac masking tape to cover the glass on both faces, (this gives strength to the fragile glass)

Remove as much timber from around the Glass as possible by using an Oscillating multi tool,

Once the pane of glass is free from most of the frame place in a tray with a warm mild soapy solution and leave to soak overnight.

Using a plastic scraper remove any loosened putty from the glass, repeat the soaking process and scrape until all putty is cleared.

If a mild soapy solution has no impact on the putty paint stripper can be used to soften both paint and putty again use only a plastic scraper to avoid damage to the glass.

A mix of 50/50 linseed oil and strong bleach can also soften and loosen old putty, working the solution into any small cracks in the putty will help break the bond from the glass.

In cases where the glass is to be removed from historic frames where these frames are to be restored the soaking method is not particularly suitable.

Firstly apply low tac masking tape to both surfaces of the glass for added strength.

Initially with careful use of an oscillating multitool cut away some of the putty avoiding contact with both glass and wood.

Using a plastic scraper loosen any cracked/loose putty

Use 50/50 mix of linseed oil and strong bleach on a paint brush and work the solution into the existing putty, paying particular attention to getting the solution between the glass and timber and glass and putty, leave to soak for 24 hrs, periodically apply more solution during this time.

Use a plastic scraper to remove as much of the putty as possible and repeat the soaking process.

Again use the plastic scraper to ease the putty from between glass and wood.

Remove any nails holding the glass in place.

With careful pressure ease the glass from the frame, any stubborn putty should be re-soaked with the solution until loose.

Once the glass is removed place in a tray with a mild soapy solution and soak until clear of any putty residue.

Any cracked or damaged glass should initially be replaced with historic salvaged glass, where this isn't available new mouth blown cylinder glass of appropriate quality should be sourced and used.

Mark Laycock



















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### Odinsfeld improvements 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 style="text-align: center;">Historic front door.</p>	<p style="text-align: center;">Door will be retained and repaired. Surround is rotted beyond repair and will be replaced to match existing door frame</p>	<p style="text-align: center;">Changes to door will be on a repair only basis. No major changes to the door are anticipated. New door frame will be on a like for like basis so impact is thought to be minimal.</p>	<p style="text-align: center;">Advice has been sought from Parks Officer Clair Shields and her team of consultants.</p> <p style="text-align: center;">Local Joiner with considerable experience in working with historic RHB houses has been commissioned to carry out work.</p>
<p>Windows – some are modern but sash windows are older and some contain historic hand blown glass.</p> <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: fit-content;"> <p style="text-align: center; color: blue;">NYMNP 28/06/2019</p> </div>	<p style="text-align: center;">Historic glass will be removed where possible (see accompanying method statement). New wooden frames will be made on a like for like basis and the historic glass used to glaze them. Where reuse of the glass is not possible, handblown cylinder glass will be used.</p>	<p style="text-align: center;">As the replacement will be on the basis of an exact match of the existing windows, it is anticipated that the effect of these changes will have minimal visual impact on the building.</p>	<p style="text-align: center;">Given the advanced state of decay of the historic windows, we have been advised that it would not be possible to economically repair the windows and that the only practical course of action is to replace them.</p> <p style="text-align: center;">Advice has been sought from Parks Officer Clair Shields and her team of consultants. It is understood that the Consultants have agreed after a site visit, that this is the most appropriate course of action.</p> <p style="text-align: center;">Local Joiner with considerable experience in working with historic RHB houses has been commissioned to make the new windows.</p>
<p style="text-align: center;">Wooden porch above front door</p>	<p style="text-align: center;">Porch has rotted, fallen off and</p>	<p style="text-align: center;">It is hoped that replacement of the</p>	<p style="text-align: center;">Advice has been sought from Parks</p>

<p>with lead roof.</p>	<p>been lost. It is therefore proposed to make a new porch to match the old one as closely as possible from the existing photographs and to match similar porches near by</p>	<p>porch will reinstate the house to its previous appearance before the porch fell off.</p>	<p>Officer Clair Shields and her team of consultants. Local Joiner with considerable experience in working with historic RHB houses has been commissioned to carry out make the new porch</p>
<p>Render to outside of building</p>	<p>Render is in a poor condition, trapping moisture, and causing excessive damp inside the house. It is therefore proposed to remove it. The exposed stonework will be repointed and left exposed (front and gable elevation). On the rear elevation where the condition of the stonework is poorer, the render will be replaced with a lime based product.</p>	<p>Following a site visit by the Parks team of consultants it was felt that the render is later addition to the building and that leaving the stone exposed where possible is the best course of action</p> <p>The works proposed therefore follow their advice to remove the render, repoint and expose the stonework where the condition allows. They have suggested that the rear elevation should have the render replaced and there has been discussion of a suitable lime-based product</p>	<p>It is thought that the new render on the rear elevation will only be seen from immediately adjacent to the building.</p> <p>The advice received from the Parks Authority is that the removal of the render will leave the building in a more original condition. It is also felt that the exposed stone will be a better match to the character of the village.</p>