



Official copy of register of title

Title number NYK199203

Edition date 30.03.2015

- This official copy shows the entries on the register of title on 31 Mar 2015 at 10:15:10.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 31 Mar 2015.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by Land Registry Durham Office.

A: Property Register

This register describes the land and estate comprised in the title.

NORTH YORKSHIRE : SCARBOROUGH

- 1 (02.01.1998) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Cranny, King Street, Robin Hoods Bay, Whitby (YO22 4SH).
- 2 (02.01.1998) The land in this title with other land was formerly leasehold held under a Lease dated 2 February 1639 made between (1) Sir Hugh Cholmley and (2) John Wilkes for 1000 years. By a Deed of Enlargement dated 22 December 1997 executed by Roger Gordon Maynard and Jacqueline Maynard it was declared that as to the land in this title the said term was enlarged into a fee simple. Neither the Lease nor any further evidence of its contents were produced to the Land Registry on first registration and it is not known whether the said term was capable of being enlarged. The registered title is accordingly subject to all estates rights and interests vested in any other person or persons if and so far as the enlargement was ineffectual and in any event to the matters referred to in Section 153(8) of the Law of Property Act 1925.
- 3 (02.01.1998) An Assignment dated 29 April 1955 made between (1) Margaret Baker Brown and (2) George Warren McAllum Lee contains the following provision:-
"It is hereby agreed and declared:-
(a) That all main and boundary walls and fences dividing the property hereby assigned from the adjoining property known as "Downholme" shall be and be deemed party walls and fences
(b) That all ways rights lights drains watercourses spouts and other matters which are in the nature of easements affecting the property hereby assigned or which have hitherto been enjoyed by the occupiers thereof or of the said adjoining property known as "Downholme" shall as between the property hereby assigned and the said adjoining property and the owners and occupiers thereof respectively be deemed to be ancient rights or easements and to have been indefeasibly acquired for and against the said properties which is are or may be affected."

Title number NYK199203

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (30.03.2015) PROPRIETOR: JANE LESLEY GLOSSOP and GRAHAM GLOSSOP of 21 Mill Street, Belper DE56 1DT.
- 2 (30.03.2015) The price stated to have been paid on 19 March 2015 was £242,750.

End of register

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Design and Access Statement



for replacement of single window to:

The-Cranny

King Street

Robin Hoods Bay

Whitby

North Yorkshire

YO22-4SH

The application has been made in response to the letter ref NYM/2019/0583/NEW

In association for a Listed Building Application for:

Mr & Mrs Glossop

19th Sepetmeber 2019

This Listed Building consent application is for the partial replacement of the existing gable (right hand side elevation) first floor landing window, which is an original window as built.

The current window was removed around to enable a replacement of the existing frame which was completely rotten

– the condition of the frame was making the alley way dangerous, due to the risk of the unit falling out of position. (Please see attached photos to the application). The client covered the opening with Perspex for security and to prevent seagulls birds etc entering the property.

Full replacement of the frame is to be carried out as per the drawings attached to the application. The opening window will be restored, repainted and reused in the new frame.

All the windows are timber framed and finished in white paint. This will match accordingly. The hinges will be renewed during the work to ensure the window opens adequately as the existing window did until the existing hinges became

unusable.

The Perspex covering the existing opening will be removed after installation.

The replacement window frame is an exact like for like dimension finish etc as the attached photos.

Accessibility is of no concern as it is only a window repair.

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CRANNY
KING STREET, ROBIN HOODS BAY, YO22 4SH

HERITAGE STATEMENT
APPLICATION FOR MINOR WORKS

What is the significant about the heritage asset

The Cranny is of historical interest as are all the buildings in Robin Hoods Bay. This obviously means it is of the utmost importance to maintain it's character and appearance. We fully appreciate Robin Hoods Bay is a very unique place and everything in it needs to remain as unchanged as possible in order to retain that. Many houses fell into the sea in the area that the Cranny is located, the sea wall was built to preserve the remainder properties on this side of Robin Hoods Bay.

What works are proposed

Replacement of the upstairs landing window

What impact do the works have on the part of the heritage asset affected

It is intended it shall have no impact of the historical appearance of the cottage. It is necessary as the window housing/surround is rotten, and the window itself cannot be opened.

How has the impact of the proposals been minimised ?

By reusing existing window and replacing only the parts which are needed, i.e., the window housing and glass. We understand we are not allowed to use double-glassing or safety glass.



Copy of photos
Supplied.
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Photographs A (1) & A (2)

External Photographs

A temporary piece of perspex has been fitted to protect from the weather.

The narrow passage way to the side of the Cranny makes it impossible to show the whole side of the property.

Photograph B

Window Frame which is being renovated and re-installed.

Photograph C & D

You can see from these photographs the rotten frame and the other attempts made by previous owners/builders to extend the life of the window framework.

Photograph E

A further example of the rotting framework

Photograph F

You can see by we have removed the window without damaging internal woodwork.

Photograph G

Another photograph showing internal woodwork in good order.

The window frame itself had a cracked pane and had not been opened for many years we think, it had been painted many times and was stuck fast. This has prevented us from cleaning it unless going from the outside via a ladder, which is not practical for us and the window cleaner we employ will not clean it in its current state. Added to that the ledge gets very dirty with seagull debris and excrement. Originally the plan was to remove it and renovate it and put back but we discovered the rotting framework so this was not possible. As you can see the window is in a reasonable state so we intend to renovate as originally intended. We understand we will not be able to use safety or double glazing glass.





PHOTOGRAPHS A(1)



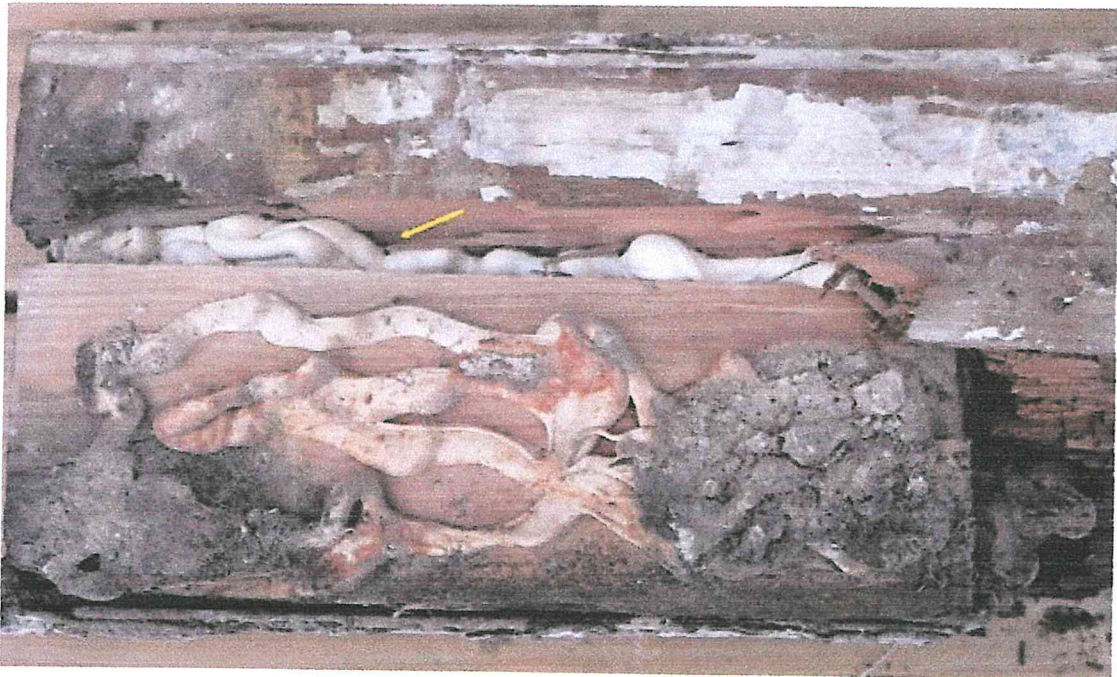
PHOTOGRAPH A (2)



PHOTOGRAPH B



PHOTOGRAPH C



PHOTOGRAPH D

PHOTOGRAPH E

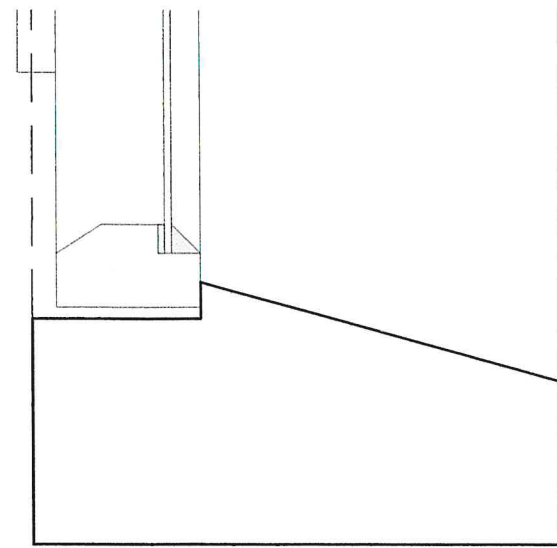


PHOTOGRAPH F

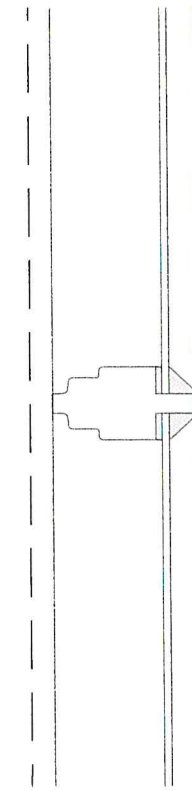




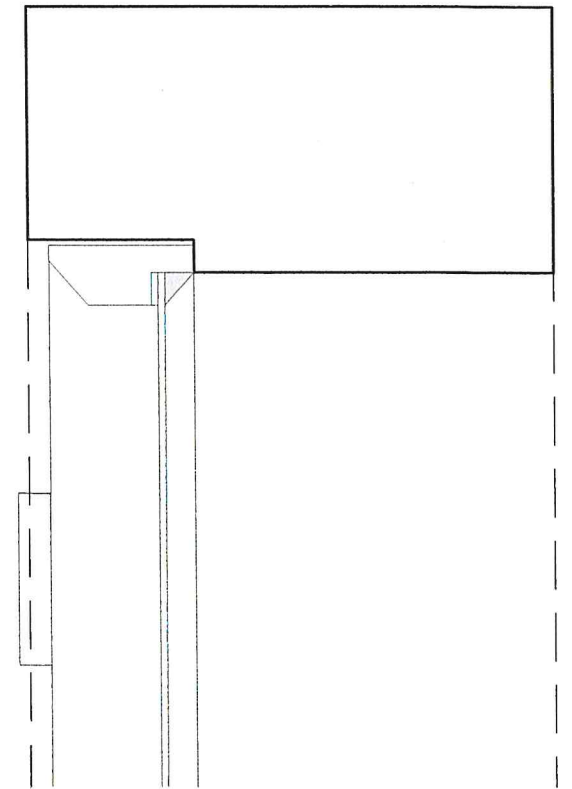
PHOTOGRAPH G



EXISTING SILL DETAIL 1:2



EXISTING GLAZING BAR DETAIL 1:2



EXISTING HEAD DETAIL 1:2

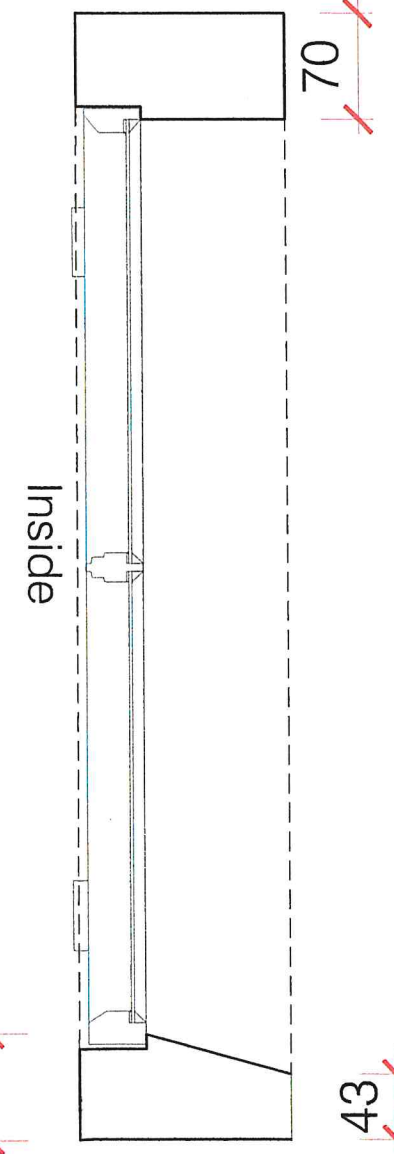
Casement retained & Repaired

Single Glazing / Putty Renewed

Hinges renewed like for like

Frames Renewed like for like

Draft Seals to be provided to all openings



SECTION DETAIL 1:5

Schedule of work / Specification

Drawing shows proposed scheme for replacement / repair of solid – 1NO frame casement window on north gable end of the property

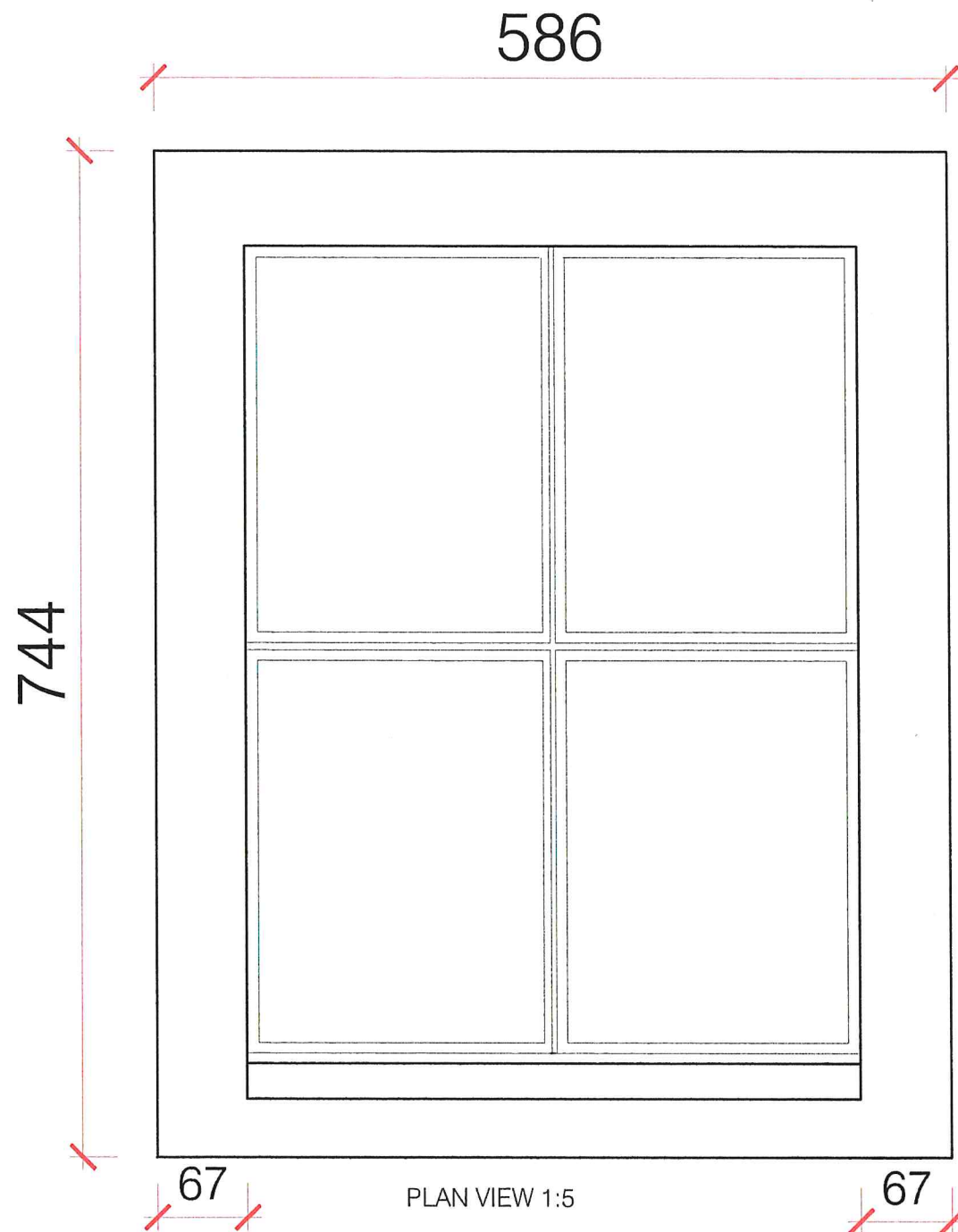
The existing inward opening casement light is to be retained & repaired for use with a renewed frame and fittings

Single glazing throughout is to be bedded in linseed oil putty and the casement is to be hung on steel butt hinges

The existing rotten solid frame is to be replaced with new in a like for like fashion, as detailed in this drawing (see provided photos to match)

Finnish to be painted White to match existing.

Window to be mechanically fixed and sealed with mortar flashing to suit with weather seal behind.



PLAN VIEW 1:5



THE CRANNY, KING STREET, ROBIN HOODS BAY, WHITBY YO22 4SH

Like for Like replacement of partially rotten staircase window to gable - 1st floor

PROJECT NO.	DATE	SCALE
NA	A3	SG
16/09/19	1:5 & 1:2	

Drawing measurements shall not be obtained by scaling. Verify all dimensions prior to construction. Immediately report any discrepancies on this document to SG ARCHITECTURAL DESIGN.