

Heritage Statement – 26.02.2020

No.9 Esplanade, Robin Hoods Bay, YO22 4RS



The building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Listing: 2-11, ESPLANADE

First listed: 1969

Amendment: 1990

County: North Yorkshire

District: Scarborough

Parish: Fylingdales

National Park: NORTH YORK MOORS

Description provided by Historic England website of the row of listed terraces which includes No.9

'GV II Terrace of houses, early-mid C19. Pinkish brick in English garden wall bond, 1 and 5; Nos 5-8 rendered; stone dressings. Welsh slate roofs, blue and purple of varied sizes. Brick chimneys, some rendered. each 3 storeys, 1 wide bay. Door at left with low overhead; some original 6-panel doors, varied replacements; overhead mostly blocked. 16-pane sashes on ground and first floors, 9-pane on second floors, with wedge lintels and projecting cills. Nos 3, 4 and 9 have original windows

complete, the others have later C19 sashes or modern casements, but all in original openings, except for late C19 canted bay on ground floor of No 7, No 8 has an added small porch with segmental lead roof. Rear view shows catslides, with dormers or rooflights, to several houses; some others have varied extensions, some gabled, some 2-storey with pitched roofs'. *Historic England Website*

Current Description

No.9 is a mid-terrace property arranged over 3 floors, the upper floor containing 2 bedrooms within the roof space with a dormer window to the North side of the property. The main access to the property is at the mid-level off Esplanade and contains the kitchen and a reception room. The lower level is built into the cliff face and contains 1 bedroom to the cliff side (North) with no windows, and a reception room to the South with a window and door access to the rear alley. The property is generally in good repair internally and externally. The exterior remains true to the listing as described above, being a rendered property to the north face and brick to the south with both in good repair, Welsh slate roof again in good repair, original timber framed sash windows remain and again have been regularly painted, brick chimneys remain and pointing appears good.

It is understood that the property went through an interior refurbishment a number of years ago including the introduction of a modern MDF staircase, new kitchen units and floor finishes & decorations.

Proposal

The lowest floor of the property suffers from damp issues, this is evident in the lower walls and floor to the north bedroom adjacent the cliff face and in the timber floor to the south facing reception which is rotting. The owner (applicant) had begun works to the lower floor to attempt to rectify the damp; this included:

- Taking up the existing concrete floor and membrane to the north side bedroom which he deemed had failed and replacing with 50mm sub floor and a suspended timber floor over.
- Removal of the rotten suspended timber floor to the south reception room and replacement with a new suspended timber floor.
- Removal of the existing MDF stair and below stair MDF paneling and replacement with a pine stair and pine paneling.

Following notification by North York Moors National Park Authority the applicant was advised to cease work and make an application for listed building consent.

The applicant followed the advice, ceased work and met with the Conservation Officers at the property. The Officers suggested that the best solution to control the damp in an historic building would be to manage it through drainage and sump pump, initial concern about the sub floor causing potential problems elsewhere was overcome when the owner showed that the floor remained porous. The Officers also discussed the replacement of the suspended timber floor and replacement of the MDF staircase and paneling.

Solution

Install perimeter drainage channels and sump pump, discharging to existing drain to south elevation by drainage specialist.

Install new treated suspended timber floors.

Install pine staircase and below stair pine paneling, retaining the original 4 panel door.

Heritage Impact

There are no works proposed to the exterior of the building and as such nothing that would affect any of the key features of the listed building, the applicant will continue to maintain the property to the current high standard.

There are no works proposed to the upper two floors of the property.

There is clearly remedial work required to resolve the damp issues to the lower floor to keep the property fit for habitation. Sub floor drainage channels and sump pump, as the Conservation Officers preferred solution, will be installed by a suitably qualified damp proof specialist, as this requires removal only of modern flooring and reinstatement with further suspended timber floors it is considered that this has no impact on the heritage asset.

The replacement of the painted MDF stair and paneling with a pine stair and paneling along with retention of the 4 panel door is considered to retain and improve upon the character.

Design & Access Statement – 05.03.2020

No.9 Esplanade, Robin Hoods Bay, YO22 4RS



North elevation

Existing Description

No.9 is a mid-terrace property arranged over 3 floors, the upper floor containing 2 bedrooms within the roof space with a dormer window to the North side of the property, the property is grade II listed. The main access to the property is at the mid-level off Esplanade and contains the kitchen and a reception room. The lower level is built into the cliff face and contains 1 bedroom to the cliff side (North) with no windows, and a reception room to the South with a window and door access to the rear alley. The property is generally in good repair internally and externally. The exterior remains true to the listing being a rendered property to the north face and brick to the south with both in good repair, Welsh slate roof again in good repair, original timber framed sash windows remain and again have been regularly painted, brick chimneys remain and pointing appears good.

It is understood that the property went through an interior refurbishment a number of years ago including the introduction of a modern MDF staircase to the lower floor, new kitchen units and floor finishes & decorations.

The property is Grade II listed, further information on this can be found within the supplied Heritage Statement



South elevation



Upper floor bedroom



Upper ground reception



Upper ground kitchen



Lower ground reception



Lower ground bedroom

Proposal

The lowest floor of the property suffers from damp issues, this is evident in the lower walls and floor to the north bedroom adjacent the cliff face and in the timber floor to the south facing reception which is rotting. The owner (applicant) had begun works to the lower floor to attempt to rectify the damp; this included:

- Taking up the existing concrete floor and membrane to the north side bedroom which he deemed had failed and replacing with 50mm sub floor and a suspended timber floor over.
- Removal of the rotten suspended timber floor to the south reception room and replacement with a new suspended timber floor.
- Removal of the existing MDF stair and below stair MDF paneling and replacement with a pine stair and pine paneling.



Rotten timber floor removed



MDF stair removed

Following notification by North York Moors National Park Authority the applicant was advised to cease work and make an application for listed building consent.

The applicant followed the advice, ceased work and met with the Conservation Officers at the property. The Officers suggested that the best solution to control the damp in an historic building would be to manage it through drainage and sump pump, initial concern about the sub floor causing potential problems elsewhere was overcome when the owner showed that the floor remained porous. The Officers also discussed the replacement of the suspended timber floor and replacement of the MDF staircase and paneling.

Proposal

Install internal perimeter drainage channels and sump pump, discharging to existing drain to south elevation by drainage specialist.

Install new treated suspended timber floors.

Install pine staircase and below stair pine paneling, retaining the original 4 panel door.

There are no works proposed to the exterior of the building and as such nothing that would affect any of the key features of the listed building, the applicant will continue to maintain the property to the current high standard.

There are no works proposed to the upper two floors of the property.

There is clearly remedial work required to resolve the damp issues to the lower floor to keep the property fit for habitation. Sub floor drainage channels and sump pump, as the Conservation Officers preferred solution, will be installed by a suitably qualified damp proof specialist, as this requires removal only of modern flooring and reinstatement with further suspended timber floors it is considered that this has no impact on the heritage asset.

The replacement of the painted MDF stair and paneling with a pine stair and paneling along with retention of the 4 panel door is considered to retain and improve upon the character.

Access

There is no work involved to the current external access, parking facilities, refuse or recycling facilities.

The internal staircase will be replaced with a staircase that complies with current building regulations in terms of clear headroom, balustrade height and steepness.