

NYMADA
11 MAR 2020

DESIGN AND HERITAGE STATEMENT
PROPOSED ROOF ALTERATIONS
BALMORAL HOUSE, CHURCH STREET, STAITHES. TS13 5DB
FOR MR & MRS EVERARD.



East Elevation

David R Bamford – Chartered Architects
The Old Grammar School
Manor Square
Otley
Leeds LS21 3AY

Ridge Hall
Ridge Lane
Staithes
North Yorkshire TS13 5DX

DESIGN AND HERITAGE STATEMENT

9 MARCH 2020

BALMORAL HOUSE, CHURCH STREET, STAITHES

FOR MR & MRS EVERARD.

Background and Heritage Statement

- Balmoral House is located close to the centre of Staithes which is a historic fishing village dating back many centuries. The property is located on Church Street close to the harbour and just up from the property where Captain James Cook worked and lived prior to moving to Whitby and embarking on his world voyages. The historic part of Staithes is a Conservation area and is characterised by the fisherman's cottages packed into a very tight space adjoining the cliffs. Balmoral House is one of the largest houses in the village and may well have belonged to a sea captain.
- The detailing of Balmoral House is generally typical of the area. The site is located on Church Street which has a fairly steep incline from North to South and there is also an incline down from East to West where traditionally the land falls to a water course. The house is faced in the local sandstone with a herringbone face removing the pitch on the stone. The house is in four bays at the front with the main entrance in the second bay. On the fourth bay a modern bay window has been added probably in the 1960's to afford a view down Church Street to the harbour.
- The internal plan of the house again is typical of the area. The entrance leads into a narrow lobby that opens up to the rear of the house where the staircase runs up the four storeys of the house. From the entrance lobby there would have been access to 2 rooms on either side with the primary rooms being to the north (right side). The plan continues with 4 rooms at basement and first floor level. The staircase continues to an attic which is a generous space and would have had 2 rooms with small gable windows.
- The roof is again typical and has 2 braced rafters either side of the stair well which supports the purlins and would originally have formed partitions. Internally the house is finished to a very high standard. Originally the house would have had shutters – many of the openings are panelled and these may be original. Floors, floorboarding and staircases are probably original but much embellishment has taken place in recent years. The front door is of some age.

- Externally the roof finish was replaced with concrete tiles probably in the 1960's. The house retains stone copings to the roof and the chimneys are rendered probably onto brick. The windows are generally traditional sliding sashes and look original. Most rooms have sash windows with a single division but the arched stair window and two basement windows are small paned which may suggest that the original sashes were small paned and these were changed in Victorian times. Window openings to the front have simple stone heads and weathered sills – there are no separate sills at the rear. The entrance door has a timber surround and pediment with dentil mould which will be modern but may replace an earlier surround. Strangely there is one Yorkshire horizontal sash window at basement level on the front elevation.
- Balmoral House has two grade two listings with Historic England – One for the house and one for the forecourt walls as follows.
- House, early C19. Ashlar, roof renewed in modern concrete tiles, stone copings, end brick chimneys. Two storey and basement, 3 windows, sashes without bars in wood architraves under stone lintels. At right an added 3 storey projecting square bay window. Basement rendered below band, has original Yorkshire sash at left. Four steps to panelled door in pedimented doorcase with reeded architrave. Rear elevation shows round arched staircase window with radial head.
- C19. Stone wall with wrought iron railings, cast iron standards, wrought iron gates. Some railings at North end removed. Included partly for group value with Balmoral House.
- David Bamford Architects were formed in 1982 and much of the practises work has involved listed buildings, conservation areas and national parks. The redevelopment of the Raithwaite estate at Sandsend into 2 hotels, 20 holiday cottages and the lakeside house was recognised by the National Park with an award for the best commercial development in the National Park.

Design Statement

- This application is simply to replace the current inappropriate concrete roof tiles with traditional pantiles. It is therefore proposed that the roof is refinished with Weathered Barco Old English Pantiles manufactured by William Blyth.
- The roof is to be refinished with the Pantiles using traditional methods to avoid significant alteration to the Gables. It is envisaged that the gable copings will be lifted and lead will be

dressed across the gable wall and the tiles in accordance with best practise and to manufacturers details. The copings will then be re secured and pointed up.

- An appropriate stone ridge is to be fitted and pointed again in accordance with best traditional practise.
- Flashings to the chimney are to be replaced in accordance with Lead Sheet association recommendations and details.
- Chimneys are to be made good and any localised pointing made good to match.
- The cast iron gutters are to be checked and made good and repainted in accordance with best practise.
- It is generally considered that the re roofing will reinstate the original roof finish to the listed building which will have a positive benefit to the listed building and to the Staithes conservation area.

Other Matters

- The property is not in a flood zone and there have been no problems with flooding in the past.
- The proposals will not increase the drained surface of the property.
- The development will have no effect on the foul drainage system.
- There will be no effect on adjoining properties.
- The amount of car parking will not be effected – note the property has a traditional garage on the other side of Church Street.
- Bin storage will remain in the back yard as existing.
- It is not considered that the development will have any impact on local ecology. There is an outside possibility of bats in the roof void. This is considered unlikely due to the proximity of the sea and the lack of local foraging. Obviously bats are a protected species and if a bat

is present when the roof is exposed appropriate action should be taken in accordance with the law.



East – Front elevations of Balmoral House onto Church Street.



Rear – West Elevation onto private yard.



South Gable Elevation.