

## **Materials... details of Listed Building Alterations as per application form...**

### **Parts 8 and 10**

- .. roof covering/chimney.. maintenance check on roof tiles, limited like for like replacement of pantiles if any damaged at the lower roof edge; repoint chimney stack and cement to chimney pots as needed;
- .. replacement of front door with like for like but with toughened glass top panels;
- .. over stairs panelling.. removal of wall paper, examination of timber and replace with like for like if necessary;
- .. ground floor understairs cupboarding.. remove panelling and address damp issues, remove concrete flooring and replace with lime crete floor;
- .. installation of four panelled fire door to kitchen with self closure and intumescent strip, with fire resistant boxing of space above;
- .. replacement of living/lounge room door with a properly fitting fire door of a matching 4 panel design;
- .. increase height of the attic bathroom door to 185cm, four panelled like for like design;
- .. maintenance of any guttering if deemed necessary after inspection;
- .. erection of railings to the three side of the top floor external balcony, affixed to stone work; double, slim, horizontal railings of galvanised acid washed steel .

## **Design and Access Statement**

Cliffroyd is one of two terraced houses that were previously renovated externally so that their appearances are very similar. They are located opposite the Bay Hotel where they stand out as an attractive feature on the bay front and it is important that their identity and attractiveness are preserved. Exterior work is therefore being kept to a minimum and only when necessary for safety reasons ( eg safety rail on external balcony) and repair purposes ( eg the entrance door and chimney stack). Repair and replacements proposed in the submission are based on the 'like for like' principle. The property was built in the 1800's and it's interior has a number of unique historic features which are to be retained – where replacements of existing timber work or doors are necessary they will be carried out on a 'like for like' basis. The main change internally is dictated by current fire safety regulations which is the addition of a fire safety door between the hall and kitchen – currently there is no door located in this position yet the only exit point from the property is via the front door which is accessed through the hall past the open kitchen.

There is no intention to change the access to the premises.

## **Heritage Statement for Cliffroyd, Covert Hill, Robin Hoods Bay .. YO22 4SN**

Robin Hoods Bay is a significant, designated heritage site with the majority of the numerous cottages, houses, shops and other premises included in the National Heritage List.

It is an exceptionally valuable and unchanged small fishing port that was of major importance in the smuggler's activities on the east coast of Yorkshire in the 1800s.

The myriad of small cottages, narrow streets, alleys and many steeply stepped walkways between have little altered since the 1750s when Cliffroyd was built on the steep slope overlooking the main boat slipway. It was most certainly a fisherman's cottage originally as were most of the buildings at that time.

It is important to appreciate the surviving features in the property such as the two small black fireplaces and the large kitchen hearth in which the cooker now stands.

The building will have had many alterations over the years, but these need to be retained, for example all of the internal doors are of different sizes and not one of the rooms has a true 90 degree corner in it.

Our work within the building will have a positive result, ensuring that areas showing damp are treated correctively, removing the faults with the internal electric circuits and rewiring, and installing two fire doors. These measures will reduce the chance of all consuming fire, as well as preventing further deterioration to the basic fabric of the building.

The survival of this property is important for its contribution to this precious heritage site for generations to come.

# North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP  
Tel: 01439 772700  
Email: [general@northyorkmoors.org.uk](mailto:general@northyorkmoors.org.uk)  
Planning enquiries: [planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)  
[www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)



**Andy Wilson**  
Chief Executive

Chris Chapleo  
Via email:

Your ref:

Our ref: NYM\2020\ENQ\16239

Date: 11 March 2020

Dear Mr & Mrs Chapleo

## **Pre-application advice for internal and external refurbishment works at Cliffroyd, Covet Hill, Robin Hood's Bay**

Thank you for your enquiry received 08 January 2020 and for meeting Maria and myself at Cliffroyd on the 18 February 2020. We did discuss everything on site and therefore this letter is to put our conversation in writing to you.

1. Replacement front door: Although of traditional 4-panel appearance the existing door is modern. As such, replacement of a like for like basis is acceptable (with toughened glass to the upper panels). Given Listed Building Consent (LBC) is being sought for other works, I would advise you to include the replacement door in this application.
2. New door between kitchen and hall: No objections subject to the detailing of the new door. LBC required. I would advise that any new door should match the detailing of historic doors elsewhere in the property.
3. Cooker range: No objections to the replacement of the range and re-tiling of the surround. LBC not required.
4. Ground floor understairs cupboard: There is evidence of damp to the floor. No objections to the removal of the modern boxing-in, LBC not required. It was also advised that the removal of the concrete floor would be beneficial as this would be trapping moisture and increasing damp in the walls. LBC not required for the removal of the concrete but we would require details of what replaces it, e.g. a limecrete or timber floor. As LBC is being sought for other works I would advise you to include this element.
5. First floor w/c (Throne Room): No objections to the replacement of the washbasin and w/c providing the new facilities utilise existing pipework etc. LBC not required. There were some signs of damp to the timber wall over the staircase. It was advised that once the cause of the damp had been addressed and the wallpaper removed, the timberwork may be in sufficient condition to just dry out. If the timber is found to be decayed then replacement would need to be on a like for like basis. LBC required.

Continued.../



6. First floor front bedroom: No objections to the removal of the modern cupboard to the side of the fireplace. LBC not required.
7. Attic bathroom: Although the door is historic, the actual opening into the bathroom has evidence of modern architrave and as such is thought to be a modern opening. We had no objections to the moving or enlarging of this opening but would seek to reinstate a new door to match existing. We would also request retention of the original door, ideally for re-use elsewhere or otherwise retained at the property. LBC required.
8. Attic panelling: This should be retained as it represents historic fabric (perhaps the staircase was once enclosed and this is the only remaining section).
9. Attic cupboard door: No objections to replacing the glass to the upper section. LBC not required.
10. Balcony: No objections to the resurfacing of the balcony providing the surface is able to drain into existing drainage channels. LBC not required. The addition of railings would also be acceptable subject to details. The use of traditional metal railings was our preferred approach. LBC and Planning Permission required.
11. Repointing of chimneys: This would be classed as maintenance and therefore LBC not required.
12. Replacement of gutters: Like for like replacement would not require LBC. If plastic does exist we would always recommend the reinstatement of cast iron which is more appropriate for the building. As LBC is being sought for other works I would advise you to include this element if the reinstatement of cast iron is being done.

General comments:

Cliffroyd retains a lot of historic fabric with traditional timber panelling to walls and window reveals, fireplaces, timber floors, timber staircases, traditional doors, skirting board and architrave and also traditional single glazed windows throughout. As all parts of a listed building are legally protected, both internal and external, and any structures within the curtilage dating to before 1948, it is a criminal offence to carry out works that require Listed Building consent without such a consent being obtained. You are therefore advised not to start any work that requires consent until consent has been granted, even if you have been advised of the suitability of a scheme by officers through the pre-application service.

With regards to re-pointing any mortar mix should consist of a typical mix of a non-hydraulic quicklime mortar mixed at a ratio of 1:3 (dry non-hydraulic quicklime: sand).

I trust you have found my comments to be of use but if I can be of any further assistance please do not hesitate to get in touch.

Yours sincerely

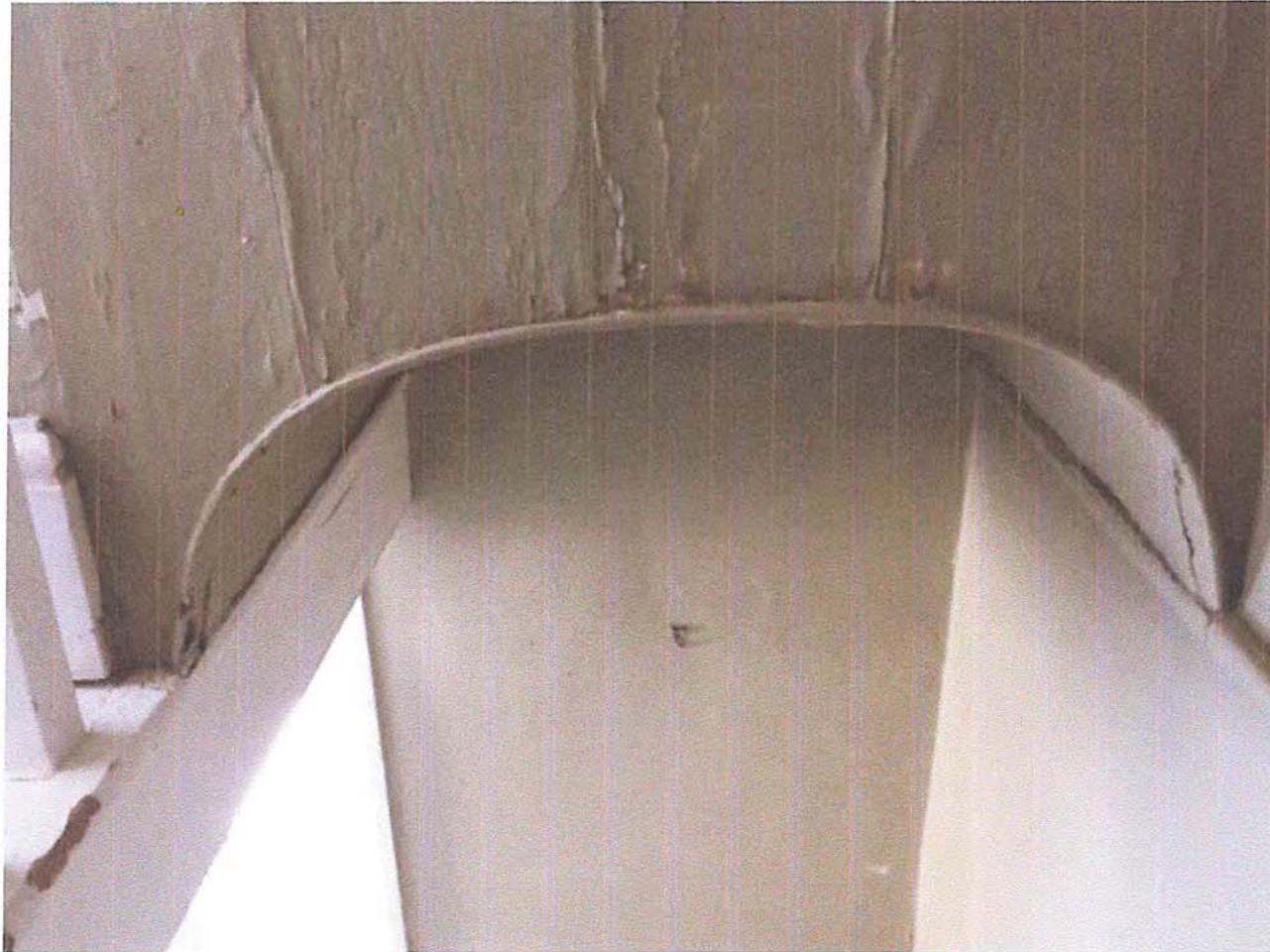
*Clair Shields*

Miss C Shields  
Planning Policy and Conservation

front door - replacement like for like





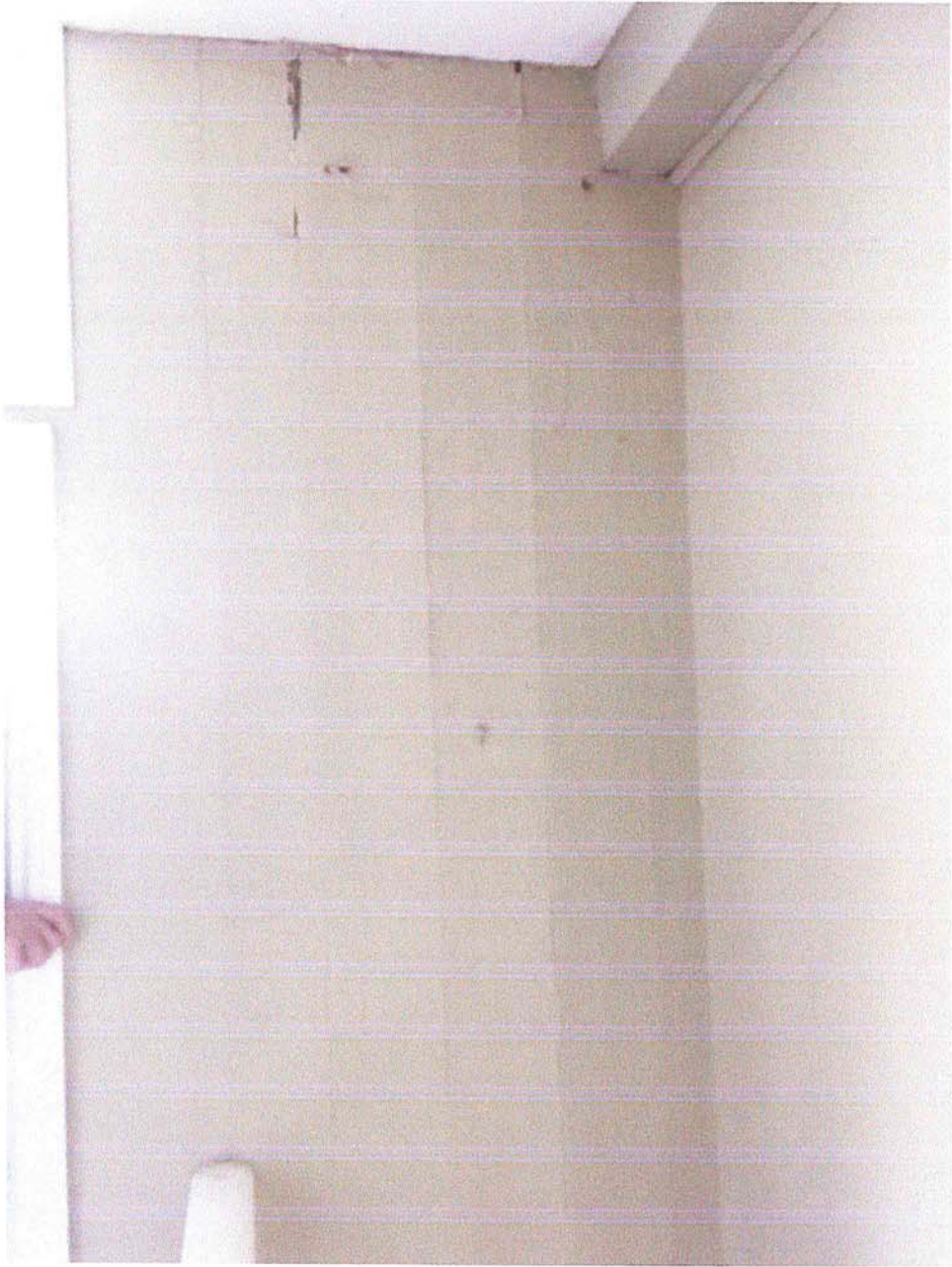


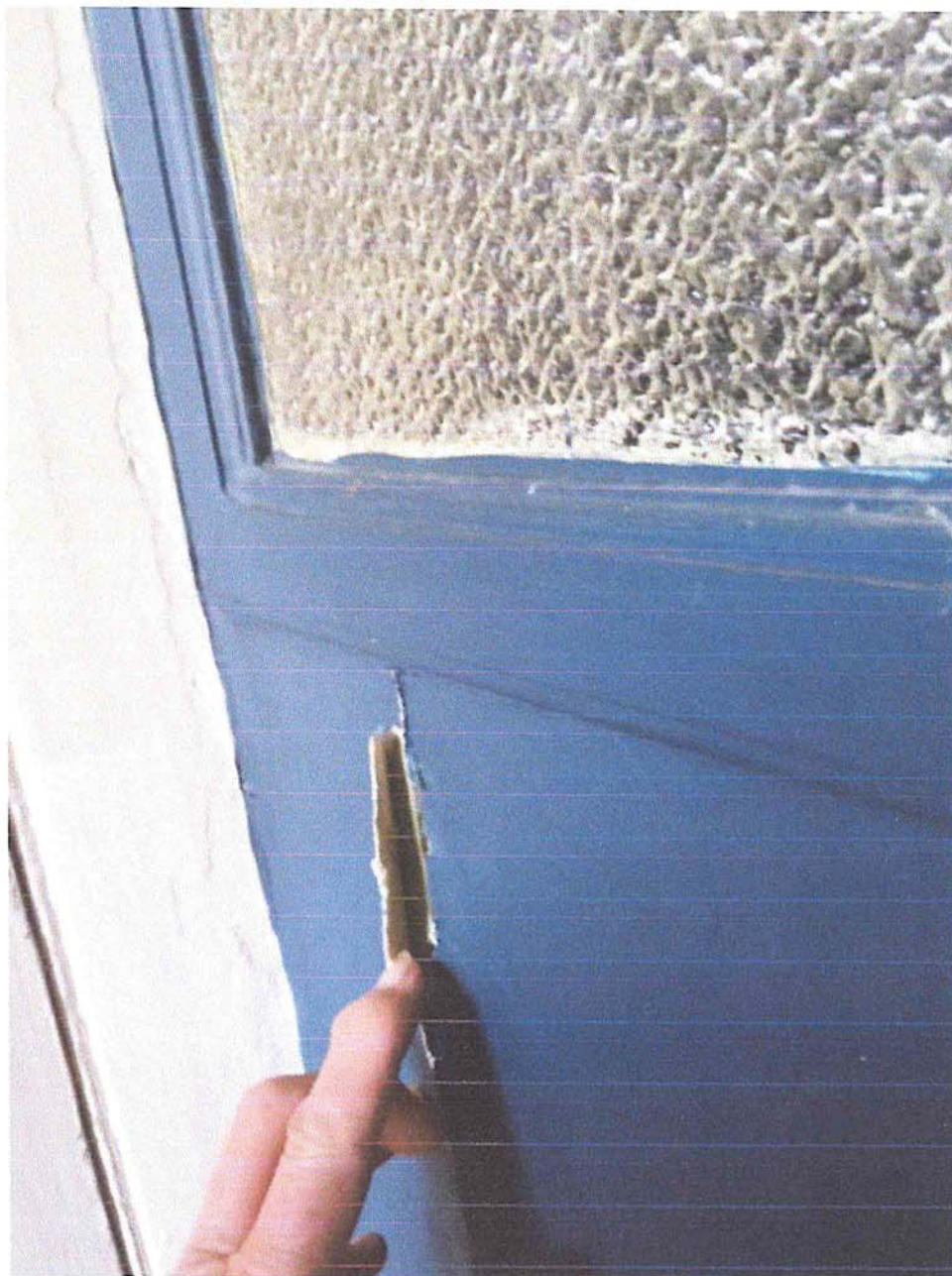
overstair paneling  
(replace like for like  
if required once  
cleared of paper)



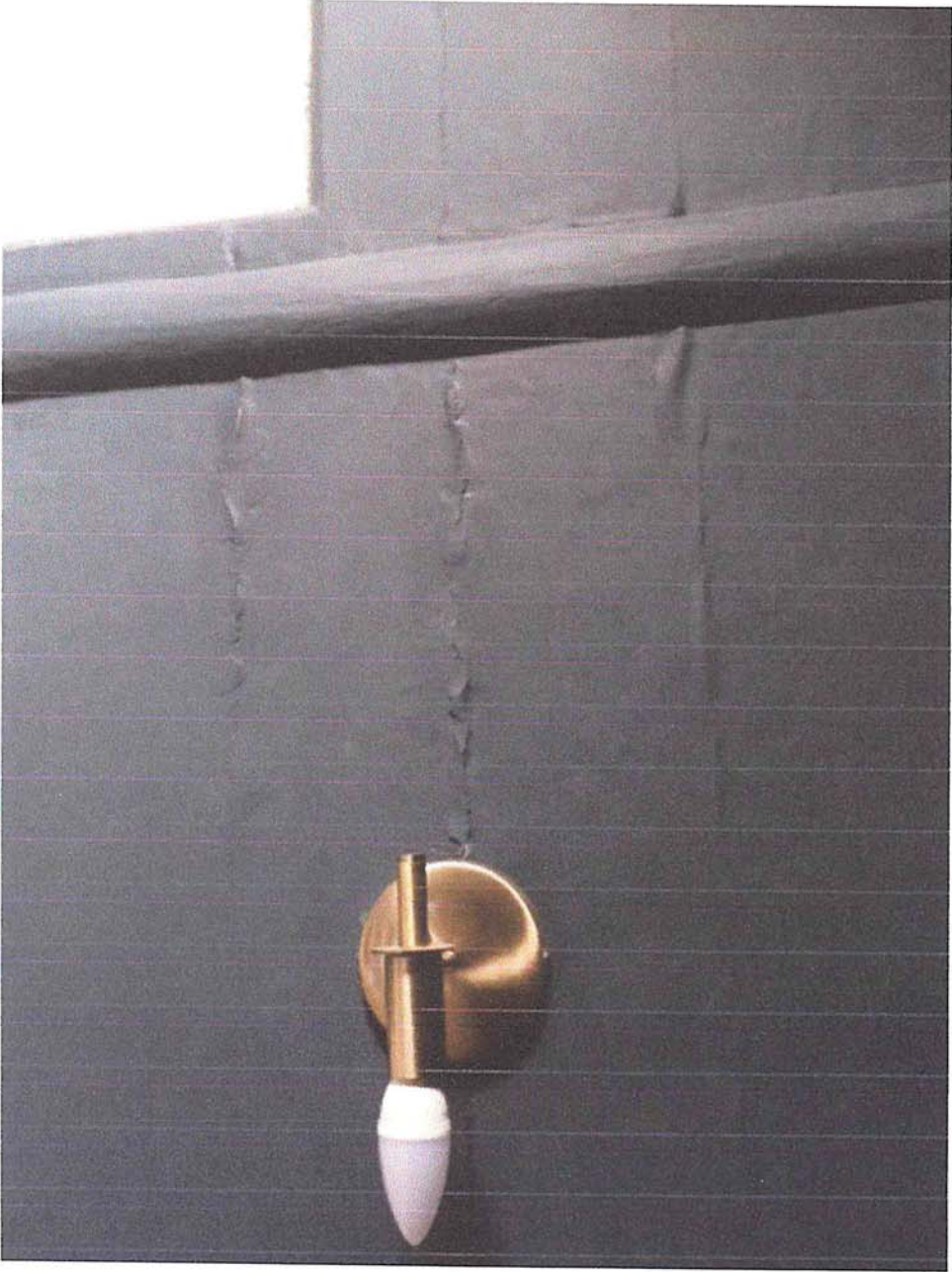


under the  
overbains paneling  
arch





Similar  
paneling  
boy bedroom  
(replace like  
for like)



undersains cupboard.





concrete needing  
removal and  
replacement  
with limecrete

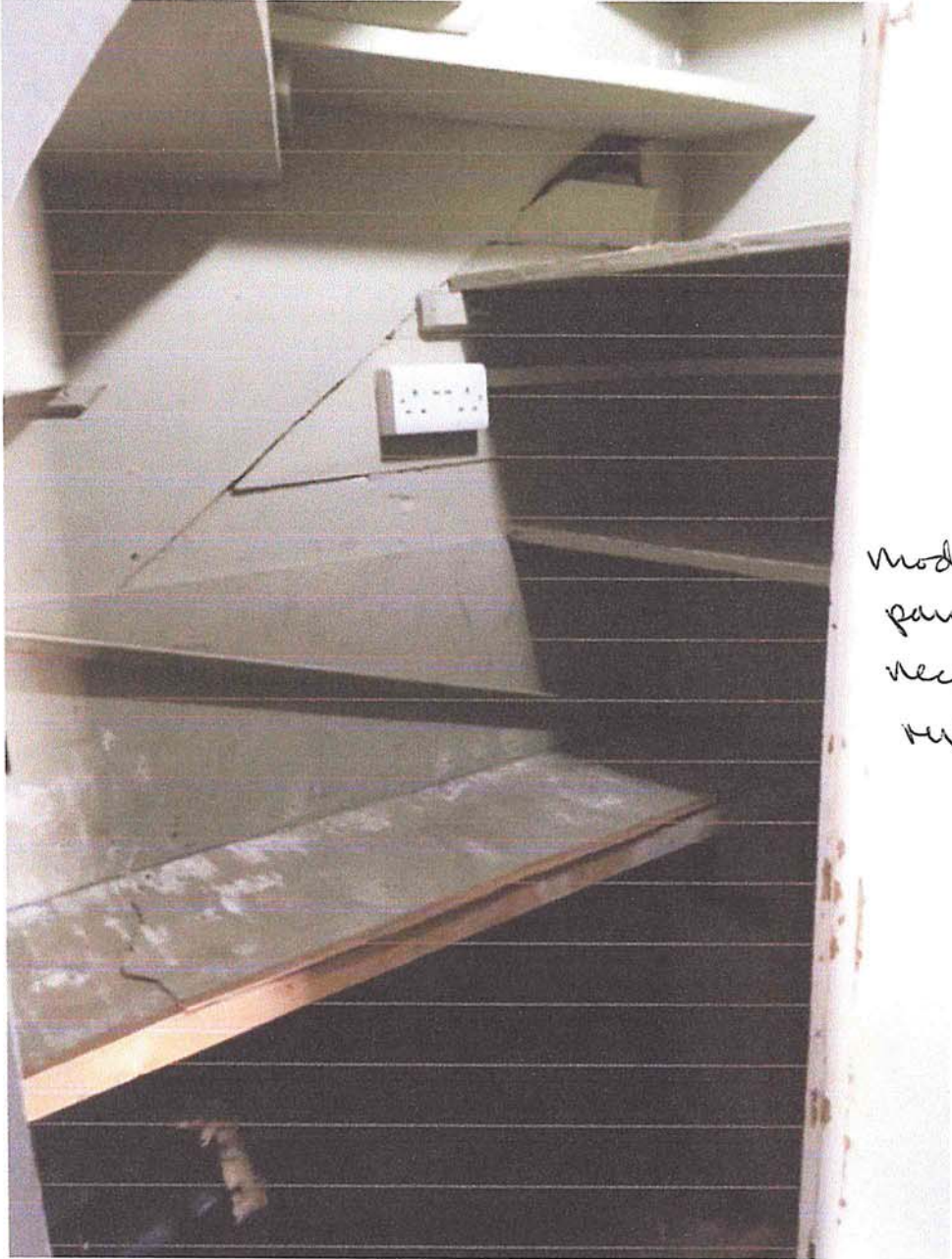


Modern  
paneling  
needing  
replacement



Modern shelf and  
panelling needing  
replacement





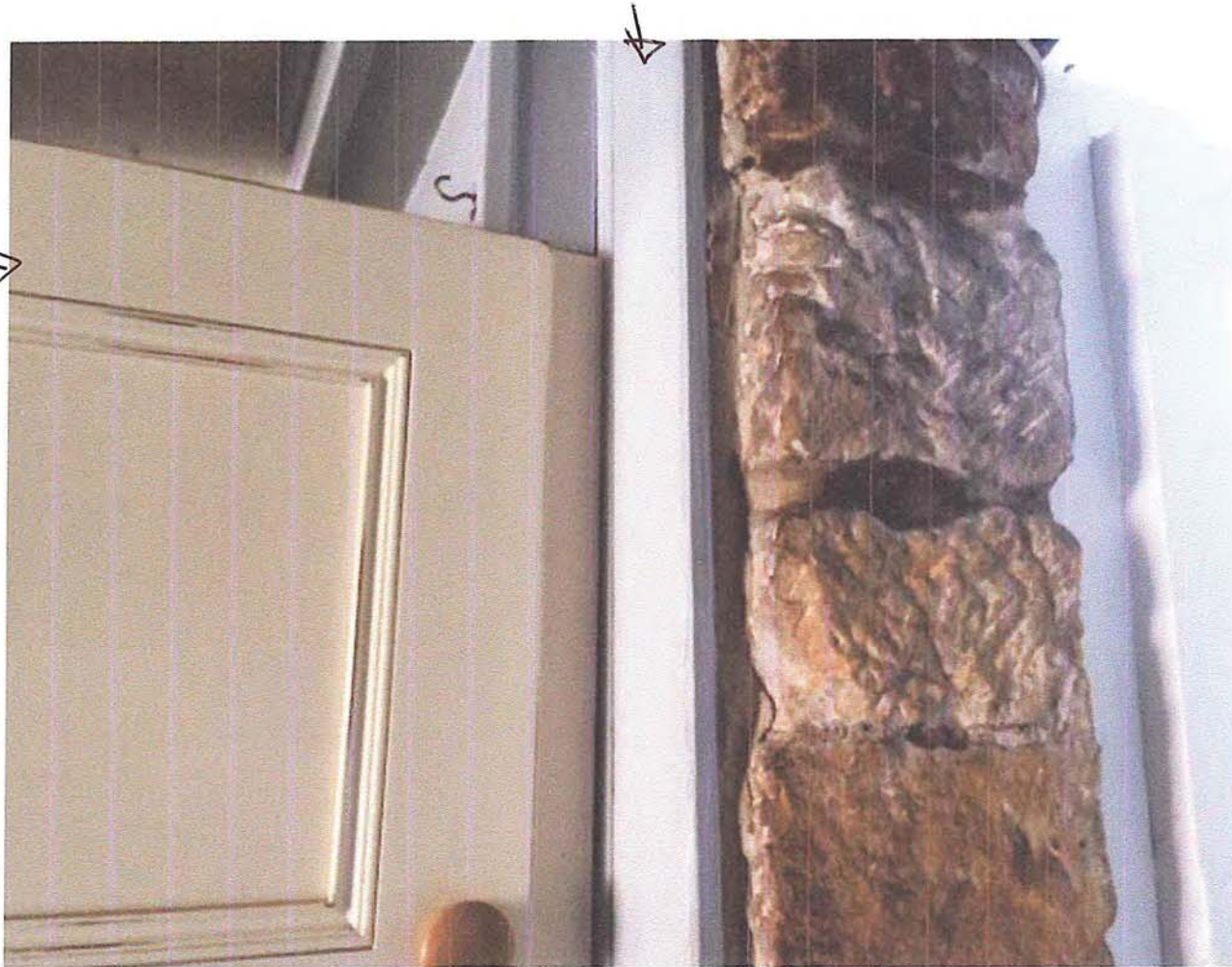
Modern  
panelling  
needing  
replacement



- A panelled door of 190 cm height to match the others in the property (see other photos)  
gap above to be plain panelled with fire proof board
- door opening inwards to the kitchen .

- wooden door frame fixed to kitchen side of wall so not relying on exposed stonework

NB  
enclosure to  
be able to  
open in  
reverse to  
now.



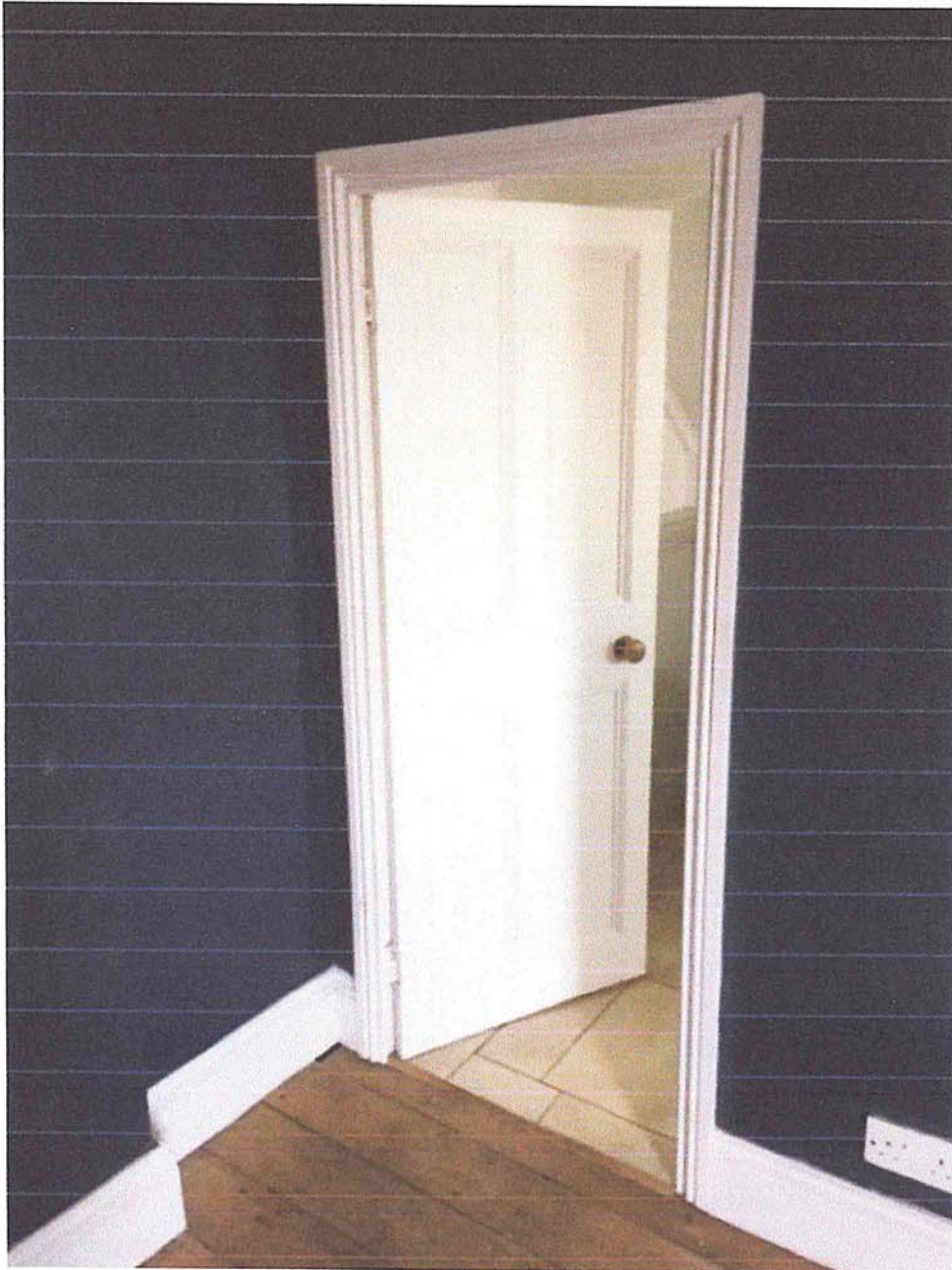


door closes to this frame  
↓





Replace like for like in design but as a fire door — at present this door has a large ( $>3\text{cm}$ ) gap at the bottom edge —



- present door height 163cms.
  - replace door with height of 185cm so  
adjust door lintel and raise this - 4panelled door
- [This door is a modern addition in a plaster board room divider]

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