

Caroline Bell

From: Jeff Davitt
Sent: 14 March 2021 11:02
To: Planning
Subject: Certificate of Lawfulness for Proposed Works to a Listed Building application form.
Attachments: certificate_of_lawfulness_of_proposed_works_to_a_listed_building Millbrook March 2021.pdf; Millbrook location.jpg; Design and Access Statement Householder - Millbrook Roof Repair 140321.docx

Dear Planning Team

Please find attached my application for a Certificate of Lawfulness for Proposed Works to a Listed Building in connection with roof repair work at Millbrook, Chapel Street, Robin Hoods Bay.

On inspection, you will doubtless realise that this application is linked to the application you have received recently from Mr Alexander Maltman-Wragg of Monk Fryston, Leeds for works to the adjoining Glenhowen cottage. Indeed, the attached application to repair part of the roof of Millbrook is to avoid the risk of water ingress from Millbrook tracking across to Glenhowen as well as avoiding what would be left as a rather unsightly narrow strip of older, degraded tiles between two newer sections.

We are keen to expedite the work (whilst ensuring that we comply with regulations) to prevent disturbance to swifts returning to a nest in the roof of Millbrook by May, so I do hope that you are able to approve this application as quickly as possible.

Do please contact me if there are any queries about the work.

Many thanks

Kind regards

Jeff Davitt

NYMNPA

15/03/2021

Design and Access Statement Householder – Repair (in a Conservation Area)

Householder – Repair (in a Conservation Area)

Proposal summary:

This application is for the repair and make good part of the roof area around on the south facing aspect of the property (Millbrook, Chapel Street, Robin Hoods Bay). The neighbouring property, Glenhowen, is experiencing water ingress into the top floor attic room, so attending to the older part of the roof of Millbrook will minimise any issues of water tracking across to Glenhowen.

The red outline on the image below shows the extent of the roof of Millbrook (the property) within Chapel Street. The roof of Glenhowen is outlined in blue.



Image of existing roof

Features of the existing site:

The property (Millbrook) is in the lower, historic part of the coastal village of Robin Hood's Bay. Its position is to the side of Chapel Street with access off Chapel Street via a narrow passageway. The property is effectively a mid-terrace cottage having accommodation on three floors including the attic. This is wholly a traditional structure likely constructed in the mid-18th Century (probably around an older core) utilising conventional methods for the time. The property is Grade II listed and within the Robin Hood's Bay Conservation Area.

Details on access:

Access to the roof will be via scaffolding constructed to the south facing aspect of the property. This area can be accessed via a shared entrance to the neighbouring buildings. Vehicle access to the site is via Kings Street which is parking controlled.

Details of the scale and appearance of the proposed works:

The area of roof to be repaired is shown in the image below highlighted by the red border. Also shown is another image detailing the current conditions of the roof tiles.



The planned work required will include, new lead flashing to coping stones and east side of the existing dormer window, existing timbers to be treated for wood worm and rot, new roofing felt as required, natural wool insulation to be added where space allows and replacement handmade William Blyth Barco old English pantiles in natural red.

Heritage Assets issues to be addressed:

The property is situated in the Robin Hood's Bay conservation area. This area is predominantly residential and holiday lets, which comprises in the main of mid-18th century cottages, laid out amongst narrow streets and alleys. Buildings in the Bay are all traditionally built of brick or stone with some aspects rendered. Traditional handmade red roof pantiles and white Sash or Yorkshire Sash windows adorn most of the cottages. The property subject to the application exhibits many of these characteristics and along with other properties in the area is grade II listed (Ref No (DoE) 19/49 URN 1120 /0 Greenback No 1321)

Impact of the repair to the south facing roof will have minimum impact on the appearance of the property. As the materials used will be those that replicate as close as possible the original materials and reflect the current aesthetic of the property and surrounding cottages.

Scaffolding is required for access, this will have a visual impact on the appearance and characteristic of the property while in situ, but will be temporary in nature and will be removed as soon possible once the work is completed.

End.

Author: Jeff Davitt

Date: 14/03/20.

Contractor: Jack Pearse Building Contractors

Supporting information for roof repair.

Image of water damage seen over the winter in the Attic room of the neighbouring property, Glenhowen.

