

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

Proposal summary:

This application is for the replacement of the two lower south facing sash windows of the property (Millbrook, Chapel Street, Robin Hoods Bay) shown below, which are beyond repair due to rot which likely commenced before the current owners reinstated cast iron guttering under previous Listed Building Consent approximately ten years ago.



Image of south side of Millbrook

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 windows will be from inside Millbrook itself and via short ladders 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 windows to be replaced are the two lower ones shown in the image at the top of this document. Also shown here are several close ups detailing their current condition.



A condition report by Mark Laycock is attached to this application, confirming his view that the windows are now beyond repair, along with his method statement for replacement.

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)

The replacement of the lower windows on the south facing elevation 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.

Ladders will be required for access for a short time only, thus having 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.

Jeff Davitt

29/11/21.

Contractor: Mark Laycock, Craftsman in Wood

Millbrook cottage
Robin Hood's Bay

14/10/2021

Dear Mr Davitt

Please find below my assessment of the two sliding sash windows to the ground floor at Millbrook Cottage.

(viewed from inside)

Left hand window:

This window has had repairs to it at various times throughout its life, a replaced front edge to its cill, a lower sash bottom rail and numerous areas filled and painted, all these areas are now showing signs of deterioration and further decay.

In addition to these areas the bottom rail and side rails of the upper sash have rotted through and the joint has parted. (this is now screwed together and screwed shut to avoid complete collapse)

The lower sections of the outer and centre of the sash box have major decay and at some point in the past a cover strip of timber has been added to the outer box which appears to be covering further decay.

The glazing bars have had very heavy sanding over the years and have lost some definition to their shape.

There are some panes of cylinder glass and some panes of float glass all heavily scratched from poor decorating skills.

The refurbishment of this window would require it to be removed from the cottage, there is a high risk that removal of it would render it beyond repair.

I would expect that more than 70% of the window would need to be replaced with any remaining timber at risk from decay due to the presence of fungal spores.

It is my opinion that this window isn't viable for repair and should be replaced with a like for like replacement.

Right hand window:

Again this window has seen multiple repairs throughout its life, to the cill and bottom rail of the lower sash.

It has had many areas of decay filled and painted which has now spread and is showing through these areas.

The lower portions of the boxes have extensive decay. The joints of the bottom rail of the upper sash are now visibly separating from the side rails.

The outer frame of the box has distorted joints at the point they meet, the boxes also have extensive decay in the lower areas where they meet the cill, the cill has extensive decay and is parting from a previous repair.

There are a mix of of cylinder glass and float glass.

As with the other window this window would need to be removed to refurbish it correctly and this will most probably render it unrepairable.

Again i feel that over 70% of the original window would need to be replaced.

It is my opinion that both these windows should be replaced with like for like replacements where all proportions and mouldings are matched exactly and where possible the original glass is re-used.

As the cottage is a listed building, listed building consent will be required from North York Moors National Park Authority i have enclosed a method statement for the removal of the historic glass, a drawing detailing the glazing bar profile and a drawing of the window to show proportions and overall dimensions. Also included are some photos showing the various areas of decay.

If any further information is required please let me know.

Best Regards

Mark Laycock



NYMNPA

29/11/2021

Method for removal of Historic Cylinder or Crown glass from historic frames for either refurbishment or replacement of frames.

Removal of fragile historic glass is inherently difficult without damage to either the surrounding timber or the glass its self.

If removing Historic glass from frames which are to be replaced the following methods are employed:

Remove sashes from frames where possible

Apply very low tac masking tape to cover the glass on both faces, (this gives strength to the fragile glass)

Remove as much timber from around the Glass as possible by using an Oscillating multi tool,

Once the pane of glass is free from most of the frame place in a tray with a warm mild soapy solution and leave to soak overnight.

Using a plastic scraper remove any loosened putty from the glass, repeat the soaking process and scrape until all putty is cleared.

If a mild soapy solution has no impact on the putty paint stripper can be used to soften both paint and putty again use only a plastic scraper to avoid damage to the glass.

A mix of 50/50 linseed oil and strong bleach can also soften and loosen old putty, working the solution into any small cracks in the putty will help break the bond from the glass.

In cases where the glass is to be removed from historic frames where these frames are to be restored the soaking method is not particularly suitable.

Firstly apply low tac masking tape to both surfaces of the glass for added strength.

Initially with careful use of an oscillating multitool cut away some of the putty avoiding contact with both glass and wood.

Using a plastic scraper loosen any cracked/loose putty

Use 50/50 mix of linseed oil and strong bleach on a paint brush and work the solution into the existing putty, paying particular attention to getting the solution between the glass and timber and glass and putty, leave to soak for 24 hrs, periodically apply more solution during this time.

Use a plastic scraper to remove as much of the putty as possible and repeat the soaking process.

Again use the plastic scraper to ease the putty from between glass and wood.

Remove any nails holding the glass in place.

With careful pressure ease the glass from the frame, any stubborn putty should be re-soaked with the solution until loose.

Once the glass is removed place in a tray with a mild soapy solution and soak until clear of any putty residue.

Any cracked or damaged glass should initially be replaced with historic salvaged glass, where this isn't available new mouth blown cylinder glass of appropriate quality should be sourced and used.

Mark Laycock