

**Name and address of proposed development site**

Endways, Silver Street/The Square, Robin Hood's Bay, Whitby, North Yorkshire

**NB** Please note that the property, whilst only fairly small has two addresses, one on Silver Street (YO22 4SB), the other on The Square (YO22 4RX)

**List Description**

*Please provide the grade of the building (I, II\*, II) and a copy of the list description*

Grade II - **Overview**

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1296500

Date first listed:

06-Oct-1969

Statutory Address:

ENDWAYS, SILVER STREET

NYMNPA

24/11/2021

SILVER STREET NZ 9505 (north side) Robin Hood's Bay

17/173 Endways 6.10.69 GV II House, 1709 dated on lintel with initials I and M.R. Roughly-tooled coursed sandstone. Pantiled roof with stone ridge, copings and kneelers, old brick stacks. 2 storeys, 3 bays, very irregular. Modern half-glazed inserted door alongside old blocked doorway with dated lintel. Right of door a 24-pane fixed light, with 4-pane opening corner, in wood surround with pintles for outside shutters, possibly once a shop window. Small modern casement at far right in extended fire-window opening; 16-pane sash at left. First floor left 6-pane fixed light, centre large 16-pane window with centre bottom opening and right 12-pane Yorkshire sash. Small modern dormer. High-pitched roof with end chimneys. Rear elevation of 1-storey height, partly screened by Odinsfield (q.v.) has 4-panel door with small Yorkshire sash to right and blocked fire window to left.

Listing NGR: NZ9526405029

**Proposed Development or Works—**

*Please provide a brief description of the proposed development or works*

We wish to undertake three pieces of essential maintenance work to the property:-

1. Replace a rotting wooden lintel (and possibly the door frame) to the rear door of the property (this is the side of the property that exits to The Square). As a result of the rotting the door has dropped by approx. 30mm and gaps are developing around the sides of the doorframe.
2. Replace the kitchen window, which has rotted beyond repair. Described in the list description as "16 pane sash at left".
3. Replace the first floor bedroom window directly above the kitchen window. This too has rotted beyond repair. Described in the list description as "First floor left 6-pane fixed light".

Consultation -

*How have you consulted the local community, special interest groups (e.g. national amenity groups, such as Society for the Protection of Ancient Buildings; the Victorian Society), professionals (e.g. English Heritage, specialist consultants) etc about your development proposals? If so, please give details.*

We have sought the advice of a builder who specialises in listed properties in and around

Robin Hood's Bay. He confirms that the two windows are beyond repair. He also states that until such time as the stonework above the rotten lintel has been propped up and the lintel removed it is not possible to properly inspect the doorframe, which may also need replacing. Neighbours who are permanent residents in the immediate vicinity are supportive of the work to be done.

## DESIGN COMPONENTS

Layout -

*How did you arrive at the layout (the way in which buildings, roads, paths, landscaping etc are located on the site) shown in the submitted drawings ?*

Not applicable – replacing like for like

Scale –

*How does the scale (height; width and length) of the proposed works fit in with the surrounding area and the existing building ?*

Not applicable – replacing like for like

Appearance –

*Explain and justify the external appearance of the development and the choice of materials/finishes.*

1. Rotting lintel – the lintel is currently painted in white gloss paint. I would be happy to recreate this look, but would suggest that the new lintel should perhaps be stained and treated hardwood, which does not require covering with paint.
2. Kitchen window – to be hand made in hard wood with the sliding sash being re-created (getting rid of the old Expelair which has not worked in the last 20 years). Window to be painted with white gloss and black window cill to match other windows in the property.
3. Bedroom window – to be hand made in hard wood and to be painted with white gloss and black window cill

## HISTORIC BUILDING CONSERVATION ISSUES

**It may be helpful to prepare this in conjunction with the listed building appraisal, which could be incorporated into the Design and Access Statement.**

Historic and special architectural importance of the building –

*Give a brief description of the historic and special architectural importance of the building (including reference to those features included in the listing description.) How will your proposals conserve and enhance that importance ? if there are any impacts, how will these be minimised or mitigated ?*

The vast majority of properties in the old Bay are listed properties in order to maintain the original and historic nature of the village. The work to be done will help to maintain the property for future generations.

Setting –

*Give a brief description of the setting of the building – describe its surroundings and the impact of the proposed development on those surroundings.*

As the name suggests, Endways is located at the end of a terrace of properties, all built at different times. The property is built into an incline with public access steps leading past the side of the property from front to back. The rear door is at ground floor level to the rear of the property, but is actually on the first floor from within the internal aspects of the property.

There are no implications for the surroundings or the impact due to the work being carried out on a like for like basis.

## ACCESS COMPONENTS

Technical advice -

*Have you taken any technical advice on access issues ? If so, please give details.*

Yes, advice taken.

1. Rear door – can be accessed from ground level and a small piece of concrete outside the door without any impact on public or passers by
2. Kitchen window – accessed from ground floor level without any impact on public or passers by
3. First floor window – will be accessed via a ladder and glazed once in location. This may mean blocking off the footpath outside the property for up to two hours whilst the installation work is carried out

Degree of access

*Will all users (including the young; old; disabled etc) be able to access the proposed development site easily and safely ? You do not need to include details of access within the buildings, only access to the development. If disability access is not possible because of the historic nature of the building, please make this clear and explain how you will try and overcome any barriers to access.*

1. Rear door – no access impacts
2. Kitchen window – no access impacts
3. First floor window – should the path be blocked for a short period of time, all neighbouring properties can be accessed from the other end of ' Silver Street' less than 30 metres away

Future access requirements

*Have you designed the proposed development flexibly enough to allow future alterations if access requirements change ? If so, please give details.*

*Not applicable – replacing on a like for like basis*

Emergency access

*Is there sufficient access for the emergency services ?*

Emergency access will not be compromised as a result of the works

Please feel free to add any further design and access information that you feel may be relevant to your application.

The property can be freely accessed from the public access streets around the house (should planning officials need to inspect the property).

If internal access is required please contact the applicant – David Pearson on 07823 416907





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