



NYMNP

03/02/2022

Heritage Statement
Maryondale Cottage and Chip Shop,
Albion Street, Robin Hoods Bay



LION HERITAGE

CONSERVATION SPECIALISTS

1.0 Introduction

1.1 This Heritage Statement has been produced to illustrate considerations behind refurbishment and alteration proposals at Maryondale Cottage and Chip Shop, Albion Street, Robin Hoods Bay. It aims to provide a background to the GII listed heritage asset and to explain how the proposals have been led by conservation principles and the aims of the *Conservation Area Appraisal and Management Plan of Robin Hood's Bay Conservation Area* (NYMNP, 2017, 41) with the intention of preserving and enhancing the significance of the building, the settings of nearby listed buildings and the character of the conservation area.

1.2 Listing Details:

Grade: II

List Entry No: 1167119

Date first listed: 06-October-1969

Statutory Address: Number 2 (Maryondale Cottage) and Chip Shop, Albion Street

In common with many listings, the text does not mention the interior, indicating the designation was based on an external inspection only:

FYLINGDALES ALBION STREET NZ 9504 (south side) Robin Hood's Bay 19/11 No 2 (Maryondale Cottage) 6.10.69 and Chip Shop GV II House, mid C19. Coursed pecked sandstone; (red brick left return). Pantiled roof with stone copings and kneelers, brick stacks. 3 storeys, 3 wide bays. At left a segment-arched carriage entrance now holds a shop. Central 6-panel door with 4-pane overlight and bracketed cornice. Passage door at right has similar overlight; 4-pane pivoted window between. 16-pane sashes on upper floors, all with stone cills. Raking dormers with 4-pane casements. Coping and kneeler at right. End chimneys, the right rebuilt.

Listing NGR: NZ9527204853

1.3 The property is part of a continuous row of tall buildings forming the south eastern side of Albion Street. Whilst the layout of the village is described in the *Conservation Area Appraisal and Management Plan of Robin Hood's Bay Conservation Area* as consisting of "...flagged cobbled lanes between buildings lined with colourful pots, steps and tunnels..." (NYMNP, 2017, 15), Albion Street itself is a more formally defined street accessible to traffic, yet still narrow with an enclosed feel due to the height of the buildings.

1.4 As might be expected from its mid 19th century origins, the building displays a level of polite character beyond the purely vernacular, with classically proportioned windows and an ornate door-case. Internally the original townhouse type layout is traceable, in common with established plan-forms (Historic England, 2011, 6) yet much altered largely in connection with the 20th century commercial use of the property. These alterations have mainly impacted upon the first floor, which is accessed by the principal historic stair case leading from the front door. At the right hand side of the house a new staircase has been added, again most likely to facilitate the commercial use of the ground and first floors with the upper 2 storeys remaining in domestic use.

1.5 As a result the first floor is relatively lacking in historic fabric aside from some remaining floorboards and, in a room to the rear, some failed lime plasterwork which may have been damaged due to former wall finishes. The second floor is better preserved, with some historic lime plaster finishes intact along with a small amount of historic skirting board and the only remaining internal historic doors, being paneled cupboard doors.



2.0 Planning History

2.1 A search of the North York Moors National Park online planning records show the following prior applications, connected to the original conversion of the premises into a fish and chip shop and the recent application for new flue arrangements and change of use and refurbishment of the upper floors.

Ref 40290053 – Change of use from store room attached to residential accommodation to fish and chip shop – Approved with conditions 04-06-1975

Ref 40290053A – Change of use from store to fish and chip shop and alterations – Refused 31-03-1976

Ref 40290053B – Erection of external flue

Ref 40290053C – Removal of metal flue from exterior and construction of 6” diameter steel duct enclosed in asbestos board

Ref NYM/2020/0885/FL - Change of Use of upper floors to 1 no. principal residence dwelling or holiday cottage together with relocation and replacement of extractor flue

Ref NYM/2020/0887/LB - Listed Building consent for relocation and replacement of extractor flue and internal alterations to enable use of upper floors as 1 no. principal residence dwelling or 1 no. holiday cottage

3.0 Planning Policy

3.1 Paragraph 189 of the National Planning Policy Framework states that, in regard to descriptions of significance, “The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. “. As this proposal relates only to internal alterations and relatively minor interventions which are sensitively considered to preserve and even enhance significance, it is considered that the following assessment fulfils the above requirement.

3.2 As the proposals relate to alterations and refurbishment of the listed building, it is considered that Policy ENV11 of the North York Moors National Park Local Plan (2020) applies:

“Policy ENV11 – Historic Settlements and Built Heritage

Development affecting the built heritage of the North York Moors should reinforce its distinctive historic character by fostering a positive and sympathetic relationship with traditional local architecture, materials and construction. High standards of design will be promoted to conserve and enhance the built heritage, settlement layouts and distinctive historic, cultural and architectural features.

Development proposals will only be permitted where they:

- 1. Conserve, enhance or better reveal elements which contribute to the significance of the heritage asset or its setting including key views, approaches and qualities of the immediate and wider environment that contribute to its value and significance;*
- 2. Conserve or enhance the special character and appearance of settlements including buildings, open spaces, trees and other important features that contribute to visual, historical or architectural character;*
- 3. Reinforce the distinctive qualities of settlements through the consideration of scale, height, massing, alignment; design detailing, materials and finishes;*
- 4. Respect the integrity of the form of historic settlements including boundary and street patterns and spaces between buildings;*
- 5. In the case of new uses, ensure the new use represents the optimum viable use of the asset which is compatible with its conservation;*
- 6. In the case of adapting assets for climate change mitigation, the proposal is based on a proper understanding of the asset and its material properties and performance, and of the applicability and effectiveness of the proposal. Development should not harm the heritage value of any assets affected.*

North York Moors National Park Authority Local Plan July 2020 When a proposal affecting a heritage asset is acceptable in principle, the Authority will seek the preservation of historic fabric in situ.

When retention of the feature is not justified or the form and appreciation of a heritage asset is compromised through the proposal, the applicant will be required to undertake an appropriate programme of historic building recording (HBR) and analysis secured through an approved Written Scheme of Investigation (WSI).”



4.0 Proposal and Assessment

4.1 The proposal is to gain listed building consent for works relating to refurbishment and renovation of the building, whilst taking care to ensure that remaining historic fabric is enhanced and that issues caused by inappropriate modern finishes are rectified. In the interests of clarity and to avoid confusion, the elements included in this application are summarised below with details provided on the floorplans.

External:

Window repair and re-paint;

Removal of cement mortar and re-pointing with hot lime mortar;

Internal:

Ground Floor:

Alteration of access arrangements in the preparation room and erection of a new partition wall for fire safety;

First Floor (Unit1): Sub-division of open plan floor by construction of partition walls to form a bath room and bedroom, new electrical installations and general refurbishment

Second Floor (Unit 2): General Refurbishment

Upper Floor: Construction of Partition Wall, Installation of Fire Misting System and Replacement Hand Rail

External and Internal: Removal of an existing extractor flue and internal installation of an extractor flue piercing the roof slope of the front elevation.

4.2 An outline schedule of works including materials and method statement is appended at the end of the document. It is anticipated that this will suffice to obviate the need for conditions for those elements of the application, meaning primary refurbishment work can commence to allow the premises to be operation in accordance with the approved planning permission as a holiday cottage by the summer.

4.3 External

Windows in the rear elevation are all single glazed timber sliding sash, though only 2 are historic and owing to the mid 19th century origins of the building may be original. Lower frames are showing substantial rot and there are other issues such as missing glazing bars meaning repair is required, although conservation principles will be applied (HE 2017, 35) subject to a detailed assessment by an experienced joiner. Such an approach will ensure as much historic material as possible is retained and the current appearance will be unchanged, meaning minimal impact on historic significance and aesthetic significance. The windows will also be refinished in natural linseed paint to ensure their continued survival.



Rear windows requiring repair and repainting



4.4 Both elevations of the building are pointed with cement mortar, though some has detached in places and in others mortar is missing entirely. The intention is to initially address the obvious faults by pointing missing joints with a quicklime mortar mix and then commence removal of the cement joints.

4.5 Re-pointing will be carried out using an appropriate hot mixed air lime mortar with appropriate aftercare measures taken. The result will re-introduce historically appropriate material to the exterior and will ensure the masonry is able to function properly by allowing water egress, promoting the preservation of historic fabric and thereby enhancing that element of significance. There will also be an enhancement of aesthetic significance owing to the removal of the rigid and partially detached cement.



Failed cement pointing

4.6 First Floor - Sub-division of open plan floor by construction of partition walls to form a bathroom and bedroom, new electrical installations and general refurbishment

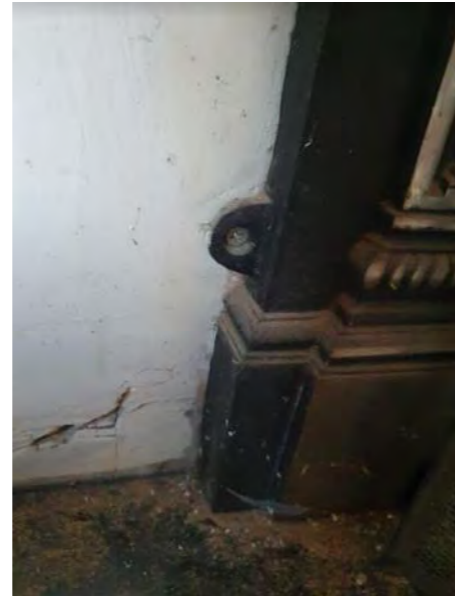
As explained in paragraph 1.5, the first floor is largely devoid of historic fabric with the loss most likely having occurred during conversion of the floor in connection with the 1975 change of use of the premises. The ceiling was lastly formed by the chipboard, parts of which still remain, and much of the flooring was also replaced by modern board. Apart from a portion of failed lime plaster the wall finishes appear to be modern gypsum, aside from the inner wall of the front elevation which has been stripped to bare stone.

4.7 The primary proposed intervention is to sub-divide the floor back into separate rooms via the erection of a partition wall. There are also condensation issues in the stairwell resulting from gypsum plaster, which is proposed to be removed and replaced with a hotlime plaster. The proposed kitchen contains failed and detached lime plaster which will also be re-finished using a hotlime plaster with kitchen units then installed in a reversible manner. With regard to the other walls on this floor, any impact will largely be upon non historic finishes though it is acknowledged that lime plaster may still be beneath. However, any impact will be limited to the use of fastenings for the partition wall timbers and for the attachment of kitchen and bathroom units.



Main staircase to be re-plastered in hotlime

4.8 Other elements of the proposal involve the removal of a non-historic gas fire and replica fire surround with the resulting void boarded over to facilitate the use of room as a bedroom. It is also proposed to remove a limited amount of historic floor boarding, some of which has already been repaired / replaced and with a split in one of the boards. The boards will be retained should replacement be required elsewhere within the building. Electrical underfloor heating is proposed to be installed throughout the first floor, though it is a reversible intervention. New electrical points will also be installed although any damage to wall surfaces will mainly impact upon non-historic gypsum finishes.



Non-historic gas fire and surround to be removed



Section of floor boarding proposed to be removed

4.9 There are no remains of any historic ceiling and the intention is to re-introduce a ceiling made from modern fire retardant board with enclosed sound proofing. No historic doors remain and the new doors to be installed in the partition walls will be aesthetically appropriate paneled oak veneered fire doors. The stair window is historic and is in need of overhaul and repair to ensure it functions correctly. Existing beading is broken and missing and will be replaced in a like for like manner.

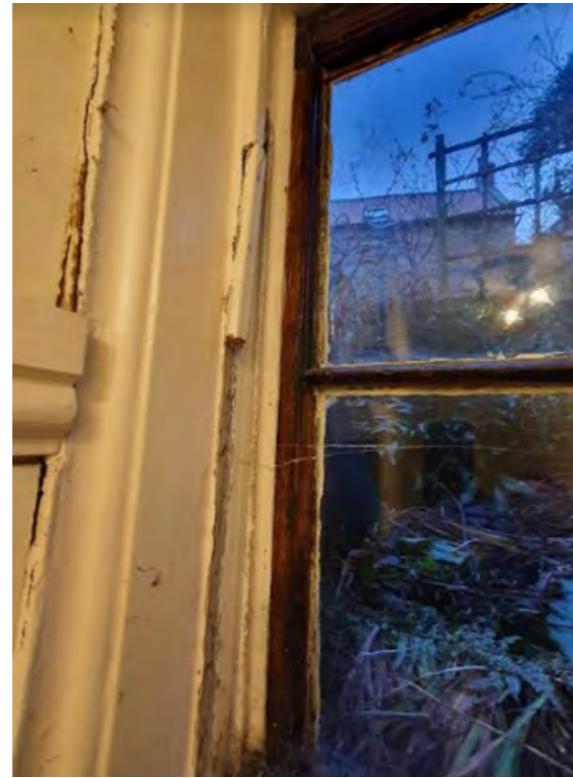


Current missing ceiling and sample of remains of former chipboard ceiling

4.10 It is therefore suggested that the proposals will have a limited impact on historic fabric, restricted to the loss of the section of floor boarding. Other elements will have a neutral impact and even result in enhancement to historic significance, such as the conservation approach taken to repair of the historic sliding sash window, the use of historically appropriate hotlime plaster and and the re-introduction of a layout reflective of the property's townhouse style typology.



Non-historic door



Window requiring refurbishment

4.12 Room doors on this floor are not historic and are mismatched, some being MDF paneled fire doors and others being plain. It is proposed to replace these with paneled oak veneered fire doors which are considered to be aesthetically appropriate, being similar in appearance to the historic cupboard doors seen in Bedrooms 1 and 2. New electrical sockets are proposed throughout though these will have a minimal impact upon existing historic wall finishes and any resulting disruption will be repaired on a like for like basis.



Historic cupboard door in Bedroom 2 (second floor)

4.11 Second Floor – General Refurbishment

As alluded to in paragraph 1.5, this floor has retained the most historic fabric which will be preserved whilst the proposed refurbishment is carried out. Like for like repairs of existing lime plaster finishes are a key element of the proposal. New electrical points are also proposed and the remaining historic skirting board in bedroom 2 will be carefully removed and re-installed alongside the larger amounts of existing historic skirting in bedroom 1, meaning that the material integrity and thereby the significance of that room will be enhanced.

4.13 The modern bathroom suite will be replaced and the existing tiled finish, which is attached to hardboard and plasterboard, will be replaced with a new decorative style. It is also proposed to install an extractor by boring a 100mm hole through the rear wall to ensure efficient removal of water vapour. A modern shower and w/c in separate rooms will also be updated with no loss of historic fabric. Installation of an extractor in the proposed kitchen will ensure the preservation of historic material by the effective dispersion of water vapour. Replacement of the bannister for a decorative metal style will have no impact upon significance as the staircase is a modern addition.



Modern bathroom suite to be replaced

4.14 Overall therefore it is posited that historic significance will be preserved throughout and aesthetic significance enhanced. Lime plaster will be repaired and replaced where necessary and other historic material will be sensitively treated. The introduction of paneled oak veneered fire doors of appropriate appearance will improve upon the current situation and enhance aesthetic significance.



Non-historic bannister to be replaced



Historic stock brick wall to be finished in quicklime plaster

4.15 Upper Floor—Construction of Partition Wall, Installation of Fire Misting System and Replacement Hand Rail

The upper attic storey is lined with plasterboard and exhibits little historic character. The intention is to install a misting system behind the plasterboard for an effective yet un-intrusive fire suppression system which could prove invaluable in preserving historic fabric in the event of activation. The only other proposed intervention is the replacement of the non-historic handrail surrounding the stairwell with a decorative metal rail to match the replacement bannister below.

4.16 External and Internal: Removal of an existing extractor flue and internal installation of an extractor flue piercing the roof slope of the front elevation.

Whilst planning permission and listed building consent was granted for the re-positioning of the flue, the listed building element of the proposal was impractical as it involved inserting a series of service hatches through the front wall of the building which not only means the unnecessary loss of historic fabric but also poses problems in assessing how the structural integrity of the front wall will be affected. This proposal is therefore a more practical solution that will have a minimal impact on significance and the external elements will be the same as those shown on planning permission NYM/2020/0885/FL . Whilst there is currently a flue on the gable end of this building, re-positioning is required due to a civil matter in that it overhangs the roof of a neighbouring property.

4.17 The re-positioned flue will be entirely internal up to the point it pierces the forward roof slope, as per the extant planning approval. The intention is the route it vertically upwards in the north western corner of the building, in a void already covered with plasterboard. A new partition lined with sound deadening a fire proofing yet to specified will be built, with a series of access hatches to allow maintenance. Depending on the situation behind the current partition it may be necessary to remove a small amount of historic flooring, though if so this will be retained should repair sections be needed elsewhere.

4.18 Where it pierces the roofslope, care will be taken to ensure there is no impact upon roof timbers aside from the likely removal of a small section of lats, though due to the relatively recent appearance of the roof these are not thought to be historic. Aesthetic significance will be preserved as, due to the height of the building and its position and orientation there will be a negligible visual impact.


5.0 Conclusions

- 5.1 It is concluded that the sensitively considered proposals will preserve and enhance significance, largely being interventions that will have a neutral or positive impact with a very limited impact upon historic fabric. Historically and functionally appropriate hotlime plaster and mortar are proposed which will be effective in remedying some physical issues whilst allowing the building to function properly, thereby promoting the preservation of historic fabric and the introduction of extractors will ensure the asset is not harmed by modern domestic pressures, chiefly water vapour. These elements of the proposals are therefore intrinsically linked to the long term preservation of the heritage asset. Other elements of the proposal necessary to facilitate re-use of the upper floors and continued use of the ground floor commercial premises have been actively considered to ensure significance is preserved.
- 5.2 As demonstrated in the preceding sections, the recognition of the necessity to preserve historic fabric is understood with the impacts being limited to some relatively minor interventions necessary for practical reasons. With the regard to preservation, conservation values have informed the proposals and it is posited that overall the scheme will preserve and strengthen historic and aesthetic significance, entirely in accordance with Policy ENV11 of the North York Moors National Park Local Plan and the NPPF.

6.0 References:

- Historic England (2008) *Conservation Principles, Policies and Guidance*. English Heritage
- Historic England (2017) *Traditional Windows: their care, repair and upgrading*. Historic England.
- Historic England (2011) *Domestic 2: Town Houses Listing Selection Guide*. Historic England.
- NYNMP (2017) *Conservation Area Appraisal and Management Plan of Robin Hood's Bay Conservation Area*. North York Moors National Park

Appendix 1

1st Floor	Method / Materials
Electrical Installation	Install extra sockets and wiring by chasing into existing gypsum finished walls. Make good with filler or hotlime putty according to surface finish
Underfloor Heating	Lay electrical pads and connect to wiring previously installed
Doors	Remove non-historic doors and replace with Howdens Rockingham Oak 4 Panel FD30 Fire Door
	
Ceiling	Install a new ceiling including Resilient sound deadening bars and two layers of decibel check 12.5mm plasterboard

2nd Floor	Method / Materials
Electrical Installation	Install extra sockets and wiring by chasing into existing plaster. Make good with Eden Lime Insulation where necessary
Plastering	Remove failed historic plaster from kitchen and re-finish with Eden Lime Insulation. Repair damaged lime plaster surfaces elsewhere with quicklime finishing coat
Doors	Remove non-historic doors and replace with Howdens Rockingham Oak 4 Panel FD30 Fire Door
Skirting	Using hand tools remove historic skirting length and repair sections from bedroom 2. Remove non-historic skirting from bedroom 1 and replace with historic skirting from bedroom 2



NYMNPA

15/02/2022

**Design and Access Statement
Maryondale Cottage and Chip Shop,
Albion Street, Robin Hoods Bay**



LION HERITAGE

CONSERVATION SPECIALISTS

1.0 This Design and Access Statement has been produced to illustrate considerations behind refurbishment and alteration proposals at Maryondale Cottage and Chip Shop, Albion Street, Robin Hoods Bay. It aims to provide a background to design and access considerations behind the proposals, which are informed by Historic England's Conservation Principles (2008) and the North York Moors National Park *Conservation Area Appraisal and Management Plan of Robin Hood's Bay Conservation Area* and are considered to accord with Policy ENV11 North York Moors National Park Local Plan (2020).

1.1 The property is part of a continuous row of tall buildings forming the south eastern side of Albion Street. As might be expected from its mid 19th century origins, the building displays a level of polite character beyond the purely vernacular, with classically proportioned windows and an ornate door-case. Internally the original townhouse type layout is traceable, in common with established plan-forms yet much altered largely in connection with the 20th century commercial use of the property.

1.2 Externally, proposals are limited to preserving and enhancing the appearance of the building and the conservation area. The appearance of inappropriate cementitious pointing will be addressed and missing pointing will be re-instated using a traditional hotlime mix. Window repairs will be carried out on a like for like basis to ensure the aesthetic character of the building is preserved. Re-positioning of the flue so it pierces the roof slope will mean it is not visible from street level and in more distant view will be lost in the visual clutter of the roofscape of Robin Hoods Bay.

1.3 Internal proposals are founded upon the preservation of historic fabric and the re-introduction of a traditional townhouse planform, rectifying harm caused by earlier alterations resulting in the first floor becoming open plan. Other elements of the proposal relating to the commercial use of the ground floor are founded on practical requirements to facilitate the continued operation of the business, whilst also preserving the character of the building.

2.0 References:

Historic England (2008) *Conservation Principles, Policies and Guidance*. English Heritage
NYNMP (2017) *Conservation Area Appraisal and Management Plan of Robin Hood's Bay Conservation Area*. North York Moors National Park