

NYMNPA

26/01/2023

Heritage, Design and Access Statement : Newholme Chapel, Newholm, Whitby. YO21 3QY



Miller Partnership Architects

INTRODUCTION:

This statement is produced in support of an application for Listed Building Consent to carry out alterations to Newholm Chapel in the small village of Newholm on the edge of the North York Moors.

The building is an early C19 Grade II Listed Building. It is a former Wesleyan Chapel and it is known to have been occupied as a dwelling since at least 2007. The proposal centres mainly upon refurbishment of the interior of the building.

All proposed works are detailed in Section X

SITE:

The property is centrally located within Newholm, which is a small, picturesque, rural village near the North Yorkshire Moors, and close to Whitby and Sandsend.

It has a population of less than 300 people and buildings are simply arranged either side of the single road running through the village. The property is next door to the village pub, The Beehive, believed to date back to the C15, and which is understood to have been a drovers inn when cattle were driven from the region to York to market. There is also a cafe / restaurant with a gift shop within the village but few other amenities. There is a small caravan park and some holiday accommodation within the village for visitors to enjoy the tranquil setting, proximity to the stunning beaches at the coast, walking on the North Yorkshire Moors as well as the amenities in Whitby just over 2 miles away.



fig 1 : aerial view of the property and village (site boundary shown in red)



fig 2 : photograph of exterior of The Beehive pub



fig 3 & 4 : Tower Mill (now demolished) had a distinct point to its cap. Photograph taken by Thomas Watson between 1892 and 1914. Drawing (based on Watson's photograph) by Margaret Clark.

LISTING:

The building is Grade II Listed. No. 1157287.
Chapel, early C19. Coursed squared stone. Pantiled roof with stone copings and square kneelers. 1 storey and basement. 2 blocked round-arched windows with interlacing glazing bars alternate with 2 flat-headed glazing-bar sashes (one replaced) in wood architraves. Flight of stone steps to boarded door with blocked fanlight in round-arched chamfered opening.

HERITAGE:

In 1870-72, John Marius Wilson's Imperial Gazetteer of England and Wales described Newholm as follows:
NEWHOLM-WITH-DUNSLEY, a township in Whitby parish, N. R. Yorkshire; on the coast, 2½ miles W of Whitby. Acres, 2, 254; of which 89 are water. Real property, £3,051; of which £100 are in mines. Pop., 382. Houses, 78. A maritime fort was built hereby the Emperor Justinian; and a Roman road, called Wade's Causeway, went thence to Malton. The Danes, with a numerous force, landed here in 867. There is a Wesleyan chapel.

British History Online describes the Parish of Whitby and contains the following information regarding the Presbyterian movement and John Wesley's visits to the region:

Presbyterians began to meet in 1695, and in 1715 built their chapel at the lower end of Flowergate (fn. 154); the present church was erected at the higher end in 1877-8. John Wesley preached on the hill near the parish church in 1772, and the bells were rung in vain to drown his voice. He came again in 1774 and 1788. (fn. 155) The Wesleyans built a meeting-house in Henrietta Street in 1764 (fn. 156); their chapel in Church Street, reached by forty steps, was built in 1788, the Mission chapel, Flowergate, in 1857, Brunswick Wesleyan church in 1891, the Primitive Methodist chapel in Cleveland Terrace in 1866, that in Church Street in 1903. The Congregational chapel, built in Silver Street in 1770, has been superseded by the church on West Cliff (1868). The Congregational mission hall in Grape Lane was opened in 1898. The Unitarians occupy the old Presbyterian chapel in Flowergate, already mentioned. The Salvation Army uses the town hall.

Newholm, a mile and a half west of Whitby, is a pretty village in the valley of Newholm Beck with a green, a mill mentioned in 1540, (fn. 157) and a Wesleyan Methodist chapel, erected in 1832. By the sea, between Newholm Beck and Raithwaite Gill, is Raithwaite Hall, a modern building in a fine situation, the residence of Mr. Walter Herbert Septimus Pyman. At the end of Dunsley Lane, which ascends from the cliff, is Dunsley Hall, a modern building, the residence of Mr. Frederick Haigh Pyman. The village of Dunsley is grouped irregularly on a hill. Only the foundation of the mediaeval chapel remains in the centre of a large green.



fig 5: photograph of street showing the Chapel centrally with the Beehive in the background.

The building is compact, with a gross internal area of only 36.5sq m. There is evidence from 'The Returns of Accommodation provided in Wesleyan Methodist Chapels and other Preaching Places obtained by The Wesleyan Chapel Committee' and published in 1873, that there was space for 90 people. (see fig: 6 below) This was calculated by assuming that 'not less than 18 inches and not more than 20 inches for each sitting was to form the basis of the calculation.'

John Wesley said "Let all preaching places be built plain and decent, but no more expensive than is absolutely unavoidable".

WHITBY AND DARLINGTON DISTRICT.			
561. WHITBY.			
a.—Brunswick, 890: Wesley, 678: Robin Hood's Bay, 425: Thorpe, 104: Hawsker, 100: Sandsend, 152: Lythe, 178: Briggswath, 152: Newholm, 90: Mickleby, 115: Gosmont, 200: East Barnby, 76		12	3160
b.—Goldsborough, 40: Alder Park, 35: Egton, 156: Iburndale, 60		4	291

fig 6: extract from *The Returns of Accommodation provided in Wesleyan Methodist Chapels and other Preaching Places obtained by The Wesleyan Chapel Committee*, showing the figures for Whitby and Darlington District.

PROPOSALS:

There is no information regarding this property on the Local Authority Public Access Forum. However at an unknown date the property has been unsympathetically converted to a dwelling and there is little remaining of the original interior of the building. The exterior of the building requires a little maintenance but is largely intact and unaltered.

The existing interior, of what was presumably an open space, has been divided with stud partition walls and householder fixtures, fittings and finishes have been installed. The building is now empty but had been occupied for many years previously and is in a state of extreme disrepair.

The existing timber panelling to the north of the building, around the lobby area, appears to be original and it is the intention to retain and repair this fabric as necessary.

It is the intention to strip out the existing non- original interventions and replace with a new layout as follows:

- A.** Strip out existing non - original stud partition walls
- B.** Strip out all existing floor finishes (carpet and sheet vinyl) to exposed timber floor boards. Sand smooth boards and finish with wax.
- C.** Strip out all existing kitchen and bathroom fittings.
- D.** Strip out electrics.
- E.** Replace upvc windows to rear elevation with timber double glazed sash windows.
- F.** Strip out existing ceilings to expose rafters / roof trusses. Insulate at rafter level for a vaulted ceiling. To be confirmed on site.
- G.** Strip out existing wall paper
- H.** Retain existing timber panelling to lobby, North wall and bench seat. (see fig. 10 & 11)
- J.** Repair existing windows to front elevation and paint.
- K.** New stud partions and doors
- L.** New kitchen and bathroom fittings.
- M.** Insulate walls using breathable insulation.
- N.** External works to include painting railings, and installation of paved seating area to front garden.
- P.** Installation of new services.



fig 7: replace upvc windows to rear elevation with timber double glazed sash windows



fig 8: strip out existing kitchen fittings, ceilings, stud walls, floor finishes and services.



fig 9: Strip out existing fittings, fixtures and finishes



fig 10: existing timber panelling to north wall, lobby ceiling and lobby door to be retained.



fig 11: retain existing timber panelling and bench. Strip out carpet, storage heater, stud walls, wallpaper and ceiling.

SCALE :

There is no proposed change to the scale of the building. All interventions will be carried out within the building foot print.

ACCESS :

The existing stone steps to the only door in the building will remain. It is not possible to provide disabled access to this building.

The existing arrangements for refuse and recycling will remain. The existing bins are stored in the front garden and are taken to the kerbside on collection days.

There is on street car parking for residents' vehicles.

MATERIALS:

It is the intention to maintain the external fabric of the building with 'like for like' materials, apart from the replacement of the upvc windows to the rear elevation with timber sash windows.

Internally it is the intention to use a palette of simple materials:

Floors to be sanded and waxed timber boards.

Existing timber wall panels and doors to be carefully cleaned and oiled.

Walls to be plastered and painted white.

Rafters / roof trusses - contractor to take down existing (non- original) plasterboard ceiling and investigate existing rafters and roof trusses. It is assumed that chapel would have had a vaulted ceiling and it is the intention to reinstate this feature.

Existing white painted timber windows to front elevation be retained, repaired as necessary and painted.

SUSTAINABILITY:

It is proposed to replace the existing heating system with an electric boiler.

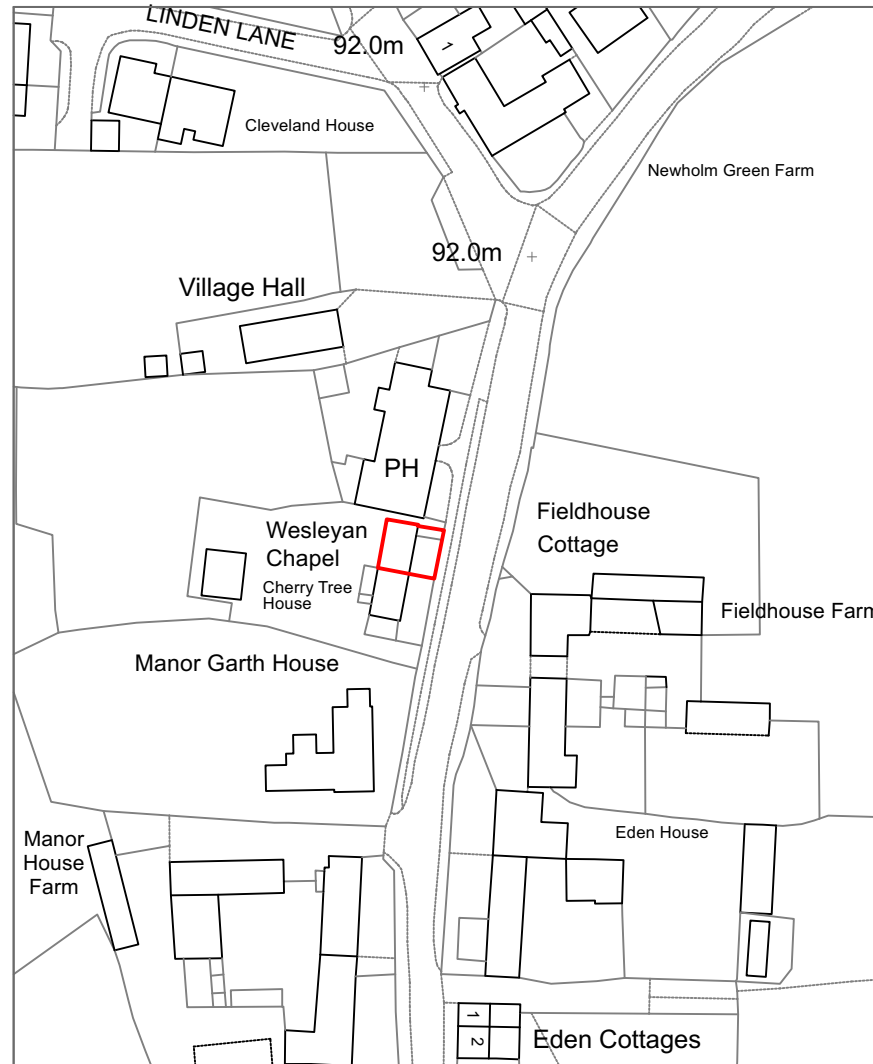
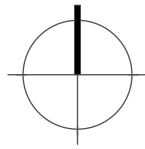
Breathable insulation, such as Pavatex insulation system, to be added at roof level and to internal face of external walls. Insulation to be added between floor joists below floor boards if access can be gained to the basement.

Existing upvc windows to rear elevation to be replaced with timber double glazed units.

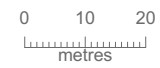


fig 12: Stepped approach to front door.

APPENDIX A : APPLICATION DRAWINGS



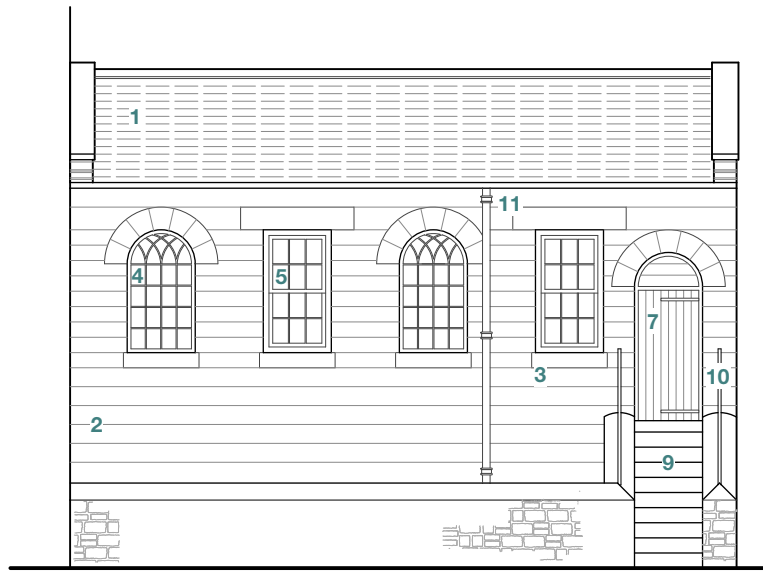
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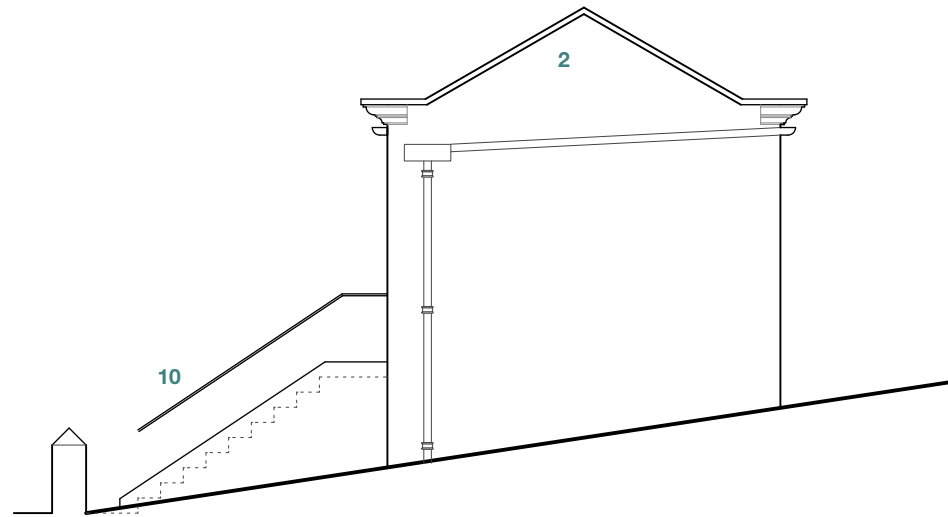
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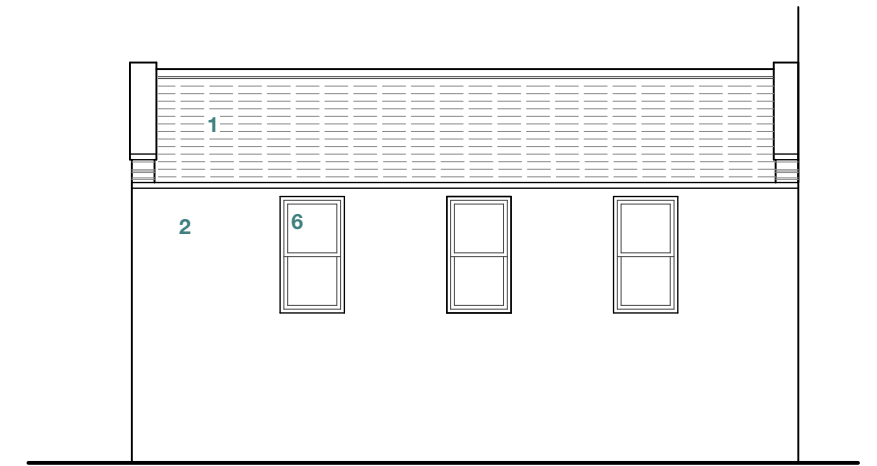
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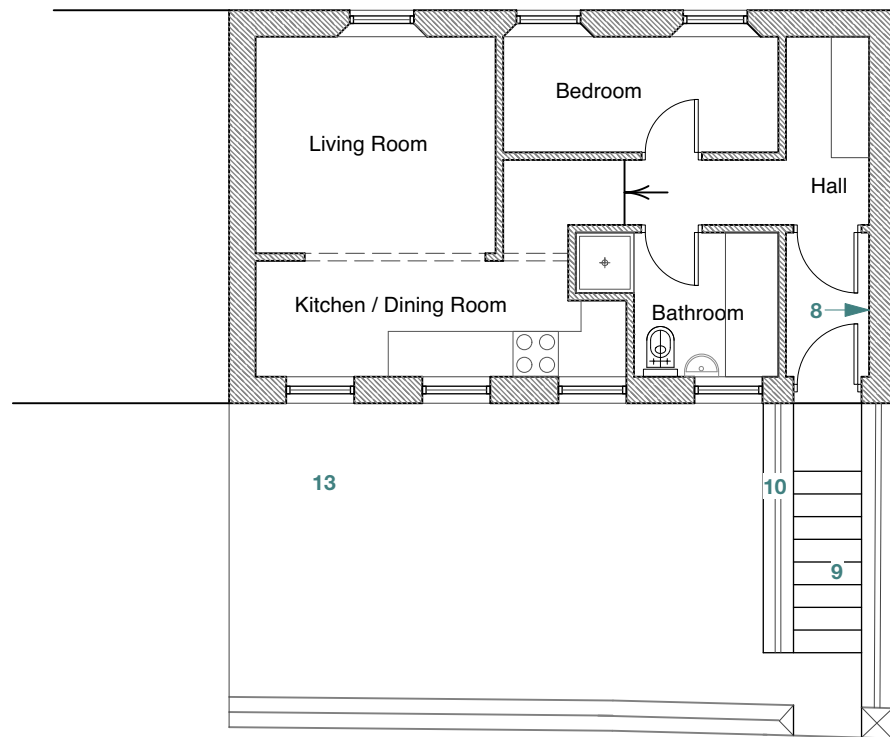
E1.1 Existing East Elevation



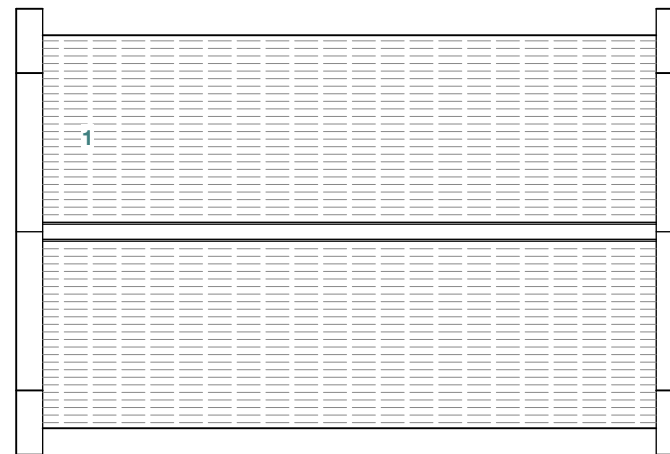
E1.2 Existing North Elevation



E1.3 Existing West Elevation



E1.4 Existing Ground Floor Plan



E1.5 Existing Roof Plan

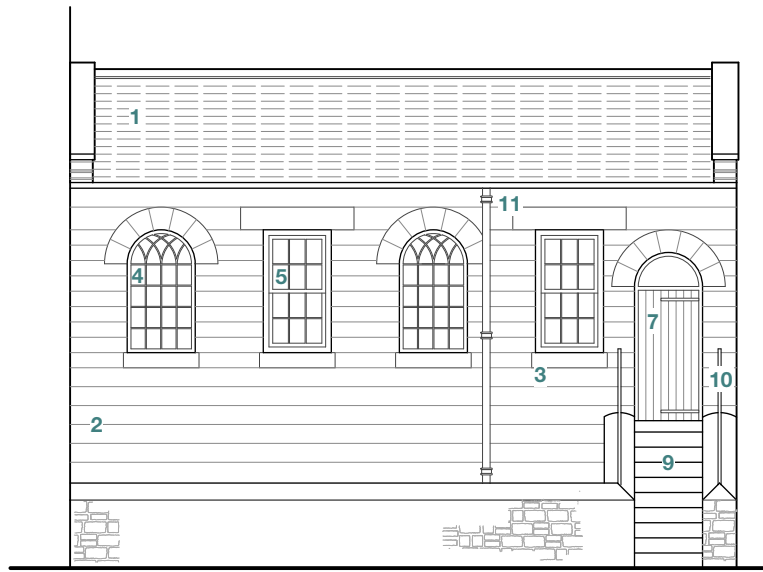
MATERIALS

- 1. CLAY PANTILE ROOF WITH STONE COPINGS AND SQUARE KNEELERS
- 2. COURSED SQUARED STONE
- 3. ASHLAR STONE LINTELS / CILLS
- 4. TIMBER BLOCKED ROUND-ARCHED WINDOW WITH INTERLACING GLAZING BARS
- 5. TIMBER FLAT HEADED GLAZING SASH WINDOWS
- 6. WHITE UPVC WINDOWS
- 7. TIMBER PANELLED DOOR
- 8. TIMBER WALL PANELS
- 9. STONE STEPS
- 10. PAINTED METAL HANDRAIL
- 11. CAST IRON RW GOODS
- 12. UPVC RW GOODS
- 13. GRASS

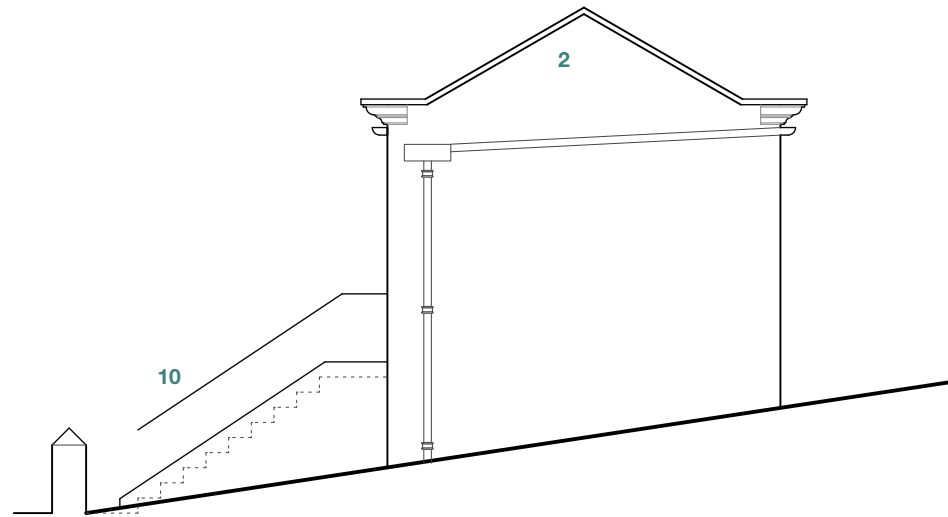
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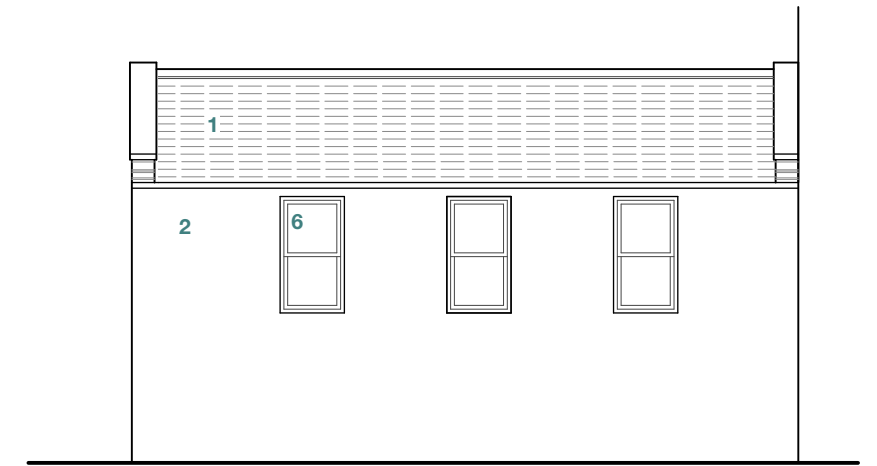
Drawing Number	Rev	Drawing Content	Scale	Date	Project
E1		Existing Plan, Elevations and Roof Plan	1: 100@A3	Sept 2022	101.242 Newholme Chapel, Newholme, Whitby. YO21 3QY



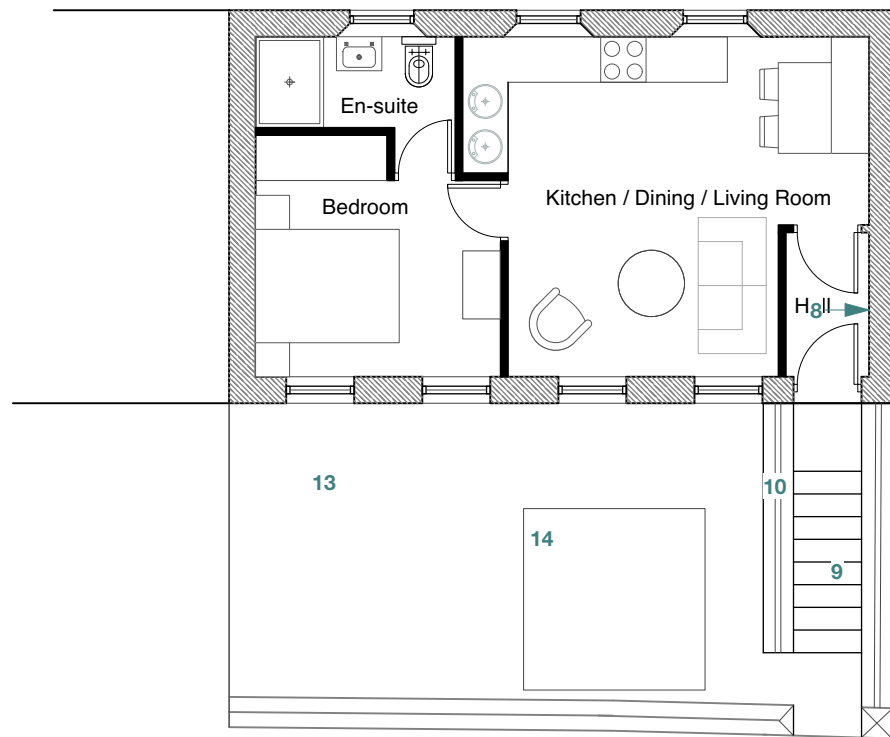
P1.1 Proposed East Elevation



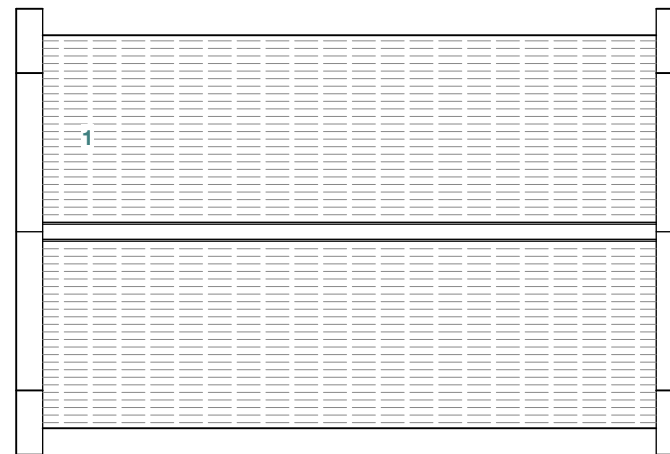
P1.2 Proposed North Elevation



P1.3 Proposed West Elevation



P1.4 Proposed Ground Floor Plan



P1.5 Proposed Roof Plan

MATERIALS

- 1. CLAY PANTILE ROOF WITH STONE COPINGS AND SQUARE KNEELERS
- 2. COURSED SQUARED STONE
- 3. ASHLAR STONE LINTELS / CILLS
- 4. TIMBER BLOCKED ROUND-ARCHED WINDOW WITH INTERLACING GLAZING BARS
- 5. TIMBER FLAT HEADED GLAZING SASH WINDOWS
- 6. WHITE UPVC WINDOWS
- 7. TIMBER PANELLED DOOR
- 8. TIMBER WALL PANELS
- 9. STONE STEPS
- 10. PAINTED METAL HANDRAIL
- 11. CAST IRON RW GOODS
- 12. UPVC RW GOODS
- 13. GRASS
- 14. PAVED SITTING AREA.

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