
From:**Sent:** Wednesday, May 8, 2024 6:36 PM**To:** Jill Bastow <j.bastow@northyorkmoors.org.uk>; Annabel Longfield-Reeve <a.longfield-reeve@northyorkmoors.org.uk>**Cc:** Rosie Gee <r.gee@northyorkmoors.org.uk>; 'Jackie Wallace'

'Rob Wallace'

Subject: FW: NYM/2023/0525. NYM/2023/0527, Burleigh Cottage, Brig Garth, Robin Hoods Bay E12540- Client re meeting

Dear Jill, Annabel and Rosie,

Thank you for the visit and subsequent discussions at the Property which we feel were productive. I also acknowledge today's email.

As a first point I would just like to confirm that I believe the stripping out works initially carried out were not a concern? And that as Jackie and Rob had intended, they were only of the recent modern materials.

In terms of the actual works:-

Internal wall linings. Just to be carried out to the walls with modern gypsum plaster finish.

This is not to include a Tyvek membrane but a Hemp membrane. And the overall depth to be a max of 50mm.

The current modern plaster/render to be removed back to stone work. If as you mentioned there is some Lime Plaster below that will have to be removed as well. I appreciate you would prefer the modern plaster to be removed and lime below retained but the two coats (modern and old) are not able to be separated. Removal of both is the only real option for a working breathable solution to be re applied. A functional breathable and insulated ecologically based system to be used.

Lath and Plaster linings to wall retained.

Lower Ground Floor, all works as drawing and Schedule

Suspended Floors.

Overlay with a 38mm board and underfloor heating system

Allows removal of all radiators (non traditional)

Use historic/reclaimed boards for finish

Existing floors have all been reinforced historically with timber beams below.

The current floor boards are very variable in both age and standard. Whatever their worth they will be retained below the new. There will be some undercutting of the doors. But no radiators or work carving up the existing boards

Roof/Sloping ceiling soffits

These are difficult, with badly fitted Rockwool fully filling the rafter depth. Historic underlay is Lath, plaster and later 'v' jointed boards. Varying age on different sections.

Your thoughts would be appreciated on improving this from below?

Separation of Lower Ground

I have spoken to Building Control and subject to seeing final plans I believe the works would include:-

Retain existing joists, infill with Hemp based dense acoustic insulation.

Underdrawn with 15mm fireline board, lined with woodchip board and lime plaster finish

We feel the following is accepted and would like to progress these as soon as possible:-

Lower Ground Floor as noted above

External Pointing with Hot Lime 1:3 sand:lime, not NHL

Cast Iron for Rwp's and SVP's

1st floor Fire Place; open up previous opening, locate lintel to confirm height of opening.

External Timber Frames colour; Blue 20BB 08/051

Panelled wall to Bathroom to be kept

Following your reply we will update the information for the application documents/drawings.

We look forward to your response as soon as you are able.

Kind regards

Neil

BHD Design Ltd Architectural services

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