



## DESIGN AND ACCESS STATEMENT

### Proposals for internal plaster repairs.

at

### THE OLD CHURCH OF ST STEPHEN FYLINGDALES NORTH YORKSHIRE

**Agent:**

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NYMNPA

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## Design and Access Statement

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### 1.0 Introduction

- 1.1 The purpose of this document is to provide a written explanation to accompany an application submitted for Listed Building Consent for internal plaster repairs proposed to the east end of the Old Church of St Stephen, Fylingdales, North York Moors.

This document sets out the brief requirements and description of the design and access proposals.

- 1.2 The work proposed includes:

The identification and removal of hard cementitious render, gypsum plaster and areas of failed lime plaster to the interior of the chancel and vestry. No work is proposed in the nave.

With the areas of defective plaster removed areas of exposed masonry will be left to dry before re-plastering with a traditional 3-coat lime plaster.

### 2.0 Requirements of the brief

- 2.1 Moisture levels in the church are high and evidence of dampness is clear, particularly in the chancel. This damp environment is causing damage to the fabric of the building and deterioration of internal furniture and fittings.
- 2.2 The structure of historic buildings are of natural materials used in a traditional manner. The durability of finishes and structure is dependent on the permeability of these materials. Many modern materials are impermeable and compromise this durability.
- The cement and gypsum applied to the chancel and vestry walls are trapping in moisture and preventing the masonry from drying effectively.
- 2.3 Areas of lime plaster still remain in the chancel but some of this has now failed as a result of age and environmental conditions.
- 2.4 Removal of all areas of cement render and gypsum plaster is needed along with any areas of lime plaster that has failed. Areas of lime plaster that remain well adhered to the masonry behind will be kept.

### **3.0 Planning policies**

#### 3.1 Listing Description

IoE Number: 327705

Location: CHURCH OF ST STEPHEN, CHURCH LAND (east side)

FYLINGDALES, SCARBOROUGH, NORTH YORKSHIRE

Date listed: 06 October 1969

Date of last amendment: 06 October 1969

Grade I

FYLINGDALES CHURCH LANE NZ 9405 16/52 (east side) 6.10.69 – Church of St Stephen I Former Parish Church. 1821 rebuilding on medieval site. Course herringbone-tooled sandstone with ashlar dressings. Purple slate roof. Single-cell preaching box with small sanctuary; South porch and north vestry are early additions. Gothick style. Open-pedimented porch has segment-arched entrance with rusticated voussoirs. Sundial above has dates 1736, 1864 and 1919 with various initials. Wood side benches; and wide 6-panel double door with interlaced fanlight; keystone largely concealed by barrel vault of porch. 5-bay nave has pointed-arched windows, with glazing bars and interlaced heads, in architraves with imposts. All rest on cill band except for shorter window above door. Small square-headed door in south chancel wall; east window similar and flanked by big stepped diagonal buttresses. North nave wall has 3 short windows, similar to that above door, lighting the gallery. West windows similar to east. Vestry has 15-pane fixed light with 2 opening panes. OSBM on south-east corner of nave. West bell-cupola had only its damaged wood frame remaining at time of survey. Interior; Complete late Georgian fittings. Panelled gallery, around north and west sides, rests on Roman Doric columns. Lateral south pulpit has sounding board and stairs with turned balusters and ramped handrail. Complete box pews, including one named for the Farsyde family with coat of arms. Various memorial tablets to the Farsyde family. Small early C18 font with low, cornical open cover.

#### 3.2 In preparing the proposals that are subject of this application we have taken into account the requirements of the:

Planning (Listed Buildings and Conservation Areas) Act 1990

Historic England Good Practice Advice Guides (1, 2 & 3)

#### 3.3 We believe the proposals do not harm the architectural or historic importance of the listed building; they do not harm the features that are specifically part of the listing, indeed will have a positive impact on the existing fabric, furniture and fittings of the building.

### **4.0 Informal pre-application consultations**

Pre-application advice was sought from Mr Edward Freedman, of the Building Conservation Team via email (8th May 2018) regarding these proposals and the need for consent applications. Mr Freedman confirmed a Listed Building Consent application was required.

### **5.0 Site**

#### 5.1 Churchyard

The old Church of St Stephen sits to the west of Robin Hoods Bay, on the north edge of Fylingthorpe. In a fantastic, but exposed position the church overlooks the bay and north Sea beyond.

The church was built in 1821 on a site used for worship since 11th century. In 1870, after a relatively short period it was replaced by a new church built in the centre of Fylingthorpe, also named after St Stephen.

The exposed churchyard is steeply sloped running down from north to south. It is heavily populated with large head stones. The churchyard is bounded on the north, east and west sides by dry-stone walls. To the south there is a stone retaining wall and wire fence marking the boundary with the adjacent field.

#### 5.2 Existing building

The church plan consists of nave, chancel, vestry and south porch. An upper gallery is located at the west end of the nave and extends along the north side. While the altar is in the east end chancel, the pulpit is positioned half way along the nave on the south side. Pews are orientated towards the pulpit.

The church is built of dressed sandstone blocks and slate roof. Tooling to the ashlar is herringbone, in some areas this tooling incorporates a margin.

The nave is a simple space with flat plastered ceiling and box pews. Pointed arch timber windows light the space. The chancel is lit by a single east window of the same type and style as those in the nave. A door on the north side of the chancel leads to the vestry while a door on the south side gives direct external access. On the east corners of the chancel there are two very large masonry buttresses.

The churchyard slopes steeply down from north to south. The church is stepped into this slope and as a result the ground level on the north side is higher than internal floor levels (by approximately 1m). On the north side of the church a retaining wall provides a gap between external ground levels and the north wall. At the east end of the church the external ground level appears to abut the chancel.

### 5.3 Natural Features

None are affected by the proposed work.

### 5.4 Topography/Gradients

Typical with the area, the church is on a steeply sloping site. As a result, access around the site uses a combination of sloping paths and steps. No changes to the existing access arrangements are proposed.

## 6.0 Design proposals

### 6.1 Chancel and vestry walls

It is proposed that two existing commandment boards on the east chancel wall and a hatchment, depicting the arms of the Farsyde family, on the north chancel wall will be carefully removed for conservation by an Accredited Conservator-Restorer. Once these boards have been removed access to the full height of the chancel will be provided. A detailed inspection of the plaster finish in chancel and vestry will then be carried out to identify areas of plaster that are cementitious and none breathable. Areas of failed lime plaster will also be identified. These areas will be removed to expose the masonry beneath. Large areas of sound lime plaster will be retained.

Once the plaster is removed, if the masonry beneath is found to be very wet these areas will be left exposed to allow the walls to dry out.

When ready for re-plastering the exposed masonry is to be cleaned down and dubbed out as necessary using lime mortar. Areas of plasterwork are to be built up with 3-coat lime plasterwork finishing flush with any remaining plaster. Plaster is to be finished with a wooden float and no beads are to be used to form openings.

Plaster to be applied in traditional 3-coat work.

Lime is to incorporate either mature slaked lime putty or high quality naturally fully hydraulic, lime from an approved source. Lime to be feebly hydraulic (NHL2). Sand to be medium and sharp coarse grey sand mix. Hair to be clean, dry, carded horsehair. Water to be clean and uncontaminated.

Decoration of the walls will be limewash if possible or painted with an appropriate paint – Classidur or similar. Colour to match the nave.

## 7.0 Accessibility

7.1 The church of Old St Stephen is in an area where the natural topography is steep. As described above the church and churchyard is on a sloping site rising steeply from south to north. Access across the churchyard is by a stone path incorporating steps. From this path access into the church is through the south porch which also includes steps.

Given the nature and history of the existing site, and number and proximity of burials, it is difficult to see how access may be improved.

The present proposals do not alter the present access arrangements in and around the church.

### 7.2 Flood risk

Old St Stephens Church is in flood zone 1, having a *low probability of flooding*.

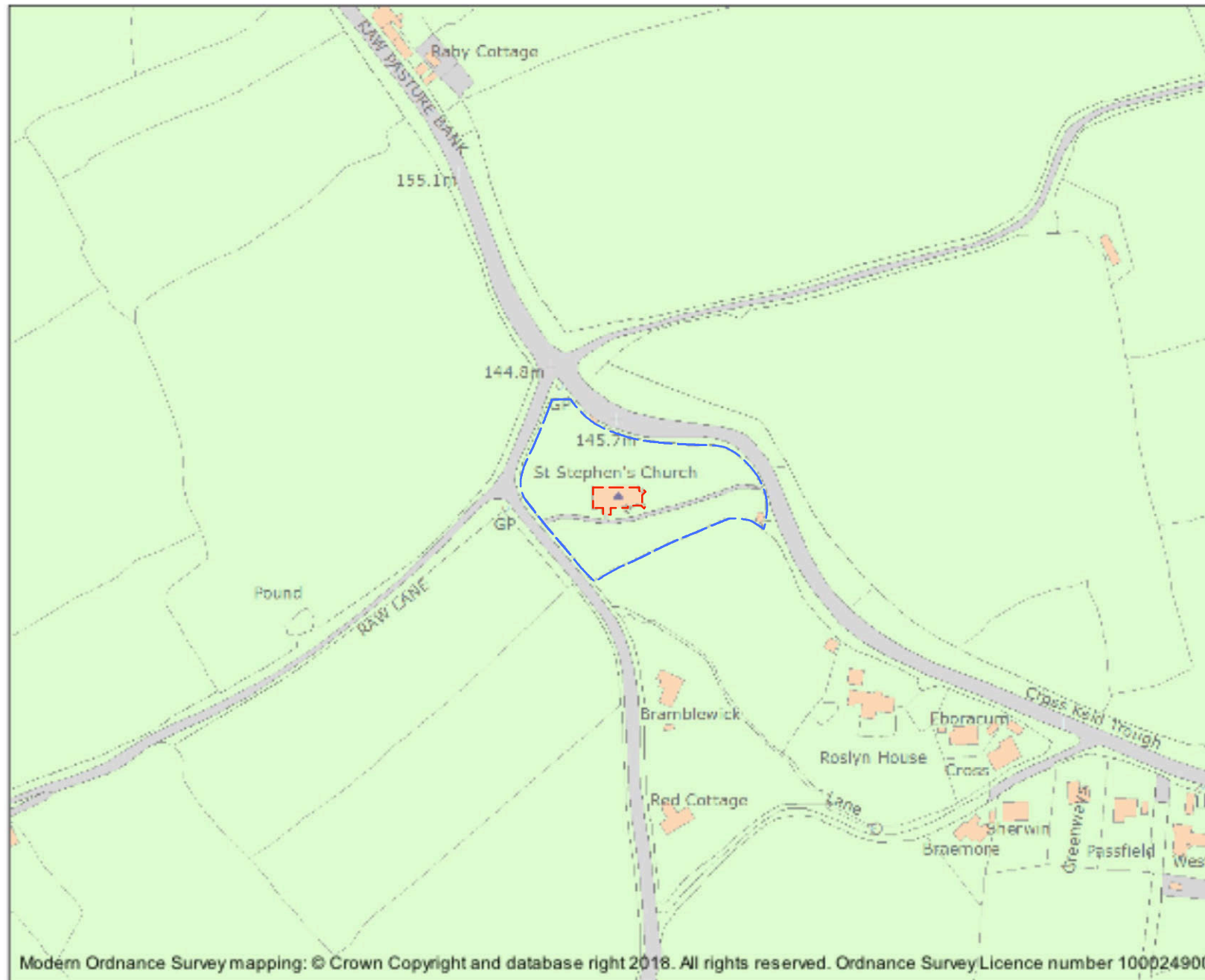
The proposed work will not affect existing circumstances.

**8.0 Appendices**

**Appendix A**

Application drawings





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Name: CHURCH OF ST STEPHEN

This is an A4 sized map and should be printed full size at A4 with no page scaling set.

**Heritage Category:** Listing  
**List Entry No :** 1148706  
**Grade:** I

**County:** North Yorkshire  
**District:** Scarborough  
**Parish:** Fylingdales

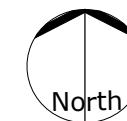
For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

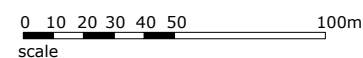
This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

**List Entry NGR:** NZ 94162 05940  
**Map Scale:** 1:2500  
**Print Date:** 16 May 2018



**SITE LOCATION PLAN**  
**scale 1:2500**

Note:  
 The property boundary is outlined in blue. This is in the ownership of the applicant.  
 The site boundary is outlined in red. This covers all land anticipated as required to undertake the work proposed.

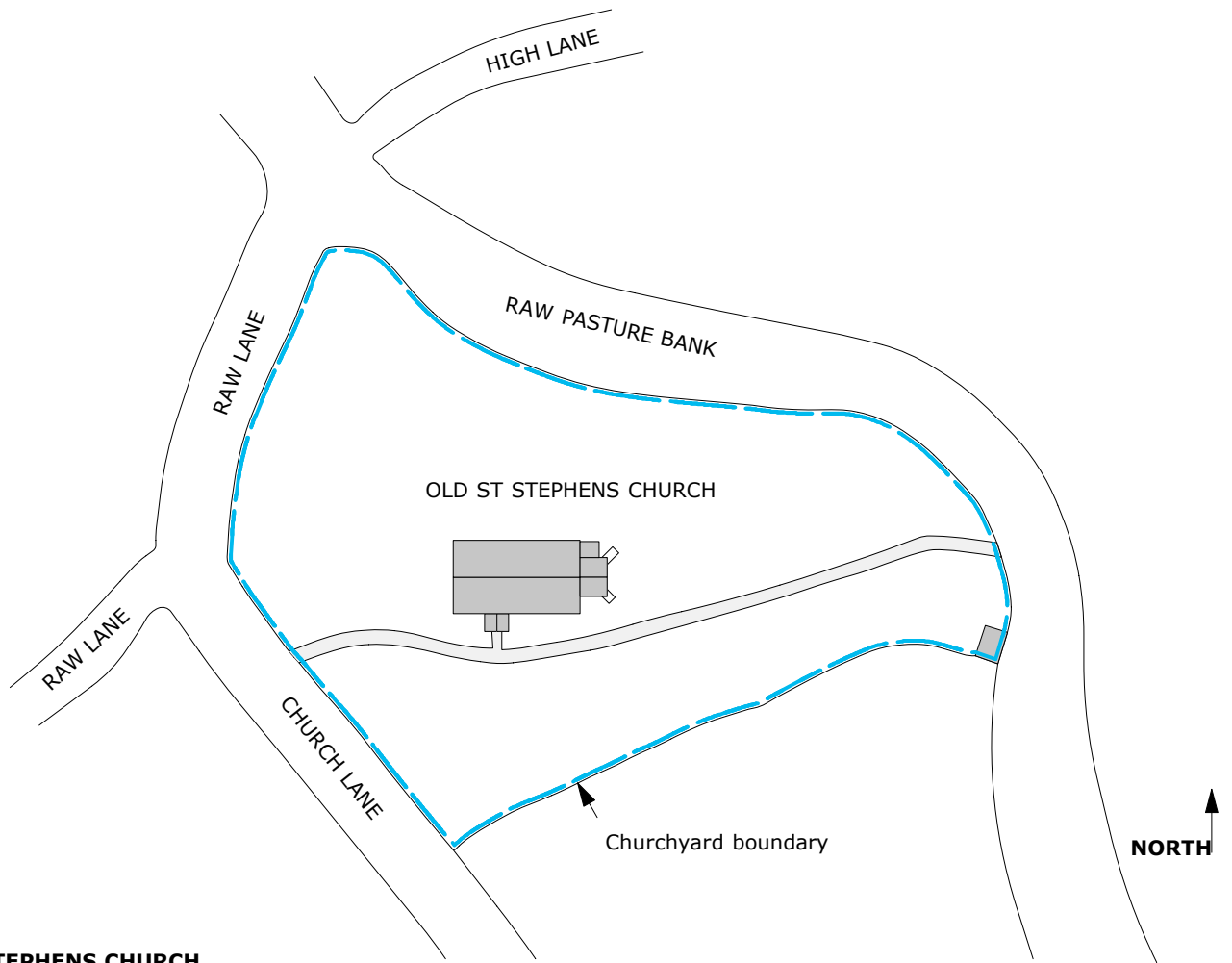


REVISION	DATE	DRAWN	CHECKED	DESCRIPTION	CLIENT	SCALE
				Do not scale from drawing. All dimensions to be checked onsite. Report all discrepancies.		
				© All rights reserved		
				no scale at A3		
				The Churches Conservation Trust		
				PROJECT	DRAWN	DATE
				KS	KS	May 2018
				CHECKED		
				DRAWING TITLE		
				simmonsherriff LLP is a Limited Liability Partnership registered in England and Wales. Registered number: OC354236. Registered Office: 30-38 Dock Street Leeds LS10 1JF		
				JOB NUMBER	DRAWING NO.	
				FSS000/016		

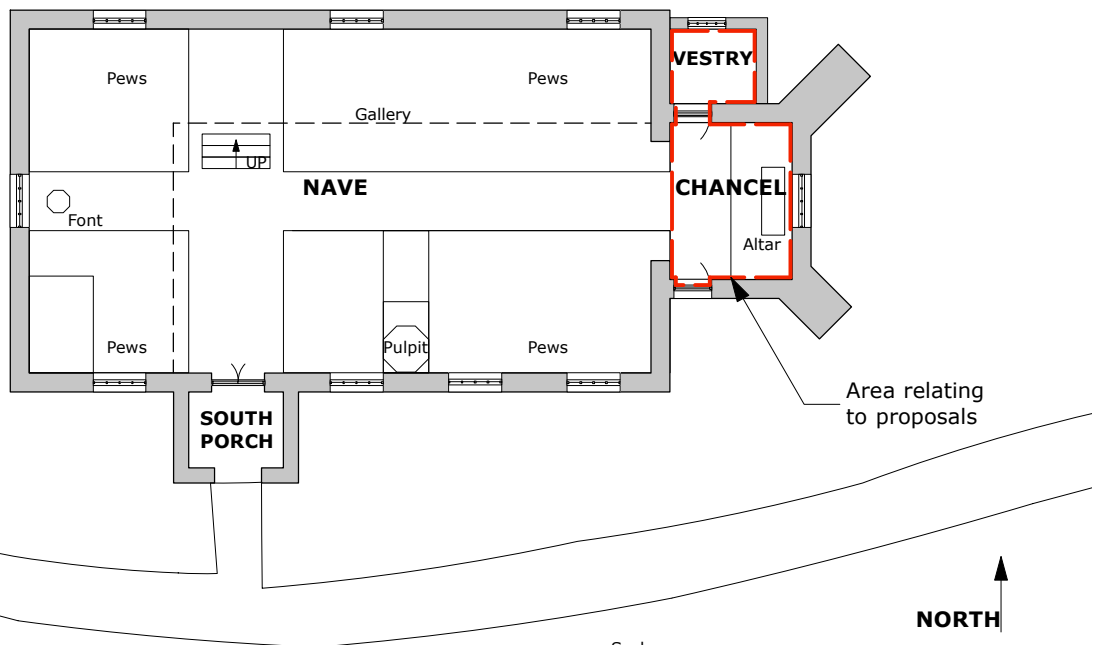
**OLD ST STEPHENS, FYLINGDALES**

**SITE LOCATION PLAN**

**simmonsherriff** architects



**OLD ST STEPHENS CHURCH**  
 Indicative churchyard plan - existing  
 Approx. scale 1:1000



**OLD ST STEPHENS CHURCH**  
 Indicative plan - existing  
 Approx. scale 1:200

**Appendix B**

Photographs





Old St Stephens - south elevation of nave and south porch before redecoration of windows.  
The churchyard slopes up steeply from south to north and is tightly packed with headstones.



North elevation of nave, chancel and vestry.  
The ground level on this side is higher than church floor level.



East elevation

A retaining wall on the north side keeps the higher ground level away from the wall but the ground appears to abut the east wall.



Vestry north side.



North side of nave - a retaining wall holds back the higher ground level.





Chancel, east wall.

Damage to the northeast corner has been caused by a mis-aligned gutter. This has been corrected and the walls are beginning to dry. Conservation is planned of the hatchment on the north wall and two commandment boards by an Accredited Conservation-Restorer and will allow access to the plaster behind. Access will allow identification and removal of failed and cementitious plaster.



East window, north jamb.  
Gypsum plaster has been used in a repair. A lack of breathability is causing this to fail again.



East window, south jamb.  
Plaster in this area has failed and no longer adhered to the masonry behind.



Chancel north side floor.  
Algal growth indicates high levels of moisture in the floor, not helped by the concrete render and cement floor screed of the vestry behind.



Chancel north wall.

Dampness in the northeast corner may have damaged the plaster and areas have failed around the vestry door. Plaster above this door may have been replaced with a cementitious render. Conservation of the hatchment is planned.





Chancel north wall.  
Plaster has failed to the side of the vestry door,  
on the east side a gypsum plaster repair has  
previously been carried out and this is now  
failing.





Chancel south wall.

There are local areas of loose plaster on this wall. A large section of wall around this door appears to have been replaced with a hard cementitious render, trapping a moisture in the masonry behind.





South chancel door.  
Much of the plaster around this door  
appears to have been replaced with a  
hard cement render.

