

Avery House- Listed Buildings Consent: Covering Letter

Inquiry Reference: NYM\2018\ENQ\14400

Dear Team,

Please find enclosed our application for Listed Buildings Consent.

As the new owners of Avery House on Shell Hill, Robin Hoods Bay we are looking forward to being the custodian of its grade 2 listed building status and as such we want to bring the cottage up to a liveable standard without losing any of its 17th century cottage charm.

With that in mind our current plans are to upgrade the internal part of the cottage; it's clear that it has been neglected for many years.

Please do let us know if you require any further information or have any questions.

Best Regards,

Andy Sherwood

NYMNPA

23/08/2018

Design and Access Statement Avery House. Andy Sherwood

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As the new owners of Avery House on Shell Hill, Robin Hoods Bay we are looking forward to being the custodian of its grade 2 listed building status and as such we want to bring the cottage up to a liveable standard without losing any of its 17th century cottage charm.

With that in mind our current plans are to upgrade the internal part of the cottage; it's clear that it has been neglected for many years.

In terms of accessibility like all properties in the lower Robin Hoods Bay village access for wheel chair users or those with mobility issues is difficult if not impossible. Therefore, we are not planning any accessibility types changes.

The room by room plan is as follows:

Living Room: (Ground Floor.)

Laying of laminate flooring. Installation of log burner. Cleaning and painting of walls and skirting boards.

Kitchen: (Ground Floor.)

Installation of new kitchen. Cleaning and painting of walls. Laying of laminate flooring. Installation of ceiling spot lights.

Bathroom: (1st Floor.)

Installation of new bathroom. (Bath with shower over, toilet and hand basin.) Cleaning and painting of walls and skirting boards. Replace tiles on floor and wall around the bath/shower.

Bedroom: (1st Floor.)

Cleaning and painting of walls and skirting boards. Laying of new carpet.

Bedroom: (2nd Floor.)

Cleaning and painting of walls and skirting boards. Laying of new carpet.

Stairs: (To 1st Floor and 2nd Floor.)

Laying of new carpet runner. Cleaning and painting of walls and skirting boards.

Internal Doors:

Stripping back to original pine wood finish.

Regarding the requirement for a 'Site and Other Plans' for Avery House we do not believe that we are required to provide further site plans since the planned worked are all internal within Avery House itself. Therefore, we believe there will be no impact to our neighbours.

We have taken a screen shot below of the provided Land Registry document which shows Avery House location on a 1:2500 scale. Please note that Avery House is the building; on the (South) end of Shell Hill the other building shown is the outhouse and garden belonging to Avery House where no changes are planned. I marked this below with the red arrow.



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23/08/2018

End of document.

Heritage Statement for Avery House: Application for minor works on a listed building. (Using the table 'Application for Minor Works.')

Ref: NYM/2018/0556/NEW.

What is significant about the heritage asset?	What works are proposed?	What impact do the works have on the part of the heritage asset affected?	How has the impact of the proposals been minimised?
<p>Avery House is a grade 2 listed building, first listed in October 1969 and on the Historic England website it is listed together with Osbourne Cottage under list entry number 1148670. Avery house was built around 1740. Features to note as listed by Historic England are:</p> <ul style="list-style-type: none"> -Stone built with a pantiled roof and brick chimney stack. -To the front it has a 4-panel wooden door with a cornice hood porch. -It has sash windows on the ground and first floor from the early 20th century. -To the rear it has a boarded wooden door and to the 2nd floor a small sash window. <p>Internally there are no listed building features however Avery House is typical of a Robin Hoods Bay fisherman's cottage with 3 floors and a room or two on each which gives it a 'cosy cottage</p>	<p>To update Avery House to ensure its brought up to a liveable standard since the house has not had any investment or maintenance for a number of years. Room by room the plan is as follows:</p> <p><u>Living Room: (Ground Floor.)</u> Laying of laminate flooring. Installation of log burner into the existing fireplace. Cleaning and painting of walls and skirting boards.</p> <p><u>Kitchen: (Ground Floor.)</u> Installation of new kitchen. Cleaning and painting of walls. Laying of laminate flooring. Installation of ceiling spot lights.</p> <p><u>Bathroom: (1st Floor.)</u> Installation of new bathroom. (Bath with shower over, toilet and hand basin.) Cleaning and painting of walls and skirting boards. Replace tiles on floor and wall around the bath/shower.</p> <p><u>Bedroom: (1st Floor.)</u></p>	<p>The works we have planned are all internal and as such will not have any impact on the listed building features. The only work that we have planned on the external of the building are cleaning and painting where required.</p> <p>Regarding the internal works there are no changes planned to the existing layout of the cottage and therefore the feeling of a 'cosy traditional' cottage will be maintained.</p> <p>The new kitchen and bathroom will be in fitting with similar cottages in Robin Hoods Bay and will have no impact to the heritage of the building.</p> <p>Given that the rest of the works are limited to cleaning and maintenance to ensure the cottage is liveable then we do not foresee any impact to the heritage of the cottage.</p>	<p>As mentioned at this stage no works are required to the external of the building.</p> <p>As regards the internal works this will not impact the character of Avery House as we are not changing the existing layout but upgrading and replacing content like carpets, kitchen and bathroom to ensure it's in a liveable standard.</p> <p>Avery House has had many years of neglect and its clear this work is needed soon to ensure the cottage can be used for many years to come.</p> <p>Finally, we plan to use local suppliers who have an experience of working on listed buildings in Robin Hoods Bay.</p>

<p>traditional' feeling.</p> <p>The living room has an open fireplace with a small kitchen off it, there are wooden stairs to the first floor where there is a bedroom and small bathroom. Then a further set of wooden stairs take you to an attic bedroom.</p>	<p>Cleaning and painting of walls and skirting boards. Laying of new carpet.</p> <p><u>Bedroom: (2nd Floor.)</u> Cleaning and painting of walls and skirting boards. Laying of new carpet.</p> <p><u>Stairs: (To 1st Floor and 2nd Floor.)</u> Laying of new carpet runner.</p> <p>Cleaning and painting of walls and skirting boards.</p> <p><u>Internal Doors:</u> Stripping back to original pine wood finish.</p>	<p>The log burner will be installed into the existing fireplace and we believe this would add to the heritage and it will be in keeping with the planned look and feel of the cottage.</p>	
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Work Specification: Avery House**Kitchen Works:**

As you can see from the enclosed photo called 'Avery House kitchen' and the attached floor plan it is an extremely small and impracticable space measuring just over 2 metres by 1 metre. Clearly its not a kitchen that can be used given its age and condition. Therefore we plan to replace with a modern fitted kitchen purchased from Howdons in Whitby which will include sink, cupboards, gas cooker with electric hob, work surface and integrated fridge. Due to the space limitations of the existing layout the new kitchen is planned to extend into the living room space where we will locate some worktop space, cupboard and the integrated fridge.

In addition to the new kitchen we are planning to clean and paint the walls, install new ceiling spot lights to replace the existing dated 'strip' lighting. Finally the floor is planned to be renewed with laminate flooring.

Bathroom Works:

The enclosed photo called 'Avery House Bathroom' shows you the existing bathroom which is in dire need of replacement due to its age and decrepdid condition. Therefore we plan to replace the bathroom 'like for like' from MKM Bathrooms in Whitby. Namely this will be new shower over bath, new toilet and new hand basin sink as well as cleaning and paniting of walls/skirting boards. We also plan to replace the tiles on the floor and around the bath and shower area.

Other Works:**Living Room: (Ground Floor.)**

Laying of laminate flooring. Installation of log burner into the existing fireplace. Cleaning and painting of walls and skirting boards.

Bedroom: (1st Floor.)

Cleaning and painting of walls and skirting boards. Laying of new carpet.

Bedroom: (2nd Floor.)

Cleaning and painting of walls and skirting boards. Laying of new carpet.

Stairs: (To 1st Floor and 2nd Floor.)

Laying of new carpet runner. Cleaning and painting of walls and skirting boards.

Internal Doors:

Stripping back to original pine wood finish.

NYMNP

10/09/2018



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