

**PROPOSED REMOVAL OF STONE PEDIMENT/SMALL GABLE  
ON FRONT ELEVATION  
EGTON VILLAGE HALL, EGTON, WHITBY YO21 1TX**

**FOR**

**THE TRUSTEES OF EGTON VILLAGE HALL**

**PLANNING, DESIGN AND ACCESS STATEMENT**



imaginative architecture + engineering design

<sup>TM</sup>  
**bhd**  
partnership

**Address:** Airy Hill Manor,  
Whitby,  
North Yorkshire,  
YO21 1QB

## **INTRODUCTION**

Egton Village Hall is a detached single storey building located on the village street in the village of Egton to the south of the Doctors Surgery.

It was built in June 1957 of a stone faced concrete block and with steel reinforced lintels and clad in concrete pantiles, originally dark red in colour.

A single storey extension to the rear was built approximately 20 years ago in 1996.

The Hall is a well used Community Facility and is regularly occupied on most days or evenings by different social groups or classes and is also used by the Primary Schools and churches on various occasions throughout the year.

## **PROPOSAL**

Located on the front elevation facing East onto the village street is a stone pediment or small triangular gable wall directly above one of the four matching windows to the Main Hall.

It is proposed to remove this small gable wall and roof over for structural reasons and in the best interest of users safety.

Then to replace this with a pitched area of roofing to match that of the existing hall and its front elevation.

By recycling the existing roof tiles on the pitched roof over the gable wall the proposed area of roof tiles will match the existing roof tiles as closely as possible.

A painted timber fascia board and soffit plus guttering will also be fitted at eaves level to match and connect to the existing roof gutters and fascia etc. on either side.

## **REASONS FOR REMOVAL OF THE STONE PEDIMENT/SMALL GABLE**

This area of walling can be seen to be leaning backwards into the building and therefore requires works to rectify the problem.

The reinforced concrete lintel over the window below the small gable wall is cracked and the steel reinforcement "blown" the stone face off the concrete lintel.

This is like to have resulted in settlement and movement of the walling above.

Further indications of older movement are evident by the way of vertical cracking at various points along the front elevation below the windows.

The applicants have a Structural Engineers Report in relation to this particular area which is enclosed with the application.

The applicants have considered the options and likely costs to resolve the matter and they have concluded that it is preferable to remove the stone pediment and to replace it with a tiled roof to match the existing Hall by recycling the existing tiles.

This then ensure that the continued use of the Village Hall can move forward positively for the benefit of the existing community.

### **CONSULTATION AND POLICIES**

The applicants submitted a Pre-Application enquiry to Planning Officer on 7<sup>th</sup> April 2016 Enq. ref: NYM/2016/ENQ/12186. A letter from Hilary Saunders Planning Team Leader dated 22<sup>nd</sup> April 2016 stated that as the Village Hall does not have the benefit of Permitted Developments and is located in a Conservation Area then a Full Planning Application was required.

However Hilary went on to say that the removal of this stone pediment/small gable would not have a detrimental impact on the Conservation Area.

With regard to policies the proposal is considered to accord with the following due to the minor nature of the works:

Core Policy A	Delivery National Park Purposes and Sustainable Development
Core Policy G	Landscape, Design and Historic Assets
Development Policy 3	Design
Development Policy 4	Conservation Areas
Core Policy I	Community Facilities

For these reasons it is requested that consideration be given for approval of this application.

**INSPECTION OF EGTON VILLAGE HALL  
FOR  
EGTON VILLAGE HALL COMMITTEE**

**BY R. O. BIRDSALL M.Sc., M.I.C.E.  
STRUCTURAL ENGINEER**



imaginative architecture + engineering design

**bhd**  
partnership

Address: Airy Hill Manor,  
Whitby,  
North Yorkshire,  
YO21 1QB

## **1.0 INTRODUCTION**

- 1.1 We confirm that we made an inspection of Egton Village Hall (see photograph 1) on 10<sup>th</sup> February 2016.
- 1.2 Our inspection and report is confined to matters directly affecting structural stability.
- 1.3 We understand that the original building was constructed in 1957 and rear extension built approximately 20 years ago.

## **2.0 OBSERVATIONS**

- 2.1 The front (east facing) elevation can be seen in photograph 1. The lintel over the most southerly window is leaning back, see photograph 2. The small feature gable wall is leaning back and the window lintel below is cracked. Also there is a vertical crack below the window which has been filled, see photograph 3. There are cracks below the windows, each side of the most northerly notice board. These cracks have been previously filled, see photograph 4.
- 2.2 The north facing gable wall can be seen in photograph 5. The wall is in reasonable condition except for a vertical crack under the most westerly window (see photograph 6) and a crack above the same window (see photograph 7).
- 2.3 The rear (west facing) elevation can be seen in photographs 8 and 9. This wall consists of concrete block with a cement render. There are a number of hairline cracks in the render over most of the openings, typically shown in photograph 10. There is also a vertical crack near the south end of the wall, see photograph 11.
- 2.4 The south facing gable wall is in reasonable condition, see photograph 12.
- 2.5 The raised path at the rear of the property is showing signs of ground movement.
- 2.6 The inside of the building is in good condition with no obvious signs of movement.
- 2.7 We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

### 3.0 CONCLUSIONS AND RECOMMENDATIONS

- 3.1 The building is generally structurally sound except for the items listed below.
- 3.2 The lintel below the small feature gable on the front elevation is cracked. We presume that this is a concrete lintel with steel bars cast into the concrete. It would seem that the steel bars are suffering from corrosion and expanding. The artificial stonework above is leaning back. This may be partly to do with expansion of the lintel and partly the action of wind on the walling. We recommend that the lintel be replaced with real stone on a hidden steel lintel and the wall above either rebuilt or removed altogether (subject to Planning Permission). The lintel over the most southerly window on the front elevation should also be replaced.
- 3.3 The other exposed lintels may crack in similar fashion over the next few years. Consideration could be given to replacing them at the same time as the cracked lintel.
- 3.4 The other cracks in the walling referred to above are generally due to natural expansion and contraction of the masonry. Although the cracks can be unsightly we do not consider them to be a structural problem. We recommend that they be filled to prevent the penetration of moisture.
- 3.5 The path at the rear of the property should be re-laid on compacted hardcore.
- 3.6 Generally re-pointing is required where missing or loose particularly on the south elevation.
- 3.7 Repair of the timber framework to the canopy over the front entrance is required.