

Dawn Paton

From: Dawn Paton
Sent: 21 April 2017 15:47
To: Planning
Subject: FW: NYM/2017/0278

From: John Eisenberg
Sent: 21 April 2017 15:03
To: Dawn Paton
Subject: Re: NYM/2017/0278,

Hi,
Further to your email yesterday I enclose the relevant information. Please let me know if you need more detail. Please note we are NOT applying to install metal railings
With thanks
John Eisenberg

Application for minor works at 8 The Esplanade
Robin Hood's Bay



What is significant about the Heritage asset?

Robin Hoods Bay is within the NYM conservation area. The cottage is a grade 2 listed building in a terrace, which dates back to the mid nineteenth century.

The terrace has, in the main, been maintained sympathetically in the original style. In particular the majority of windows are sash windows and the doors are in the original style. The streetscape is well maintained. The cottage in the application was renovated in the 1960s with standard casement windows which are now rotten and need replacing.

Internally the historic fabric has been preserved in some rooms, with open fireplace and exposed ceiling beams. Some renovation has been done less sympathetically. The downstairs room has a ceiling of polystyrene tiles. The historic floor plan has been changed in the kitchen with a sliding door partition.

The lower floor original timbers are rotten in some areas.

The purlins in the ceiling are cracked

The outside sitting out area is made of upended paving slabs

What works are proposed?

- 1) Replacing rotten windows with sash windows matching the terrace. Replacing a rotten framed sliding dormer window with one matching the adjacent cottage using a small pane Yorkshire sash, as per details in main plan
- 2) Repairing purlins either with concealed metalwork or if necessary with formal like for like replacement
- 3) Replacing rotten timbers where necessary like for like
- 4) Removing polystyrene ceiling tiles from downstairs ceiling to open up the beams.
- 5) Converting the lower ground floor from the current state of part concrete part timber floor (which sits in part directly on damp earth.) to a concrete floor with dry liner. This will accommodate drainage to Bloomswell side of property

6. Converting wash basin area in recessed area of main bedroom to ensuite. This will involve a single internal wall and door of length 7ft. Plumbing and drainage will be along course of current washbasin drainage without impact on the historic fabric of building. External soil pipe will be on Esplanade side of property. Removal of current toilet adjacent to kitchen will allow external pipe work to be simplified and have little impact. Cast iron pipe to be used matching neighbouring property

7. Replacing an internal door circa 1960 with a panelled door to match other original doors

8. Refurbishment of lower bathroom with replacement of fixtures and addition of WC .Drainage under new concrete floor along route of current bath drainage.
9. Removing sliding door partition in kitchen to restore historic floor plan.
10. Replacing the paving slab walls of the sitting out area with stone to match no 7

What impact do the works have on the on the part of the heritage asset affected?

The overall impact will be to improve the heritage impact.Nearly all the other cottages on the terrace have original style windows and doors.The index cottage will match these.No change is proposed to the external walls apart from repairing the render.The sitting out area wall will be improved by removing the upended paving slabs and replacing them with matching stones to adjacent property.

Internally the rooms with open beams and fireplace are preserved,the beams on the lower floor will be opened up by removing polystyrene ceiling

The only original timbers that are being removed are the rotten ones.

How has the impact of the proposal been minimised?

As described above the proposal has an overall positive impact on he Heritage asset

The addition of bathroom facilities matches those of the neighbouring properties ,and allows the cottage to work as a family cottage in the present era.The proposed new drainage soil pipe is balanced by reducing pipe work currently used for drainage

