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HERITAGE STATEMENT for LISTED BUILDING CONSENT  
PROPOSED ALTERATIONS at  
SHIRLEY HOUSE, SUNNY PLACE, ROBIN HOODS BAY.

1.0. HERITAGE STATEMENT.

This is required because the property is a Listed Building.

1.1. HISTORIC ENGLAND.

Listed Grade II on 6<sup>th</sup> October 1969 number 1148643 and states;

*GV II House, early C18, possibly with older core. (Painted date 1651 AD.) Coursed sand- stone with varied tooling, some very fine, some standard herringbone; much patching and rebuilding on front. Pantiled roof with brick stack. 2 storeys, attic and basement, 2 bays, irregular. At right 5 steps, with wood handrail, to studded boarded door under gabled wood hood on fancy brackets. At left boarded basement door and inserted window. On ground and first floors 2 replaced 12-pane sashes with projecting sills. Modern dormer with small-paned casement. Left end chimney. Carved name stone inserted below ground floor window.*

1.2. PLANNING HISTORY

- There are no planning history records shown on the Planning Authority website for this property.
- The building is within the Robin Hoods Bay Conservation Area.
- There is not a Conservation Area Appraisal available on the Planning Authority's website.
- The Conservation Area is subject to Article 4 (2) Direction ie: elevations fronting a highway, water way or important open space require Planning Permission.

2.0. ASSESSMENT of WORKS upon HERITAGE SIGNIFICANCE.

The works to Shirley House which are subject of this application are two-fold in intent.

The first of these is to address the lack of maintenance from which the property is suffering and the second is to propose works which will result in more amenable accommodation.

SCHEDULE of WORKS & JUSTIFICATION for the WORKS.

BASEMENT

2.01. Brickwork lining.

The external walls in the Basement have been lined with brickwork and a cavity construction has been created.

It is considered this to be a 20<sup>th</sup> century addition and this appears to have been an attempt to stem the ingress of ground water and to make the basement habitable, which it has not. Evidence of this is clear where dampness has affected plaster finishes on the walls and timber has rotted.

It is a necessity to address this problem as the continued ingress of moisture will only serve to accelerate the deterioration of the fabric of the building, historic or not. Modern living exacerbates the problem by the introduction of heating systems and the capability of the internal volume of air to take up moisture vapour. Under certain conditions, the resulting problem is the formation of condensation on uninsulated construction. Photographs show various aspects of the Basement in order to confirm this claim. Appendix A

The intended solution is to remove the brickwork lining walls and install a Sovereign 'Sovdrain' cavity drainage system as shown in the attached trade literature. Appendix. The system has a pedigree of being used in historic buildings, evidence of installations in Grade I Listed can be found, as it does not rely upon an adhesive fix which penetrates the host fabric, but a mechanical means of fixing which is ultimately capable of reversal. The proposed construction includes insulation which is intended to combat the opportunity for condensation to form.

### 2.02. Basement Floor.

The existing concrete floor slab is of limited thickness and as a consequence, of limited structural or material integrity. Unconnected to the existing structure, it allows ground water an uninterrupted course to the inside of the building. This is not desirable from either the aspect of habitation or the longevity of the building fabric.

It is intended that the concrete be excavated and the floor replaced with a contemporary structure which is intended to contain some insulation. This will provide a stable platform for the floor aspect of the Sovereign cavity system to be installed and to provide a drier internal environment. See drawing 190.15.

### 2.03. Ground Floor joists over Basement.

Visual inspection shows the floor joists to be victim of various aspects of attack and decay. Their structural performance has been compromised due to the obvious deflection which is self evident. The condition at the bearing of the joists is obscured by the brick lining wall and so the condition there is unknown.

The aspect of deflection is considered in the accompanying structural report.

It is considered that certain joists will require attention, the most likely being a requirement for additional support at the bearing due to failure from decay. It is intended that the Sovereign 'Bower Beam' system is used to facilitate the repair and trade literature is attached.

Where joists are found to be beyond repair are to be replaced on a like-for-like basis. This is to include the timber species, section size and method of finishing in order for maintaining the appearance of the historic asset.

The works are considered to be necessary so that the asset is maintained and retained.

- a). Construction remains connected at this level for structural stability and
- b). The structural components themselves retain their integrity.

#### 2.04. Structural Partition.

In pre-application correspondence, the construction of walls forming the Pantry room was brought into question. Exposure shows these to be of 20<sup>th</sup> century origin and so should not be considered either historic in the sense of antiquity of the asset or prevent the proposed installation. The timber stoothing wall, and the adjacent brick wall are to be taken out to allow a remedial structural wall to be installed. See Appendix 1.

The deflection of the joists supporting the Ground Floor is to be addressed by the construction of the partition dividing living accommodation from the stairwell and store as a structural element. The details are shown on drawing 190.15

The partition, in the proposed format, also serves to provide a new and additional element of fire protection to the stairwell and consequently protection to the staircase as an escape route in case of fire. This is considered to be an essential upgrade to this four storey building and is one which, due to the careful consideration of materials to be used, does not offend the appearance or cause damage to the asset.

#### 2.05. New Window Frame.

The existing timber frame is a spurious addition and the intention is to replace it with a 'Yorkshire' light. The frame is illustrated in drawing 190.14 and this is contained within the application documents.

Besides being an oddment in configuration, the existing frame is also affected by decay and requires replacement in any case. It is considered that the proposed frame is a more appropriate solution than the existing.

It is evident that at the head of the Basement window opening there is no method of support to the stone wall above. It would appear that the opening is the result of some previous modification and the head is now missing. The aspect of longevity is compromised and this is not tolerable as settlement or failure are two of the most likely outcomes for the situation.

It is intended that a structural steel angle section is installed above the new timber window frame, abutting the stonework and to be hidden by the wall drain system, to the internal face. A damp proof course can be affixed to the stonework side of the steel to protect it from moisture and consequently rusting/disturbing the mortar joint and as an added measure it is intended that the steel be hot dipped galvanised. See head detail 190.14.

#### 2.06. Fire Performance.

That the building is one which has a basement and three more storeys above, it is desirable to increase the performance in case of fire. In the case of the ceiling soffit and this will apply to all other floors, fibre insulation board has been fixed to the underside of the floor boards and painted. This is only likely to provide a surface spread of flame consistent with Building Regulations and not any fire resistance at all. In the light of recent experience nationally, it is considered that effort should be made to make any improvement without undermining the qualities of the asset as it presently stands.

The soffit lining board should be removed and the construction shown in drawing 190.15 installed. The main principles of the installation are that;

- a). The floor(s) becomes insulated against fire from below which makes the surface a bearable heat for escape.
- b). The floor(s) have some measure of sound resistance.
- c). The floors are then a thermal insulation component allowing the variuos floors to be temperature controlled and thermally more efficient.

The Quietstone (see trade literature) panel is a fire rated board and also has the correct surface spread of flame qualities required when tested according to British Standard. Installation using intumescent tape results in an appearance not dissimilar to the existing arrangement albeit the ceiling soffit is slightly lower. The floor structure is not compromised as the loading is similar to the existing construction.

Where timber floor joists remain exposed at ceiling level, these are to be treated with a proprietary paint coating system to provide class 1 surface spread of flame and ½ hour fire resistance (intumescent paint).

#### 2.07. Repairs to Chimney Breast.

The left hand side of the chimney breast structure has been variously re-built; concrete blockwork and the brickwork beneath should be removed. See photographs Appendix B. The structure should be re-constructed using natural stone which is to be tied into the adjacent structure to create a sound and homogenous structure. A sawn stone lintol will be required to be built in in order to support the rear edge of the proposed hearth stone. Detail drawing 190.xx

The reason that this aspect of work is necessary is the as a component of the structure of the chimney, possible total weight of 20-30 tons, the support here is relatively slender and definitely in a poor state of repair.

The remedial work will ensure the integrity of the structure and its ability to perform its function in future.

It is necessary to reinstate and repair the timber structure as failure will inevitable follow, were it not.

At high level the floor joist has been (historically) cut to accommodate the fireplace hearth above and a knot, which has dried and dropped out, have together contributed to an unacceptable reduction in section at the point of bearing where the requirement for reaction to shear is paramount. See photograph. To exacerbate this problem, the same joist supports timber beams which in turn support the chimney/fireplace structure at Ground Floor Level. See photograph Appendix B.

In order to remedy the problem it is considered that the offending joist should be supported by a new timber post (see Structural Report) and detail drawing 190.16 Basement Support Post. The timber beams which support the masonry above should be carefully revealed and consequently replaced due to the obvious amount of timber decay in this location. Following the reinstatement of this structure, a new stone hearth may be installed.

#### 2.08. Entrance Door

The door has been covered with timber sheet (poss. Plywood or hardboard popular in 1960s) and features the application of faux hinges, metal studs and other wrought iron detailing. The internal photograph of the door, indicated that it may be boarded externally. The decorative ironmongery and timber panels should be carefully removed and the remains of the door assessed for suitability for re-use. If the door can only be discarded then a timber four panel door with glazed upper panels is proposed to be installed as shown in the drawings.

The existing historic panel (rhs internally) to be retained, a copy made and installed to the left of the opening.

It will be necessary to repair the connection panel between the main panel and the door opening as this has suffered decay. See photograph Appendix D.

## GROUND FLOOR

### 2.09. Dry Lining.

The existing dry lining is to be inspected. It is presumed that the plasterboards will be removed and also the vapour barrier. Defective timbers will be replaced, treated against decay/infestation, insulation placed in the void between studs, a vapour barrier and plasterboard & plaster skim coat.

Where the floor level is below external ground level, the Sovereign cavity drain system is to be installed as for the Basement. The extent of this installation will become apparent as the existing construction is uncovered.

### 2.10. Structural Support to First Floor Level joists.

This is covered in detail in the attached structural report.

### 2.11. Front Entrance Door.

The door has been covered with timber sheet (poss. Plywood or hardboard) and features the application of faux hinges, metal studs and other wrought iron detailing. It is considered in this case that the decorative ironmongery and in particular the metal studs which are likely to be screw thread fixed, will have damaged the door to such an extent that it will not be re-claimable; there are about 2½ times more studs than the basement door. It is proposed that a new door be installed as shown in the drawings.

### 2.12. Fireplace.

Support for the hearth is missing or inadequate. See 2.07.

Install new sawn stone hearth.

This is considered to be an appropriate solution which one would expect to encounter in such a period property and this is a contributory factor to the asset retaining its character.

## FIRST FLOOR

### 2.13. Division of Bedroom.

The aim of this is to provide a modern standard of accommodation, where in the past Bedroom sharing was the norm, nowadays it is not or inappropriate.

The new partition wall is to be fixed to the existing partition wall where a muntin occurs in the panel. Fixing at head and abutment with timber panelling are shown in drawing 190.17 First Floor Partition Details.

### 2.14. Door in Panel.

Shown in photograph Appendix E. This is to be eased and reinstated as a door communicating with a new lobby which is to be created in order to separate the Bathroom from the Bedroom accommodation.

### 2.15. New Partition wall to form Lobby between Bathroom/Bedroom/Landing.

A necessary aspect to the division of the front Bedroom.

Fixing details generally as in 2.13 and detail drawing 190.17

### 2.16. Dry Lining (Gable Wall).

The existing dry lining is to be inspected. It is presumed that the plasterboards will be removed and also the vapour barrier. Defective timbers will be replaced, treated against decay/infestation, insulation placed in the void between studs, a vapour barrier and plasterboard & plaster skim coat.

### 2.17. Bathroom finishes.

The existing finishes to the Bathroom are;

Rear wall and party wall.

Ceramic tiles on 'Hardie' tile backer board fixed to existing lime plastered walls with expanding foam.

Bathroom/Landing partition wall.

Landing side timber panelling, Bathroom side plasterboarded and plaster finish.

Bathroom/Bedroom wall.

Timber panel wall boarded to bathroom side. Board to be confirmed on exploration of structure.

Proposed finishes: Full height tiling around bath. Tiles on new partition wall. Tiles to Bathroom?Bedroom wall on existing boarded wall (to be proven adequate). Tiling to party wall on extended tile backer board.

Remainder of Bathroom. Remove tile backer board & reinstate lime plaster wall finish. Fit wide board timber panel dado to 3/4 wall height. On battens to provide ventilation space behind.

See Appendix F for photographic records.

### 2.18. Structural Support to Second Floor Level joists.

This is covered in detail in the attached structural report.

## SECOND FLOOR

### 2.19. Ceiling

The roof construction consists of clay tiles on battens fixed to rafters and in the intervening spaces, laths fixed to the upper face of the rafters and coated with sand/lime torching. Timber rafters, lath and plaster ceiling.

The lath and plaster ceiling shows undoubted effects of age related defects and decay. There are many loose patches and areas where the plaster has become friable. The only realistic outcome is to take this part of the construction down.

On writing of these matters, it is unknown what condition the above rafter torching will be. It is only on the opening of construction that inspection can be made and the extent of any future remedial work ascertained.

Between the existing rafters it is intended that Rockwool insulation is fitted between the rafters and a wood fibre board soffit lining finished with thin coat lime plaster as specified on the drawing 190/11.

Appendix G. photographs of Attic Room.

### 2.20. Walls.

The existing lime plaster coating to existing walls is to be removed as it has perished due to age.

Where lime plaster has been removed, it is to be replaced on a like-for-like basis.

### 2.21. Defective Purlin.

Location: front, lower, rhs viewed internally. The timber is decayed at the support and is to be repaired using a bolted plate to sound timber, the plate becoming the bearing into the party wall.

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## EXTERNALLY.

See Appendix H for photographic records.

2.22. Inappropriate materials and methods have been used for pointing the external wall joints in stonework. It is necessary to replace this work in order to protect the longevity of the stonework and also in order to maintain the appearance of the asset in a historic manner.

The work will be carried out by removal of pointing and raking out of mortar joints using hand tools. Re-pointing in 1 : 2½ Lime/sand mix, sand 50/50 sieved sharp sand/builders sand.

2.23. Front Elevation, high level detail.

There has been some movement in the stonework detail, the cause of which is not evident from ground level inspection. The issue will be inspected from scaffolding and repair works carried out as necessary.

2.24. Chimney Stack/Ridge tiles/Verge details.

Repair and maintenance work as for external walls (2.19).

Renewal of lead work as necessary.

2.25. Generally.

- The routing of pipes and wires for the installation of services should follow existing routes where possible in order to avoid damage to historic fabric.
- Fixing of replacement skirting boards should avoid damage to historic fabric where possible. For the purposes of this report screw fixing is considered to be reversible.

2.26. List of Drawings showing the Impact of the proposed works

190.01 Plans as Existing I

190.02 Plans as Existing II

190.03 Elevations as Existing I

190.04 Elevations & Section as Existing II

190.10 Plans as Proposed I

190.11 Plans as Proposed II

190.12 Elevations I as Proposed

190.13 Section & Elevation II as Proposed

190.14 Yorkshire Light

190.15 Basement wall & ceiling details.

190.16 Basement Support Post

193.17 First Floor Partition

## CONCLUSION of ASSESSMENT.

It is considered that, in respect of the intent of the proposed works, the impact on the significance of the asset;

- a). There is nothing in the scheme which affects the setting of the asset.
- b). The works will retain the integrity of the building as an historic asset, not being destructive in their intent.

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- c). Heritage benefits; the works address the lack of maintenance and therefore extend the longevity of the asset to the public benefit.
- d). The intrusive work addresses structural defects which would otherwise result in the inevitable failure and complete loss of those aspects of the asset.

### 3.0 MITIGATION STRATEGY.

#### 3.1. Pre-Application Consultation.

The applicant has had early consultation with the Planning Authority's Conservation Office in order to establish the parameters for making an application for Listed Building Consent and the advice offered has been considered in this application.

The agent has had specific discussion with the Planning Authority's Conservation Officer for consideration to structural matters in order to establish the most appropriate way to effect remedial work.

#### 3.2. The Works.

3.2.1. There has not been any aspect of work that has been proposed which purposely removes/destroys historic fabric, without absolute necessity for the sustainability of the asset.

In specific regard to structural support of the floor joists, there has been a rigorous design process considering various options and resulted in three differing solutions at the interface with historic fabric, specifically to avoid any unnecessary incursion. Where it is deemed necessary, the construction detailing is in the nature and spirit of the original.

3.2.2 In all cases the proposed new works are considered to be reversible and avoid unnecessary connections with the existing fabric of the asset.

3.2.3. There has not been any aspect of work proposed which purposely alters the external appearance of the asset in a way which is inconsistent with its Listing.

3.2.4. Where existing historic material or constructions are being repaired the traditional materials and methods are proposed to be employed.

3.2.5 Careful detailing in the abutment of new and existing materials and constructions avoid the prospects of the asset being harmed.

### 4.0. OVERALL CONCLUSIONS.

As a Listed Building and historic Asset, Shirley house currently displays traits of lacking in maintenance and subsequent deterioration. It has been purchased by the applicants who are keen to make necessary repairs and modest alterations so that any further deterioration is stemmed.

It is the intention that the property be made more habitable with some vestiges of modern comfort whilst still maintaining the qualities of the historic asset.



APPENDIX A  
Basement brickwork lining walls.



Porch internally



LHS Porch



Gable wall



Chimney breast



Pantry

APPENDIX B.  
Chimney breast. Basement



Fireplace recess



LHS fire place recess. Timber beams support masonry over.



LHS chimney breast & masonry support beams.

APPENDIX C  
JOIST SUPPORT to HEARTH/CHIMNEY BREAST.

Subject of section 2.07. paragraph 3.

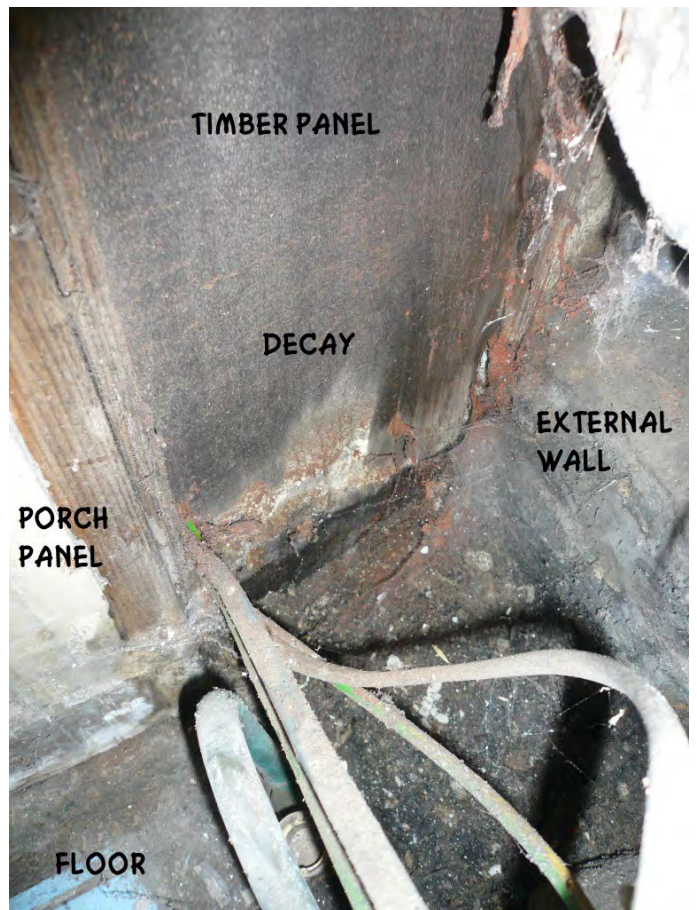


APPENDIX D.

Basement Porch. Screen to wall – panel.



Circle shows position of detail photograph below



APPENDIX E.  
First Floor Level. Door in Panel.



APPENDIX F.  
FIRST FLOOR LEVEL BATHROOM



Shown:  
Stonework to external wall  
Plaster coat finish  
Tile backer board  
Ceramic tiles.

View of party wall face showing tiling and backer board behind.

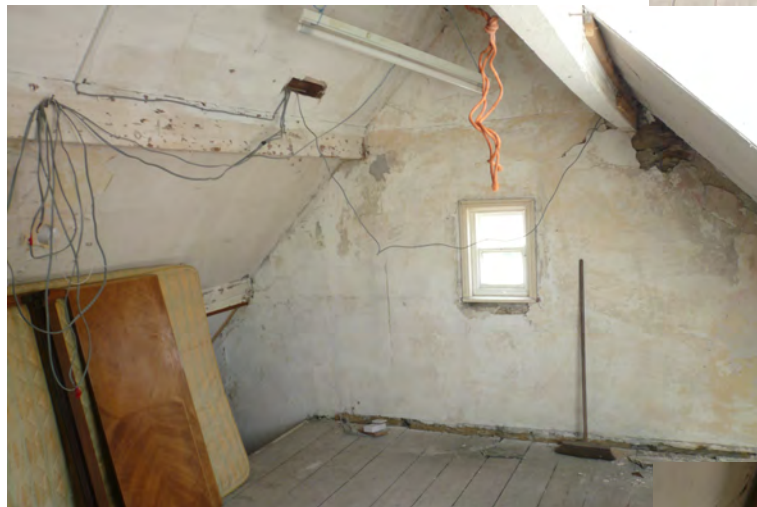


APPENDIX G.  
ATTIC ROOM

Front & Dormer Window



Party Wall & Chimney breast



Gable



Gable and front pitch.

APPENDIX H.  
External views.



Front Elevation



Rear Elevation



Gable Elevation



ATTACHMENTS:

Drawings as listed. See 2.26.

Sovereign 'SovDrain' trade literature.

Bower Beam trade literature.

Quietstone trade literature.