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## HERITAGE STATEMENT for LISTED BUILDING CONSENT PROPOSED ALTERATIONS at YORK HOUSE. KING STREET. ROBIN HOODS BAY.

### 1.0. HERITAGE STATEMENT.

This is required because the property is a Listed Building.

#### 1.1. HISTORIC ENGLAND.

Listed Grade II 6th October 1969.

'York House 6.10.69. GV II House, circa 1840. Incised rendered walls. Welsh slate roof with barge boards and spike finials. No chimneys. Gable end to road. 2 storeys, attic and basement, 2 windows, irregular left top-glazed panelled door in pilaster-and-entablature surround with modillion cornice. Right square oriel on brackets with cast iron top guard and part of ship's stem post attached in centre. First floor two 4-pane late C19 sashes in chamfered openings; similar window in attic, with keystone over. Two C20 basement windows in chamfered surrounds and C20 area railings. Bargeboard to gable end.'

#### 1.2. PLANNING HISTORY

- There are the following planning history records shown on the Planning Authority website for this property.
  1. 40290371A and B. 1998. Rear extension at FFL and external alterations.
  2. 40290371 1991. Removal of ship's stem to front elevation.
- The building is within the Robin Hoods Bay Conservation Area and Article 4 (2) direction.
- There is not a Conservation Area Appraisal available on the Planning Authority's website.

### 2.0. ASSESSMENT of WORKS upon HERITAGE SIGNIFICANCE.

The works to York 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.

### EXTERNALLY: REAR ELEVATION.

#### 2.01. Perimeter wall to Terrace.

A free-standing wall constructed of natural stone extends from the neighbouring property along the northerly boundary of the site and returns to meet the host property along the easterly boundary. The wall is approximately 110mm thick at the top and could not be considered to be of adequate thickness for its height and location. Refer to BRE Good Building Guide No. 14 which states that such walls should be a minimum of 215mm thick and in an exposed location such as this, no more than 1075mm in height. The north elevation in particular shows signs of distress from weathering and the construction is abnormal where wall stones have been set on their edge and are disproportionately high.

It is intended that the wall be taken down to Terrace deck level and rebuilt in natural stone min. 215mm thick. Some of the existing stone can be re-used however it will be necessary to import second-hand stone to supplement this. The stone would be herringbone faced, squared and laid stretcher bond to match existing courses in the neighbouring wall. If the wall were to be constructed in two leaves bonded together, then the internal face would be 'fair faced' stonework. If the wall is to be solid then the internal face would be sand/lime rendered with a compatible white colour-wash finish.

A sawn stone capping is to be installed and a simple iron railing along the top. Detail shown on 193.10 Ground Floor Plan as Proposed.

Photographs 1,2,3 & 4.

#### 2.02 GFL Kitchen/Dining Window

This is presently a side hung outwards opening casement window which is not of traditional vernacular style. The applicants would like to replace the window with a vertical sliding sash model. This would need to have an integral spring balance operating mechanism which would be rebated into the sashes in order to provide a reasonable amount of glazed area.

A detail of the proposed window frame is shown in drawing 193.14

Existing window photograph 5

#### 2.03 External Door & frame Kitchen to Terrace

The existing door is a simple glazed 'picture window' style and not a version that one would expect to see in a building such as this.

The applicants would like to replace the door and frame with that as shown in the drawing 193.17.

Existing door photograph 5.

#### 2.04 Window frames to first & second floors

Inspection and repair as required. White paint finish as existing.

#### 2.05 Rainwater Pipe.

Add return at eaves level and fit straight fall pipe to run at low level discharge at existing location through wall.

Alternative: Fit proprietary channel in modern flag paving to Terrace & discharge as above.

## 2.10 EXTERNALLY: FRONT ELEVATION KING STREET

### 2.11 External Front Door & frame.

The existing door is bowed and does not fit the frame effectively and replacement is required.

Where necessary the existing frame should be removed and replaced on a like-for-like basis.

The door should be the same as existing or as drawing 193.17.

Existing door photograph 6,7 & 8.

### 2.12. Timber surround to front door.

Defective pilaster panels to be replaced on like-for-like basis. Photographs 9 and 10.

Replace lead work to top of door surround on like-for-like basis.

### 2.13 Bay Window, Front Elevation.

Replace lead sheet roof covering on a like-for-like basis. Photograph 11.

Remedial measures at head/wall as necessary to be taken following issue of Structural Engineer's Report

### 2.14 First Floor Window openings Front Elevation.

Replacement of stone heads and sills on a like-for-like basis as these are broken, unless Structural Engineer's Report advice varies.

Photograph 11.

### 2.15 Second Floor window sill.

Replacement of stone sill on a like-for-like basis as it is defective, unless Structural Engineer's Report advises otherwise.

Photograph 12.

### 2.16 Pitched Roofs.

The main house and recent extension are covered by natural slate roofs. It is clear from visual inspection that both roofs require re-laying as the slates are uneven, missing and yawning.

New timber battens are to be fixed over a breather membrane and slating re-laid in accordance with BS.5534.

Replacement treated timber barge boards like-for-like to be fitted and painted as existing.

### 2.17 Rainwater Goods.

Existing installations are predominantly uPVC half round rainwater gutters and round section fall pipes. Some areas of the property are not readily accessible, the west elevation which abuts the neighbouring 'Seascape'.

The applicants would like to improve the appearance of the rainwater goods and would like to propose that cast aluminium be installed. The system would be black powder coated of proprietary manufacture and a 'heritage' model which would be similar in appearance to a cast iron system.

Photos 13 and 14.

## 2.20 INTERNALLY. GROUND FLOOR LEVEL

### 2.21 Kitchen/Hall Floor Covering.

Existing linoleum to Kitchen and existing carpet to Hallway to be carefully taken up. Existing floor boards to be repaired on a like for like basis as necessary. Proprietary laminate flooring to be laid on underlay in accordance with manufacturers instructions.

This installation has been chosen to provide a floor finish which is capable of being cleaned easily and which does not need mechanical fixing to the existing fabric. This maintains any historic fabric in its present condition.

### 2.22 Kitchen Units.

Replacement of the existing Kitchen Units and the addition of wall units plus a couple of additional base units is considered to be a necessary upgrade to the function of the property and fixings will not compromise the historic fabric.

### 2.23 Kitchen Window Sub-Sill.

Repair modern match-boarding like for like.

Photo 15.

### 2.24 Kitchen Ceiling.

Take down section of ceiling where affected by ingress of water. Establish cause of problem on site which may be due to roof covering. Reinstate work on a like for like basis.

Photo 16

### 2.25 Kitchen/Hall Door.

Approx 640mm x 1954mm. Existing door is a four flat panel version made of pine and shows joint glue failure due to being 'dipped'. The hinge stile has been excessively planed and it is considered that this is a recent reclaimed addition. The applicant would like to replace this door with an equivalent style. This would need to be a better reclaimed version or, since the opening is not a standard size, a purpose made timber door.

Photo 17.

### 2.26. Front Bedroom.

Corner cupboard of recent origin has been formed in timber frame and plywood as shown in the photographs. It also acts as a vertical riser duct for services. The intention is to remove this feature and form a new service duct to allow space for a free-standing piece of furniture.

Photo 18. & Drawing 193.18 Details

### 2.27 Bay Window.

Remove plastic battened planks from window head. Existing material to be carefully removed and set aside for re-use if possible. Otherwise replace on a like-for-like basis. This is to allow inspection of the existing structural support condition above the window head. Structural Engineer's Report recommendations to be followed or further advice obtained.

Photo 19.

## 2.30 INTERNALLY FIRST FLOOR LEVEL.

### 2.31 Sitting Room Window.

Inspect timber surround externally and replace as necessary. Not historic fabric as extension is recent history.

### 2.32. Door to staircase.

Approx 705mm x 1940mm. Existing door shows joint glue failure due to being 'dipped'. The stiles have been planed in order to fit it into the frame and it is considered that this is a recent reclaimed addition. The applicant would like to replace this door with an equivalent style. This would need to be a better reclaimed version or, since the opening is not a standard size, a purpose made timber door.

Photo 20.

### 2.33 Window to staircase.

The timber frame shows clear signs of age and requires replacement on a like-for-like basis. Should the opportunity arise the fitting of thin double glazed units would be preferred and these would be equivalent to the specification for the external door detail. Access to the existing installation is limited by the presence of existing secondary glazing in the form of a clear acrylic sheet.

Photo 21.

### 2.34 New Partition.

It is intended that access to the rear Bedroom be modified in order to provide easier access as the door presently opens against the bed. The partition which requires modification is a modern stoothing wall with plasterboard and skim finish. The new partition flanking wall is to be constructed similarly and the existing door re-used.

Photo 22.

### 2.35 Bedroom

Existing built in wardrobe constructed of timber frame and Melamine to be removed. Angular corner is of plywood and timber frame construction and is to be removed to allow for free standing furniture piece which is more constituent with the character of the building.

Photo 23.

### 2.36 Airing Cupboard.

Approx 620mm wide, the existing door shows joint glue failure due to being 'dipped'. The stiles have been planed in excess in order to fit it into the frame and it is considered that this is a recent reclaimed addition. The applicant would like to replace this door with an equivalent style. This would need to be a better reclaimed version or, since the opening is not a standard size, a purpose made timber door.

Photo 24.

## 2.40 INTERNALLY SECOND FLOOR LEVEL.

### 2.41 Stairwell.

Remove wrought iron guard rail and form timber enclosure with glazed panel and door as detail.drawing 193.16.

Photo 25.

2.42 Eaves flank walls.

Existing timber boarding to be carefully prepared for repainting. Historic fabric.

2.43 New Shower Room.

Construct new partition wall in timber stoothing with tile backer board finish internally. Plasterboard finish to Bedroom side.

Shower cubicle formed with wetwall boards. Where boards are applied to existing boarded finish use releasable bond pressure sensitive adhesive to avoid damage to timber boards as/when renewed or altered.

Existing boarded corner feature to remain.

Built in duct formed to flank wall of Shower Compartment for services as detail drawing 193.18.

2.50 Generally.

2.51 Skirting Boards

Modern skirting boards to be removed and new timber boards fitted minimum 19 x 100mm with traditional moulding to upper edge. Eg. Torus/Ogee/rectangular chamfered edge.

## 2.60. List of Drawings showing the Impact of the proposed works

193.01 Ground Floor Plan as Existing.

190.02 First & Second Floor Plans as Existing.

190.03 Elevations as Existing I.

190.04 Side Elevation as Existing.

190.10 Ground Floor Plan as Proposed.

190.11 First & Second Floor Plan as Proposed.

190.12 Elevations I as Proposed.

190.13 Side Elevation as Proposed.

190.14 GFL Kitchen Window.

190.15 Second Floor Stairwell Partition.

190.16 SFL Partition section details.

193.17 External door (typical).

193.18 Details.

## 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.
- c). Heritage benefits; the works address the lack of maintenance and therefore extend the longevity of the asset to the benefit of the public.
- d). The applicant has engaged a Structural Engineer to make a report on the front elevation in order to satisfy himself that, in-so-far as is reasonably practicable, the building has been assessed for its structural integrity.

### 3.0 MITIGATION STRATEGY.

#### 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.

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, York House currently displays specific traits of lacking in maintenance and subsequent deterioration has occurred. 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 brought up to a standard which is befitting of its use as a holiday cottage whilst improving and maintaining the qualities of the historic asset and its contribution to the wider and immediate, historic environment.

APPENDIX A FOLLOWS SHOWING PHOTOGRAPHS REFERRED TO.

Photo 1. Terrace wall to east.



Photo 2. Terrace wall to north.



Above.  
Photo 3 shows narrow wall

Side.  
Photo 4. shows weathering and  
high coursing



Photo 5. Existing Kitchen window frame and door.



Photo 6. Existing Front door.



Photo 7. Front door frame at head & left.



Photo 8. Front door frame lock side



Photo 9. Front door surround LHS



Photo 10. Front Door surround RHS.



Photo 11. Bay window head & first floor sills



Photo 12. First Floor heads Second Floor sill.



Photo 13. Main Roof.



Photo 14. Extension Roof



Photo 15. Kitchen Window.

Matchboarding



Photo 16. Kitchen Ceiling



Photo 17. Kitchen/Hallway Door.

Photo 18. GFL Front Bedroom.  
Built in Corner Unit



from below.

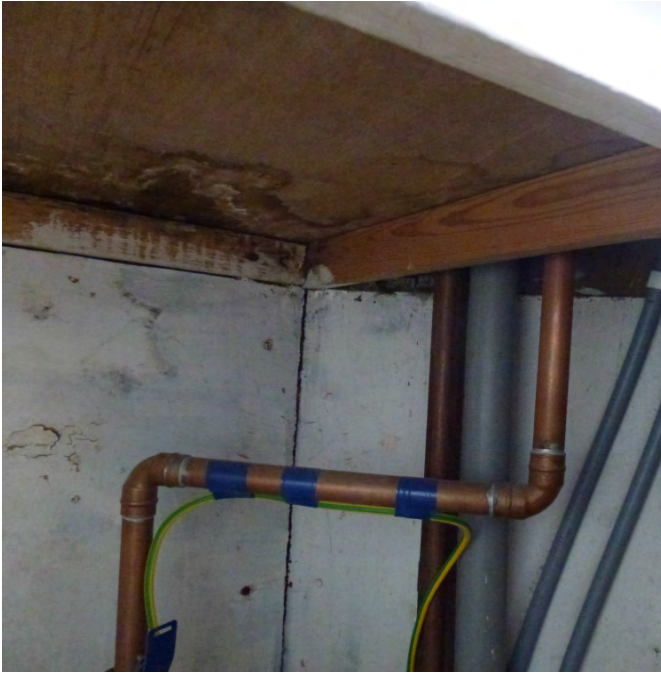


Photo 19. GFL Front Bedroom  
Bay Window soffit.



Photo 20. FFL Door to Staircase



Photo 21. Staircase Window



Photo 22. Partition to FFL Front Bedroom Entrance

RHS from Sitting Room



LHS from Sitting Room

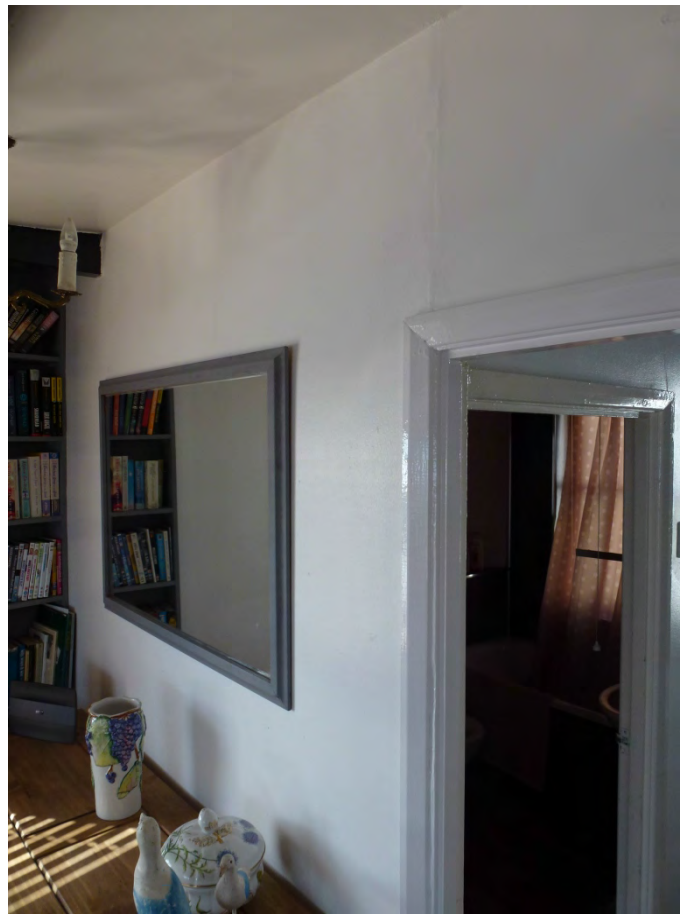


Photo 24. Airing Cupboard.



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Photo 23. FFL Front Bedroom Built in furniture



Top rhs. Internal view at base

Fibre board riser

Under base



Photo 25 Stairwell at SFL. Shows eaves panelling.



Photo 26. Proposed Shower Room position.

