

Application reference: PP-00216707

2 The Bolts
Robin Hood's Bay
YO22 4SG
('Laundry House' annexe)

Proposed gas inlet and reinstated window (as described in specification, para. 6)

- Elevation from main house
- Plan (showing location of gas main under footpath)

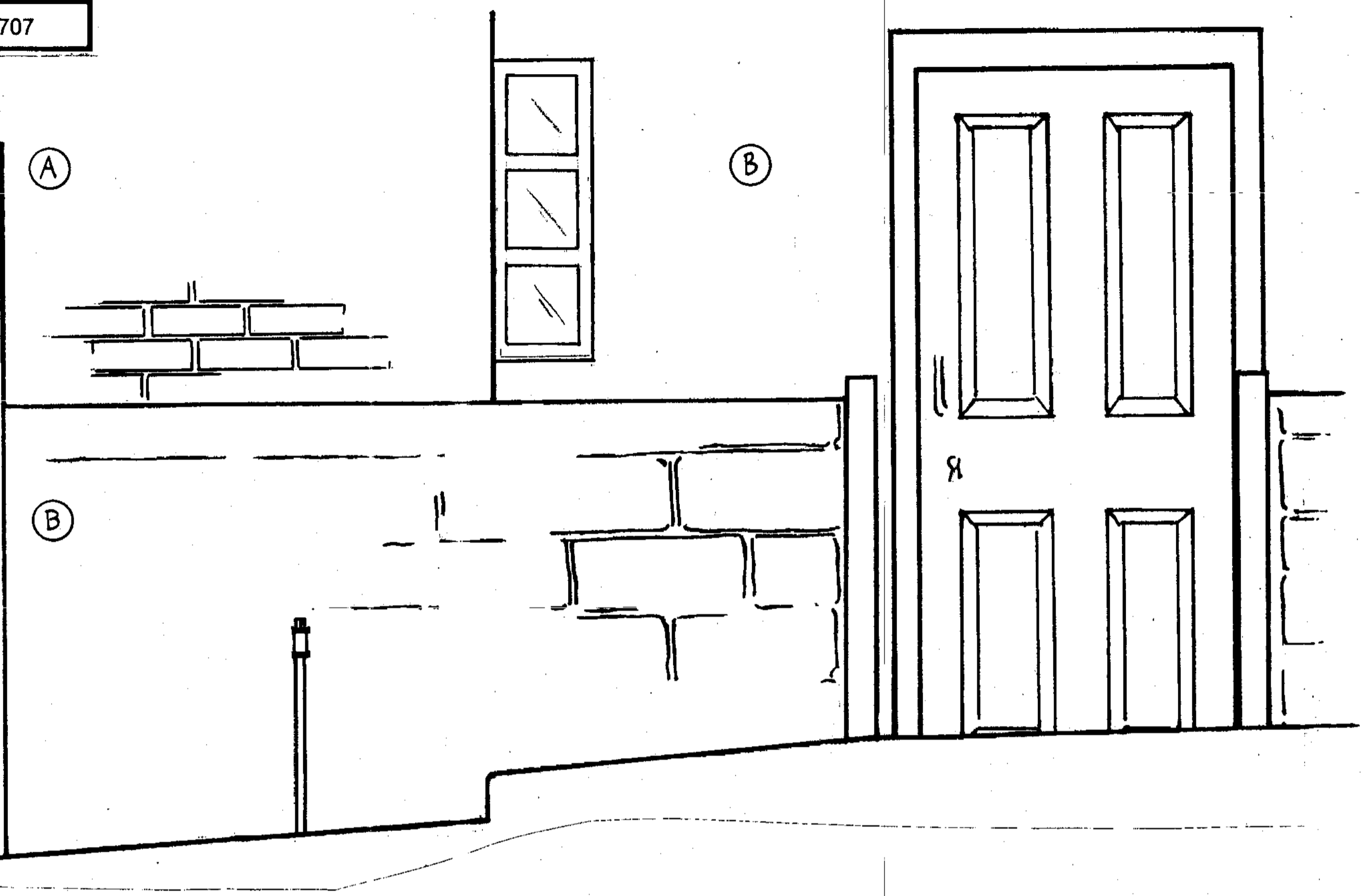
Wall construction:
 A Victorian brick
 B Tooled sandstone

Footpath:
 C Cobbles (loosely set in sand/lime mix)
 D Yorkshire stone footpath

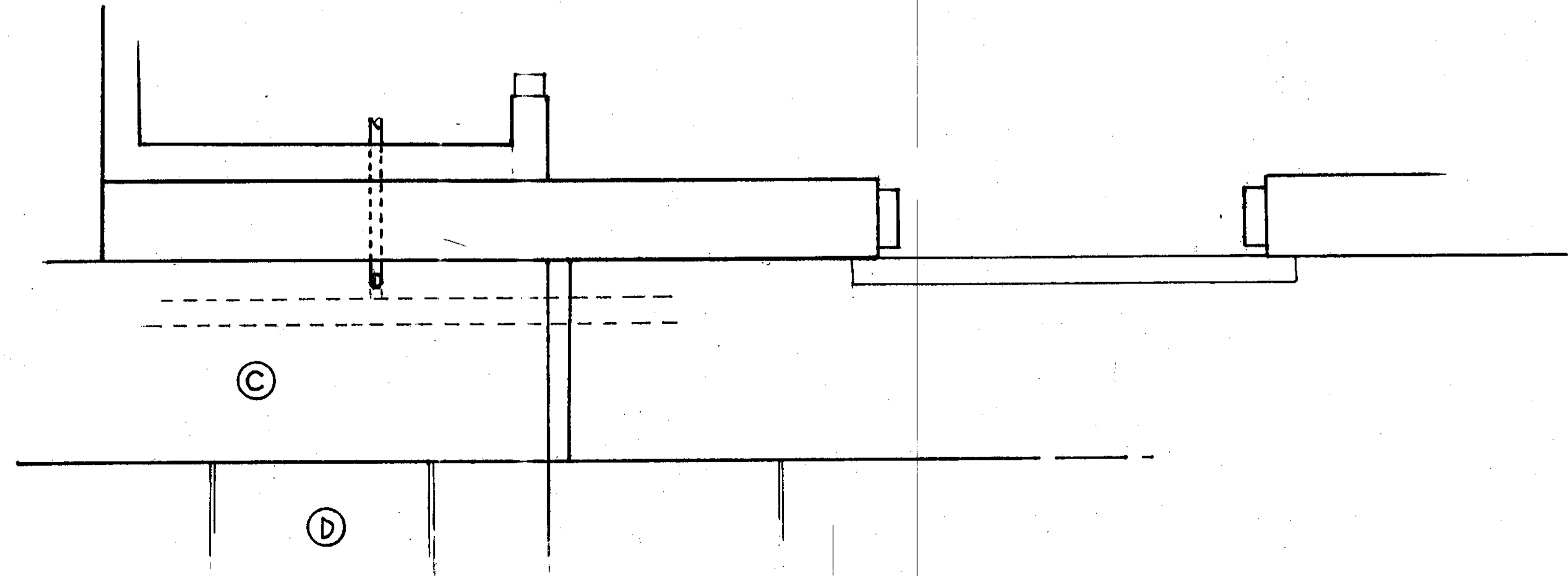
Gas pipe:
 Diameter 1" (26mm) to height not exceeding 600mm

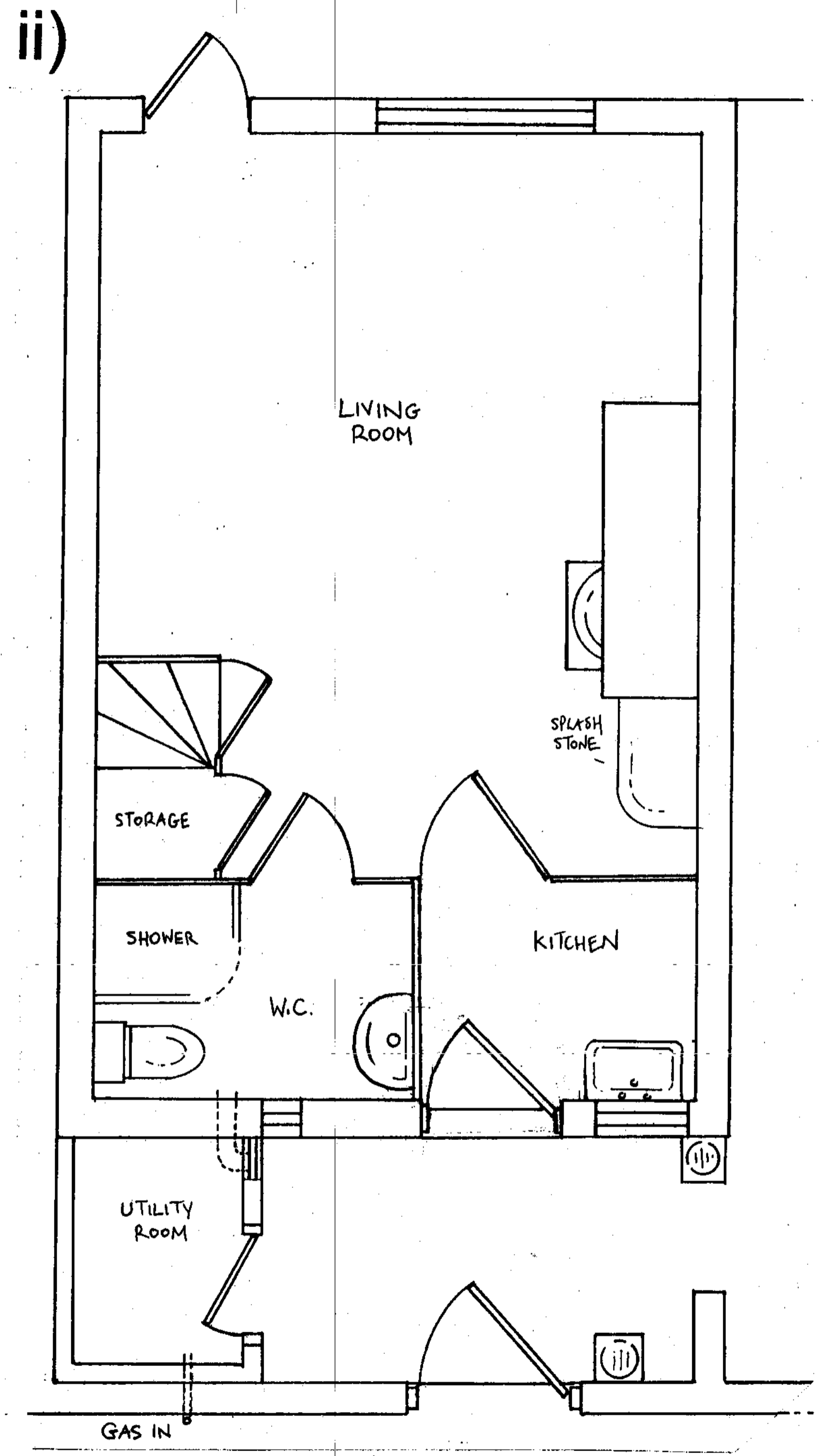
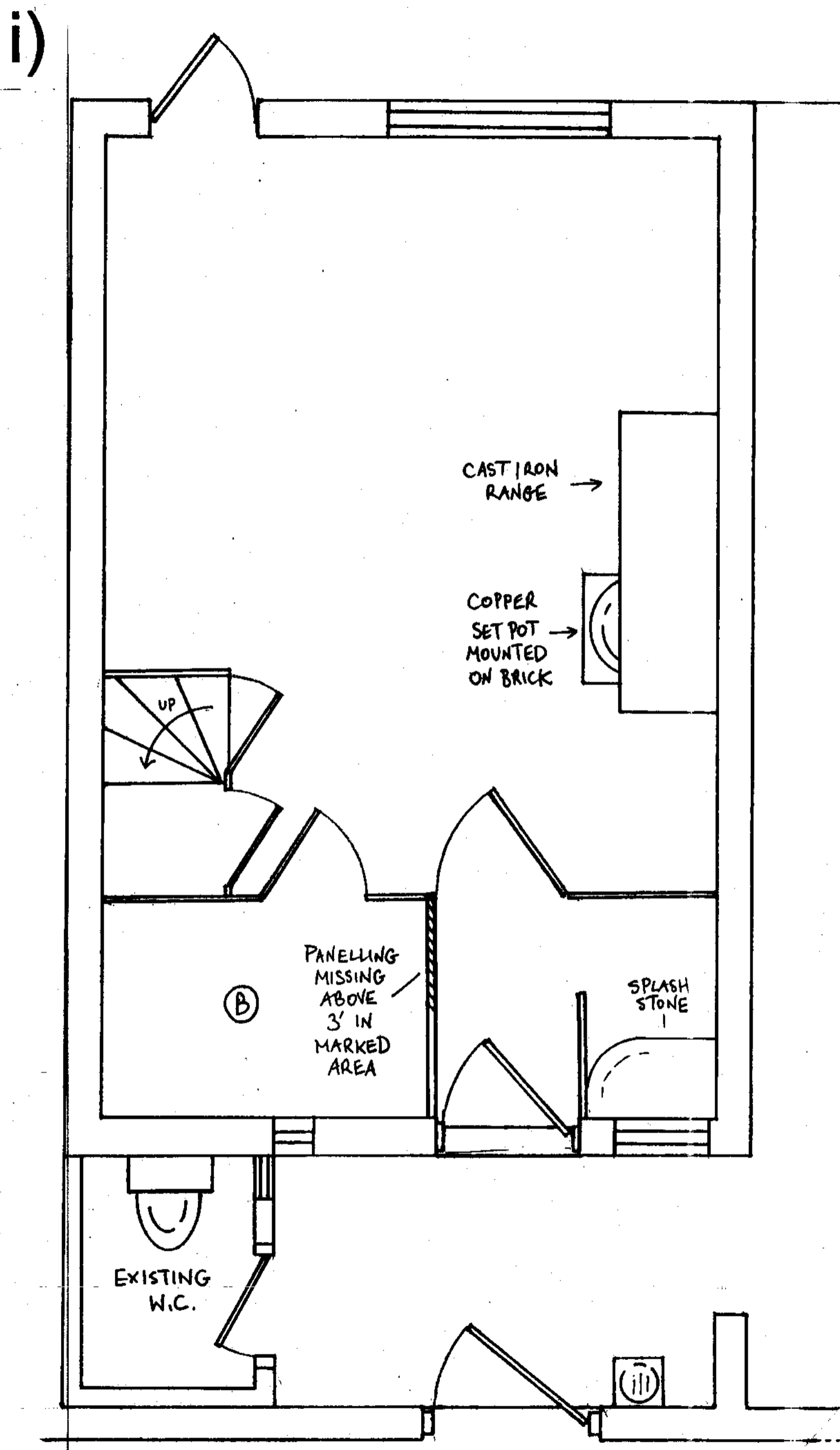
Date: 24th January 2007	Scale: 1:10 (A2)
M. Dunphy & M. Akers Old House Lotherton Hall Aberford Leeds LS25 3EB	Drawing No. 5

1



2





**2 The Boits
Robin Hood's Bay
YO22 4SG
(‘Laundry House’ annexe)**

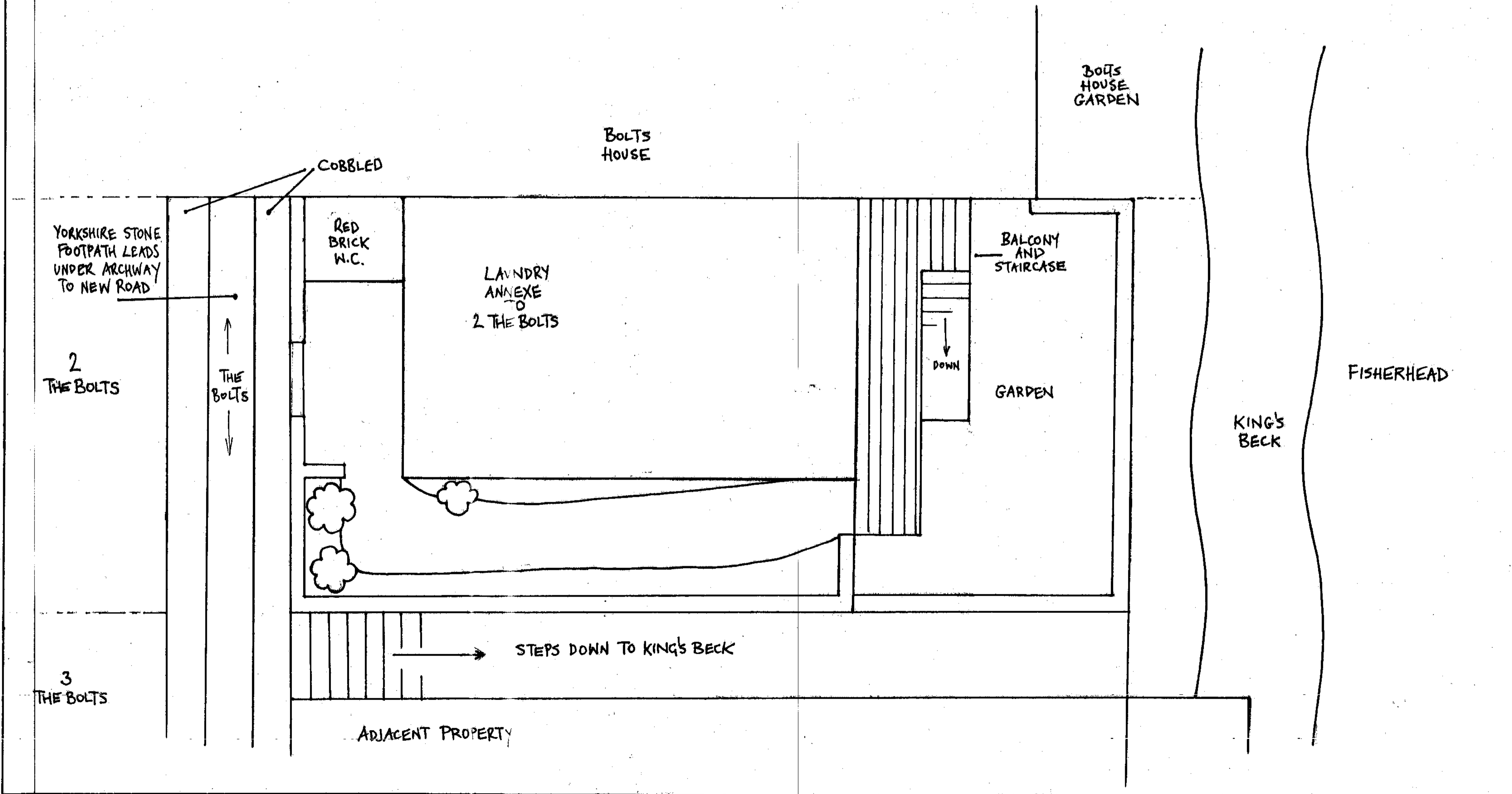
i) Existing Ground floor plan
ii) Proposed Ground floor plan

Flooring	: Timber boards on narrow joists, set directly on earth
Flooring (room B)	: Stone slab, set on earth
Walls	: Sandstone, lime plaster. Wooden panels to height of 34" (painted)
Internal partitions	: Wooden panelling; some damaged or missing (painted)
Doors	: Fielded panel, (painted)
Existing W.C.	: Brick (mid 20th century), concrete slab floor
External rainwater goods	: Cast iron

Date: 24th January 2007	Scale: 1:25 (A2)
M. Dunphy & M. Akers Old House Lotherton Hall Aberford Leeds LS25 3EB	Drawing No. 7

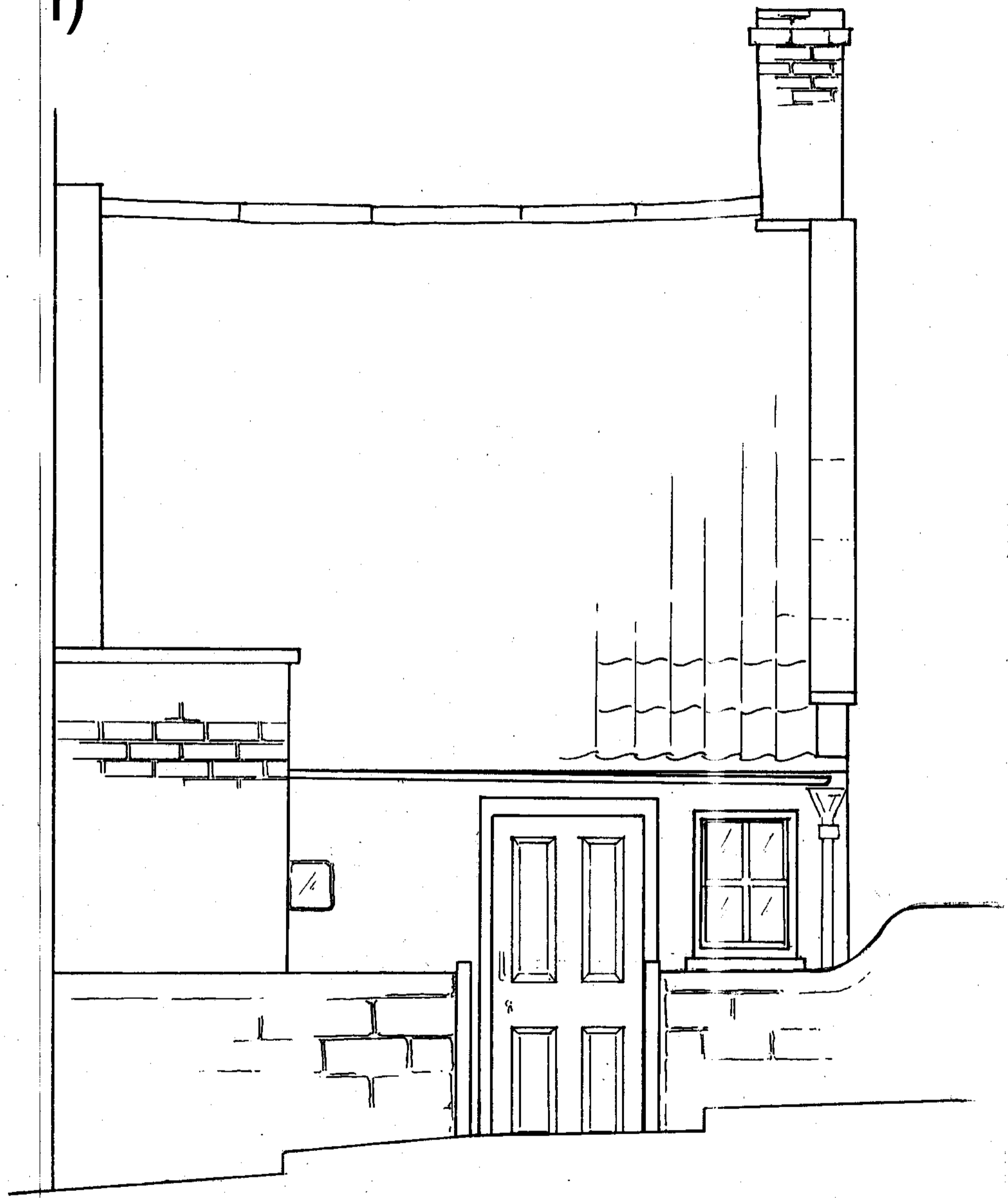
Application reference: PP-00216707

2 The Bolts Robin Hood's Bay YO22 4SG (‘Laundry House’ annexe)	M. Dunphy & M. Akers Old House Lotherton Hall Aberford Leeds LS25 3EB	Drawing No. 1
Application reference: PP-00216707		
Site Plan, Laundry House Annexe to 2 The Bolts		(12) 1:40

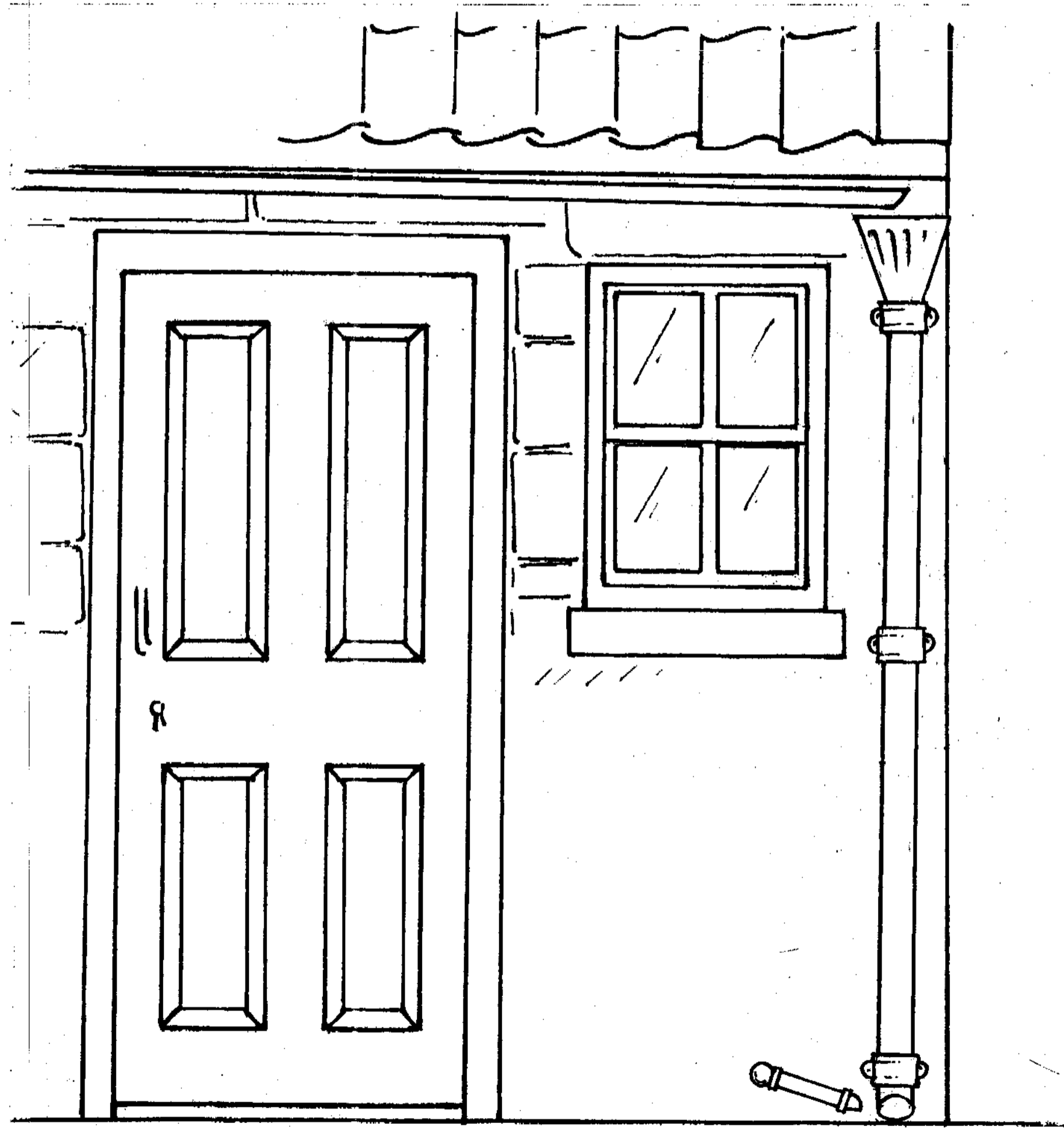


Application reference: PP-00216707

i)



ii)



<p>2 The Bolts Robin Hood's Bay YO22 4SG (‘Laundry House’ annexe)</p>	<p>M. Dunphy & M. Akers Old House Lotherton Hall Aberford Leeds LS25 3EB</p>	<p>Drawing No. 4</p>
<p>i. Existing front elevation with boundary wall (gate to yard removed)</p>		<p>scale 1:20 (A2)</p>
<p>ii. Proposed front elevation with detail of larger diameter downpipe (see specification para. 3) and plastic waste water pipe from Kitchen area (painted to match cast iron downpipe)</p>		<p>Scale:1:10</p>

Application reference: PP-00216707

2007/0388/LB

2 The Bolts
Robin Hood's Bay
YO22 4SG
(‘Laundry House’ annexe)

Existing Elevations

- Plan
- View from ‘Fisherhead’ (balcony and railings removed)

Date: 24th January 2007

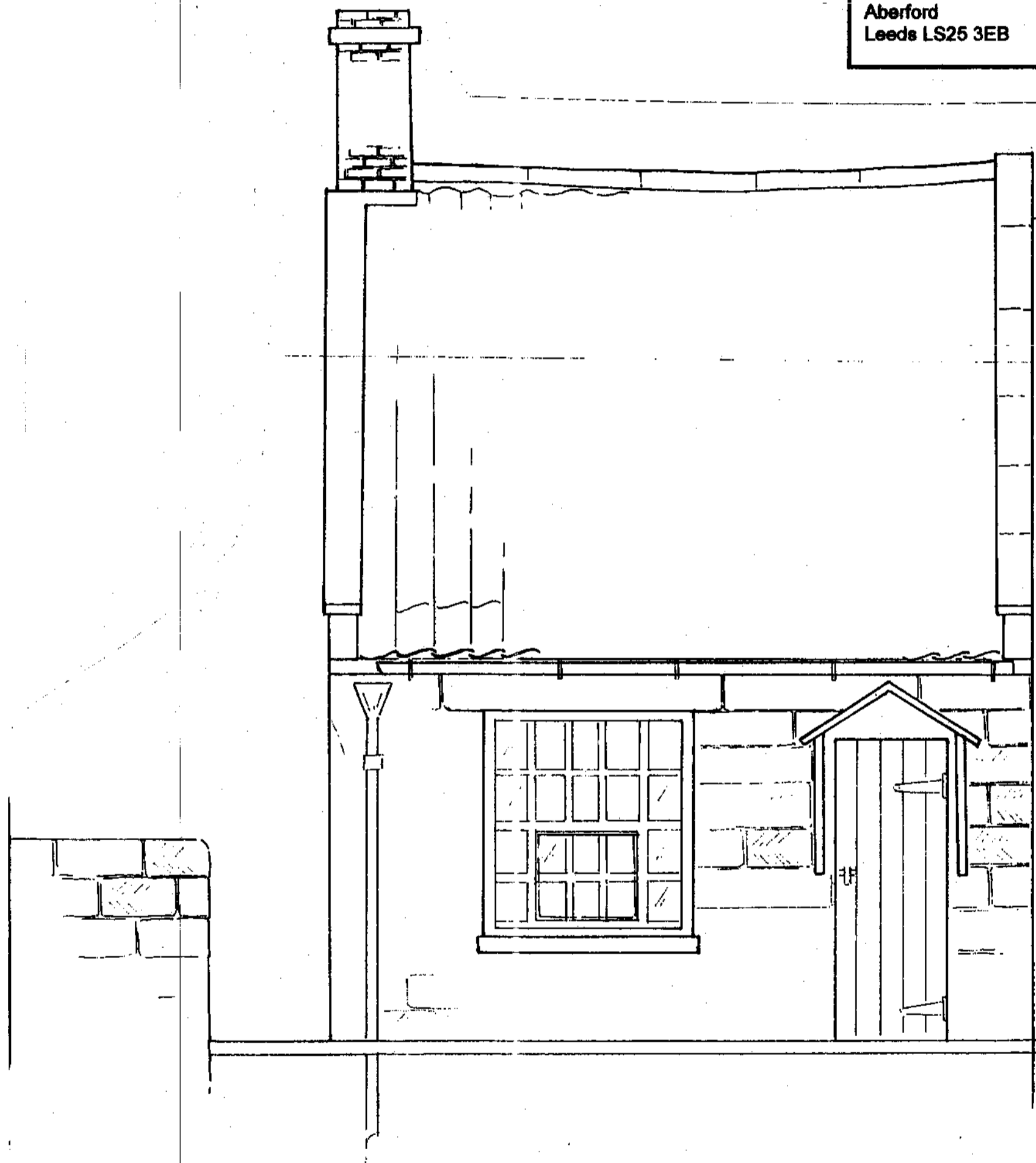
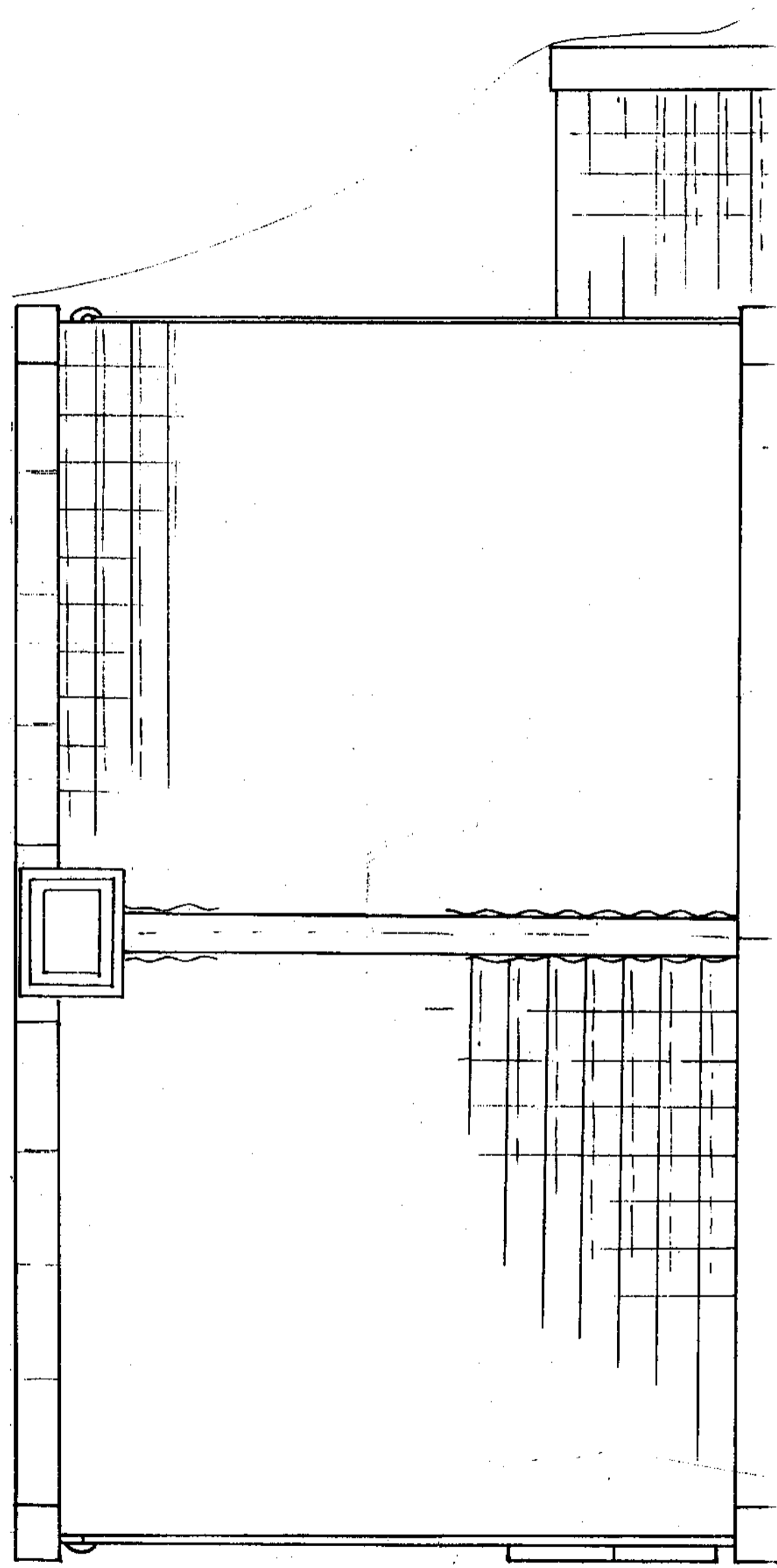
Scale: 1:28

(A2)

M. Dunphy & M. Akers
Old House
Lotherton Hall
Aberford
Leeds LS25 3EB

Drawing No.

3



Application reference: PP-00216707

2 The Bolts
Robin Hood's Bay
YO22 4SG
(‘Laundry House’ annexe)

Existing Elevations

- Roof (A & B) : Clay pan tiles with stone ridge, copings and kneelers
- Walls (C & D) : Coursed herring bone tooled sandstone. Evidence of recent pointing with cement based mortar
- Walls (E) : Mid C20th brick
- Stack (F) : C18th? brick
- Window (G) : Timber framed sash (2 over 2)
- Window (H) : Timber framed sash (6 over 8)
- Rainwater goods : Cast iron
- Door (I) : 4 fielded panels

Date: 24th January 2007

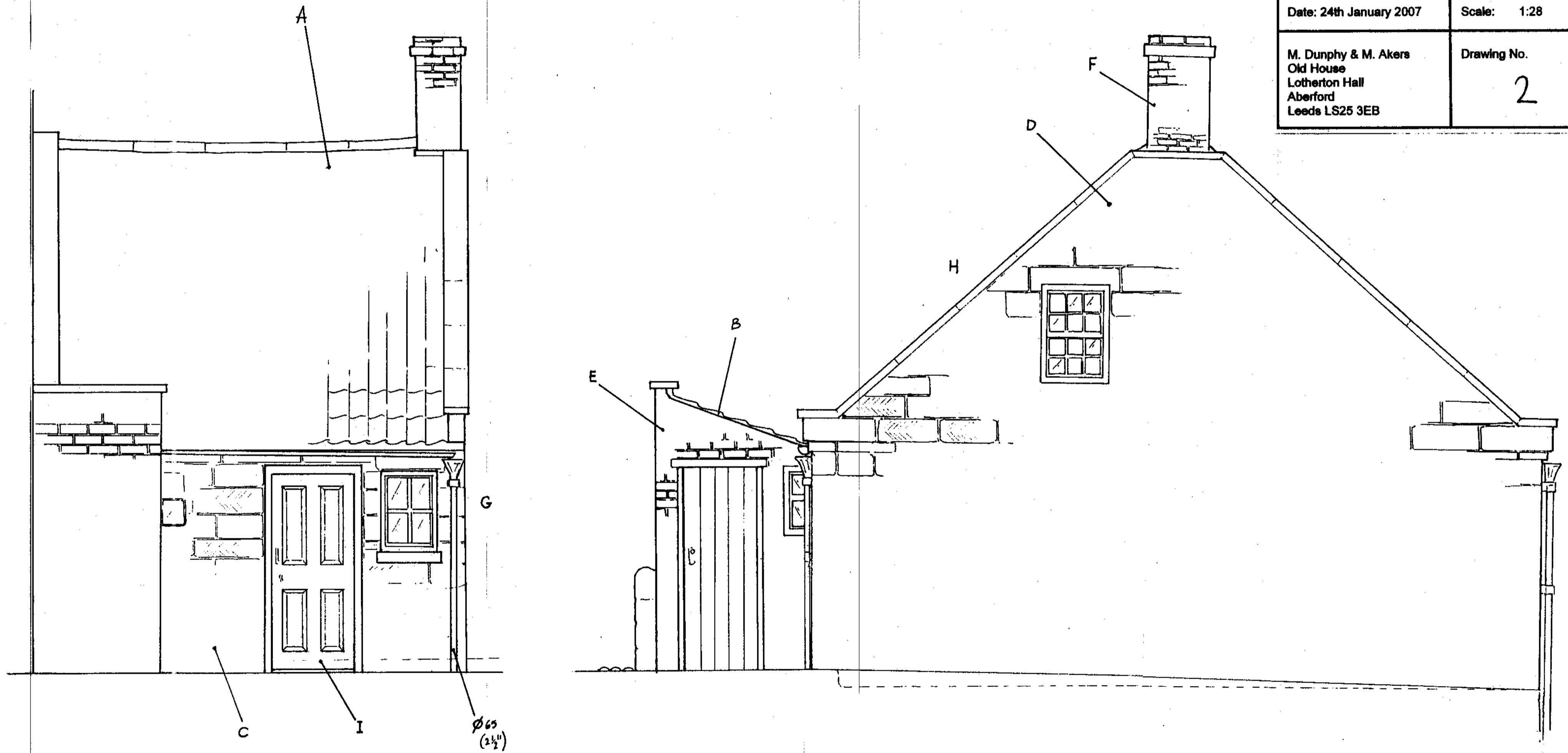
Scale: 1:28

(A1)

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Old House
Lotherton Hall
Aberford
Leeds LS25 3EB

Drawing No.

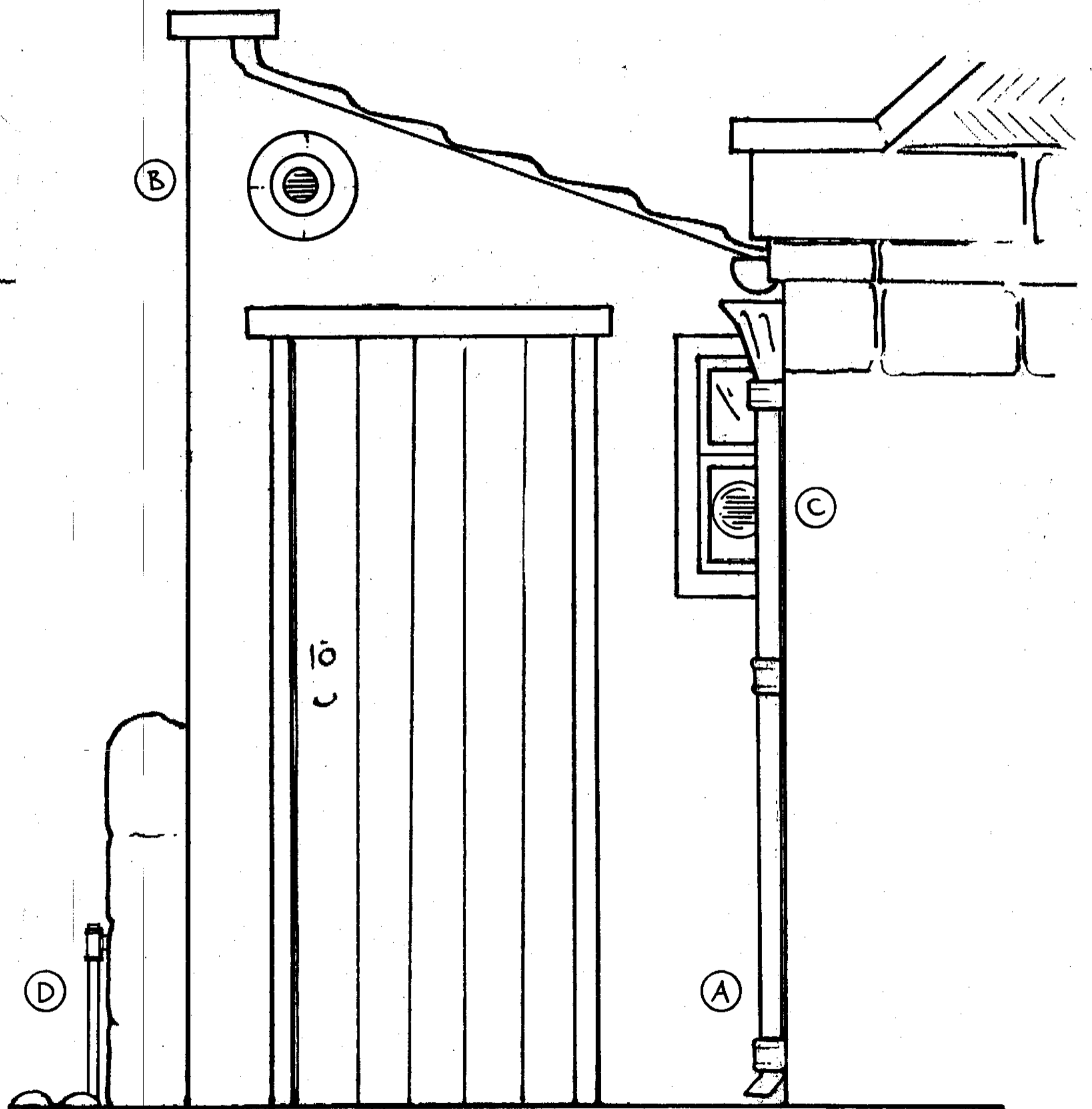
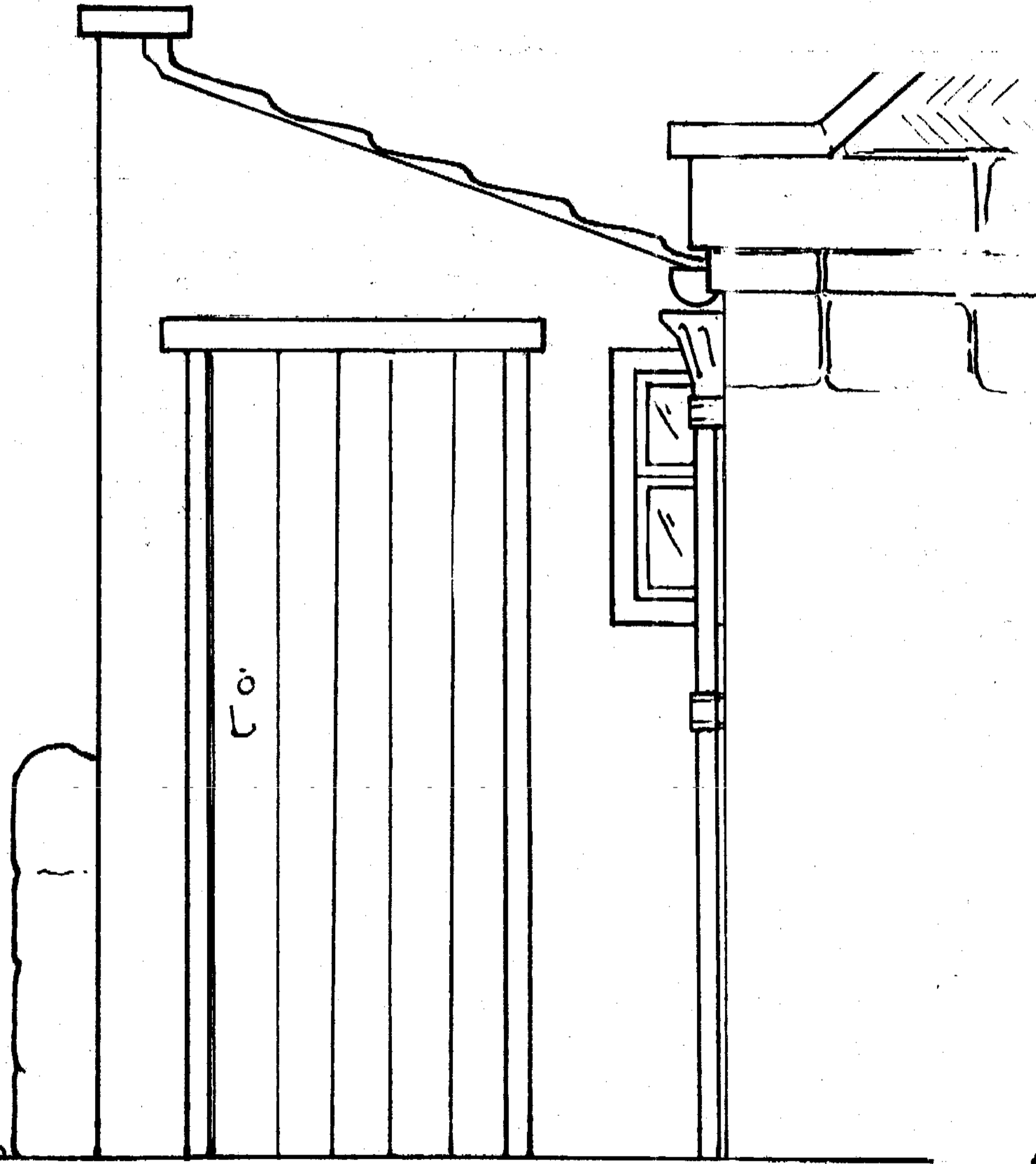
2



Application reference: PP-00216707

2 The Bolts Robin Hood's Bay YO22 4SG ('Laundry House' annexe)	M. Dunphy & M. Akers Old House Lotherton Hall Aberford Leeds LS25 3EB	Scale: 1:10 (A2)	Drawing No. 6
		Date: 24th January 2007	

- i. Existing side elevation detail (view onto brick W.C)
- ii. Proposed side elevation detail with A: Increased diameter downpipe (Specification para.3), B: Balanced flue from combination boiler; C: Extractor fan (exits through W.C. window, with 90° elbow duct through internal stone wall into proposed bathroom) and D: Gas inlet



APPLICATION REFERENCE:

PP-00216707

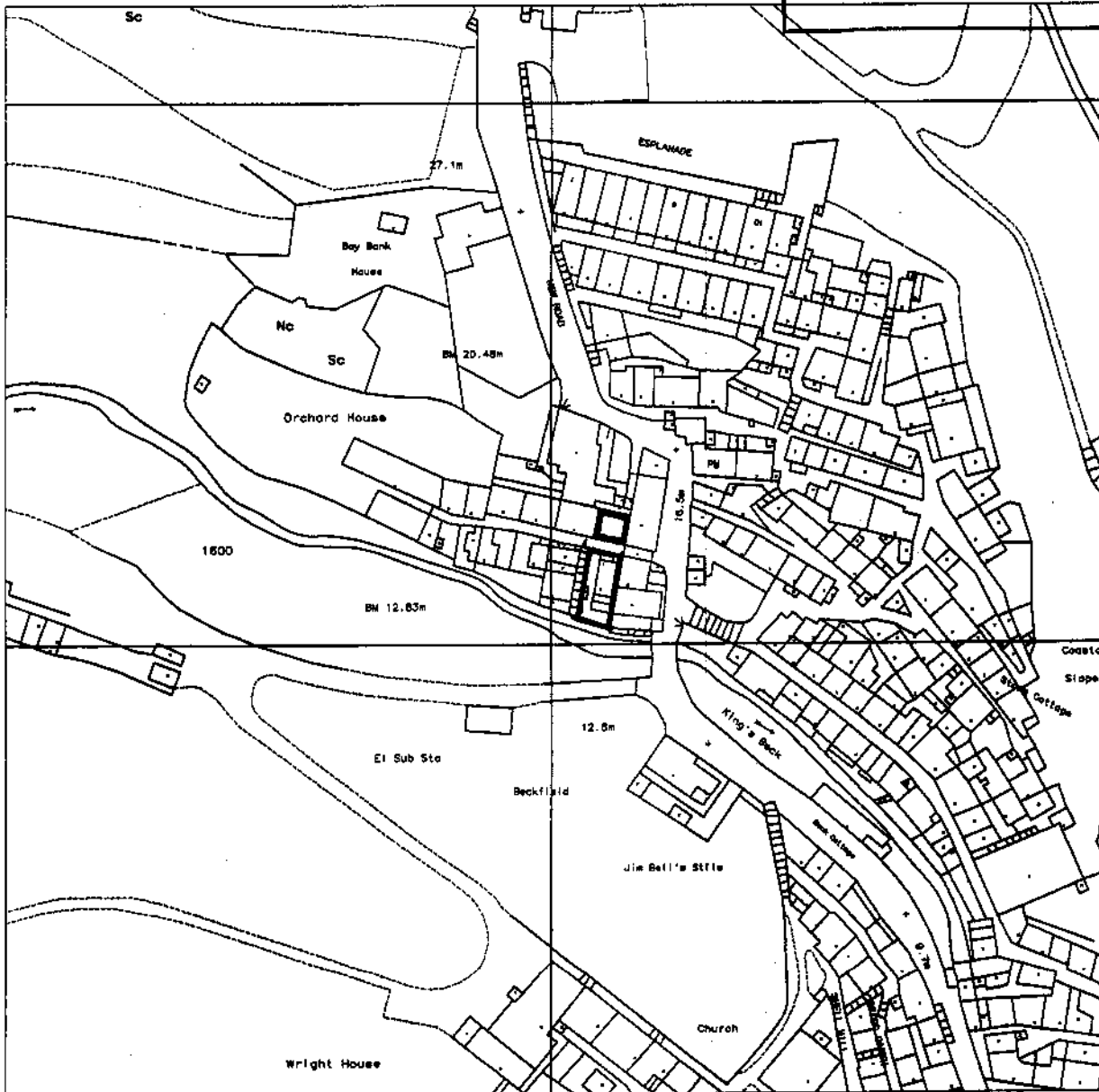
NYM/2007 / 0388 / LB

Siteplan[®] 1:1250



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22 MAY 2007

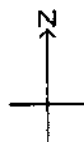


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Part of this Siteplan is enlarged from mapping produced at one or more of the following scales 1:1250, 1:2500, 1:10000.



Centre Coordinates: 495200 506018

National Grid sheet reference at centre of this Siteplan: NZ9505

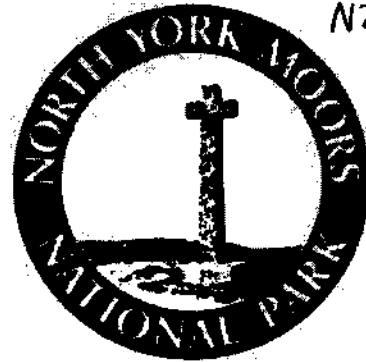
Supplied by: National Map Centre
Serial Number: 03365400

2 THE BOLTS
ROBIN HOOD'S BAY
NR WHITBY, YO22 4SG

PHI 07/388

Listed Building and Conservation Consent

NZ: 95210
OS021



A1. Applicant Details

Organisation

Title	Forename	Surname
Ms	Maria	Akers

A1.1 Address Details

Name or flat number

Property number or name

Street

Locality

Town

County

Postal Town

Postcode

A1.2 Communication Details

Telephone No.	Nat Code	Extn No.
<input type="text" value="REDACTED"/>	<input type="text" value="REDACTED"/>	<input type="text"/>
<input type="text" value="REDACTED"/>	<input type="text" value="REDACTED"/>	<input type="text"/>
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Daytime Telephone No.

Fax No.

Email Address

DX Number

NYMNP
08 MAY 2007

1. Site Address Details

1.1 Address Details

Name or flat number	Annex to
Property number or name	No.2
Street	The Bolts
Locality	Robin Hood's Bay
Town	Robin Hood's Bay
County	North Yorkshire
Postal Town	
Postcode	YO22 4SG
UPRN	0
Location	Directly opposite main house, across footpath (2 The Bolts)

2. Brief Description of Proposed Works

Development Description

To convert the property to provide holiday accommodation by installing a bathroom and simple kitchen facilities adequate for short breaks. The accommodation would remain ancillary, rather than permanent separate accommodation to the main house. The conversion requires no major building works and will be undertaken in conjunction with thorough conservation works ensuring the future of the 'outhouse'.

3. Existing Uses

Current use of land or building

Disused domestic building providing accomodation, kitchen and washhouse facilities to 2 The Bolts.

If vacant what was the land or building last used for?

Most recently the building has been used as workshop/storage space.

4. Interest

State the applicant's interest in the land

- Owner
- Lessee
- Prospective purchaser
- Other

If Other give details

NINPA
 06 MAY 2007

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5. Previous History

Has the building previously been subject of a planning permission, listed building consent or conservation area consent?

Yes No

Reference Number

[Empty rectangular box]

Date of Application (yyyy-mm-dd)

[Empty rectangular box]

6. Application Type

Listed Building

Demolition

Yes No

Alteration

Yes No

Extension

Yes No

Variation or Removal of an existing condition

Yes No

Conservation Area

Demolition

Yes No

Variation or Removal of an existing condition

Yes No

7. Building Information

Building Grade

1

Yes No

2*

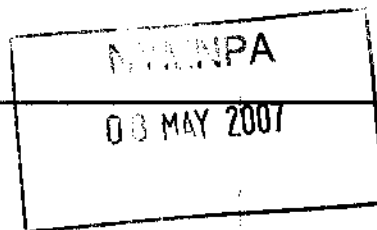
Yes No

2

Yes No

Ecclesiastical

Yes No



Building Type

Wash kitchen, probably late C18. Coursed herringbone-tooled sandstone; pantiled roof with stone ridge, copings and kneelers, brick stack. One storey on street front, one bay. 4-panel door and small sash on right. Rebuilt end chimney and block kneelers. Right return has small 12-pane sash. River front has wood balcony passage and large tripartite window with 12-pane centre sash and 4-pane fixed side sections. Small door, under bracketed gabled hood at right. Low forecourt wall 4 courses of roughly-tooled sandstone with chamfered coping. Small gateway opposite door of No 2 and small spur on its right. Ramped up with 2 more courses at right and ramped down twice on its way to back of property. A good example of the external 'wash kitchens' belonging to many houses in Robin Hood's Bay, several of which have been converted into small cottages. Attached small brick coal-house is not of special interest.

8. Proposed Works

8.1 Exterior

Works (including any alteration to windows or their replacement)

Please see detailed specification for Fabric Repairs compiled by Peter Pace for the North Yorkshire Moors National Authority which will be executed in conjunction with these works. 1. Installation of services: mains gas to be supplied through the stone forecourt wall where it forms part of the north facing, front elevation exterior wall of the outside lavatory. 2. Installation of a combination boiler to the property with a horizontal flue exiting above the door of the existing outside toilet on the western elevation. The toilet will be removed to provide space for the boiler and plumbing. 3. Installation of an extractor fan for the new bathroom (see below) to exit through the window of the outside toilet in order to minimise impact on the main building. 4. Reinstatement of window to left front elevation (see specification) 5. Installation of waste water pipe to new kitchen area below right hand window in north facing elevation. 6. Replace 50mm cast iron downcomers with 75mm cast iron fitted with shoe at base to new open gully. 7. Cut away 200mm concrete margin to property, install land drain and back fill with pea gravel 8. Replace existing timber balcony and steps with safer design to allow steps to run against the wall and reduce loading on cantilevers entering building.

Materials to be used

As listed above and detailed on plans

Colour of materials

New plastic pipes e.g. gas in and kitchen waste, will be painted to minimise visual impact. New rainwater goods will be painted as per specification.

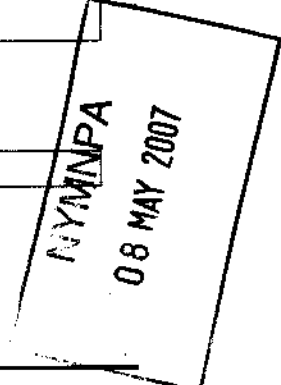
8. 2 Interior

Works

1. Convert existing coal store to bathroom, installing a toilet and shower, the foul waste will connect through to the attached outside toilet at ground level, not visible to the exterior of the property. An extractor fan will be installed through the wall of the coal store into the outside toilet to exit through the window of this building. The toilet pan and cistern will be removed to allow for the installation of a boiler and washing machine. 2. Create a kitchen area: remove a short section of the flat board panelling (damaged) to the right of the entrance door to allow space for a small cooker and sink. Use removed panelling to repair missing and damaged section to the left of the entrance. 3. Remove splash stone from right of entrance and install in main living area (see specification). 4. Installation of a central heating system and electrics will involve minimal damage to internal panelling and other features.

Materials to be used

As listed above and detailed in plans



9. Grant Aid

Has any historic buildings grant or other form of grant aid been offered or applied for? Yes No

Grant Details

The specification has been prepared through funding from 'Partnership Schemes in Conservation Areas: Robin Hood's Bay', funded jointly by English Heritage and the North York Moors National Park Authority. This grant will

be applied for to part fund the conservation works as described in the specification, once three quotes have been received for all works.

Signature

Electronically submitted; no signature required.

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06 MAY 2007

**THE BOLTS
WASHHOUSE
ROBIN HOODS BAY**

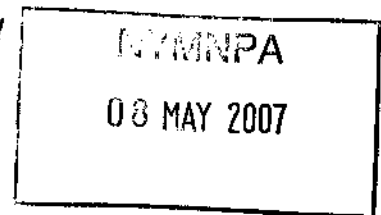
SPECIFICATION

FOR

**FABRIC REPAIRS
(Grant Eligible Works)**

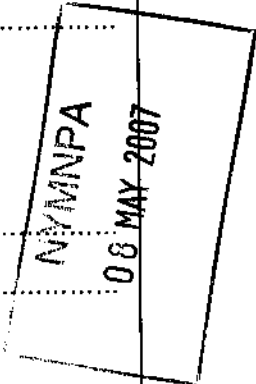
**Prepared on behalf of
North Yorkshire Moors National Park Authority**

January 2007



NORTH YORKSHIRE MOORS NATIONAL PARK AUTHORITY
24 January 2007

HISTORIC BUILDINGS GRANT SCHEME The Bolt's Washhouse Robin Hoods Bay	Price £
<p>Proposed Repairs (Note:- Conversion of Washhouse to separate residential accommodation may require Planning permission under 'Change of Use'. Listed Building Consent may be necessary for the minor changes to blocked window, and removal of partition to adjacent entrance lobby). Building Regulations may apply.</p> <p>EXTERIOR</p> <p>1. Roofs</p> <p>Pantile Roof, stone ridge, stone copings to both gables, brick Chimney cast iron rainwater goofs</p> <ul style="list-style-type: none"> - Strip off. Save any sound pantiles, for salvage/credit. Possibly enough sound ones to use for one slope, but allow in Tender for full renewal using clay traditional hand made pantiles (non-interlocking, non-coloured) by William Blyth (leave WC roof and lead valley, as they are sound and very recent). - Rake out joints to opposite gable copings and repoint - Test brick chimney for stability. Though twisted it may be capable of retention. However, allow in Tender for taking down to ridge level and rebuild using existing bricks and any replacements (say 20%) to be in matching brick. Allow for faunching with plain tiles at junction with roof following existing details. - All pointing/mortar on the roof area to be in NHL 5, mix at ratio of 1 hydraulic lime to 2½ grit sand (see appendix). <p>2. Roof Structure</p> <ul style="list-style-type: none"> - Clean down exposed roof timbers (ensure roof is sheeted whilst open to avoid water damage to lath and plaster ceilings). - Apply insecticide and fungicide treatment (water based and non harmful to Bats). - Allow a Provisional Sum for repairs to rotted rafters using new tanalised timbers, bolted through to existing rafters to avoid disturbing the lath and plaster ceiling below. - Repair purlins (4no.), and ends, using metal fitch plates and metal angles to retain as much original timber as possible, set on rear faces to keep repairs as discreet as possible. <p align="right">C/F</p>	<p>£.....</p> <p>£.....</p> <p>£.....</p> <p>£.....</p> <p>£.....</p> <p>£.....</p> <p>£.....</p> <p>£.....</p> <p>£.....</p> <p>£.....</p> <p>£.....</p>



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HISTORIC BUILDINGS GRANT SCHEME The Bolt's Washhouse Robin Hoods Bay	Price £
	B/F £.....
<u>EXTERIOR (Continued)</u>	
2. Roof Structure (Continued)	
- Fit Rockwool insulation to roof space	£.....
- Fit breathable roofing felt (Tyvek or similar)	£.....
- Fit tanalised soft wood battens secured with stainless steel annular ring shank nails.	£.....
3. Rainwater Goods	
Supply and fix ½ round cast iron gutters on new galvanised rise and fall brackets driven in to oak plugs (unless existing one prove sound enough to reuse).	£.....
- Rainwater pipes front elevation and rear elevation:- Renew 50 mm cast iron pipe in 75 mm cast iron with new increased size hopper. Allow for shoe at base. Fix on oak or lead bobbins with galvanised drive in coach bolts set into oak plugs.	£.....
- Pin one stone fracture by existing rainwater pipe fixing.	£.....
4. Drainage	
- Cut away concrete margin, width of 200 mm to below floor level and into hard core/ground. Place PVC land drain taken at WC highest point and grade to river side 1 in 40. Fill trench with pea gravel flush with concrete.	£.....
- Add clay gully and metal grill to fall pipe and reconnect to existing drain.	£.....
- Check drain to river elevation and add gully as above.	£.....
5. Stonework	
- Cut out and repoint 100% of all walls to front side and rear elevation in NHL 2.5 hydraulic lime/sand mix 1:2½ as attached specification.	£.....
- Check bulge in side wall by flue to determine if any separation is taking place. Allow a Provisional Sum for tying through wall with stainless steel thread dowel total 8no. and grout with hydraulic lime with hand pressure pump.	£.....
	C/F £.....

HISTORIC BUILDINGS GRANT SCHEME The Bolt's Washhouse Robin Hoods Bay	Price £
<p style="text-align: right;">B/F</p> <p><u>EXTERIOR (Continued)</u></p> <p>5. Stonework (Continued)</p> <ul style="list-style-type: none"> - At base area of river side elevation allow for taking out 3no. stones to determine condition of infill behind (likely to be loose fill with lime mortar). Await instructions regarding the need for any consolidation work. - Allow for 3no. drainage pipes 25 mm diameter set through wall to take out water, prior to pointing wall. <p>6. Doors (3no.) and Windows (4no.)</p> <ul style="list-style-type: none"> - Rub down, undercoat and 2no. finishing coats of Linseed oil paint by:- Holkham Linseed Paint The clock Tower Longlands Holkham Park Wells Next to the Sea Norfolk NR23 1RU Tel: 01328 711 348 Fax: 01328 710 368 Applied very precisely in accordance with manufacturers recommendations. - Fit new cill in oak to side wall attic window. - Overhaul all sash cords and weights, and leave all windows in good working order. - Reform blocked window on front elevation as slit window with tanalised softwood frame 2no. glazing bars and clear cylinder (see appendix glass). - Allow a Provisional Sum for minor joinery repairs to doors. <p>7. Timber Balcony and steps</p> <ul style="list-style-type: none"> - To be replaced (not grant eligible) under separate Listed Building Consent application <p style="text-align: right;">C/F</p>	<p>£.....</p> <p>£.....</p> <p>£.....</p> <p>£.....</p> <p>£.....</p> <p>£.....</p> <p>£.....</p> <p>£.....</p> <p>£.....</p> <p>£.....</p> <p>£.....</p> <p>£.....</p>

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 08 MAY 2007

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HISTORIC BUILDINGS GRANT SCHEME The Bolt's Washhouse Robin Hoods Bay		Price £
INTERIOR - Roof Space		B/F £.....
8. Ceilings		
<ul style="list-style-type: none"> - Generally in poor condition. Retain areas where firm (say 20%), secure where possible with copper wire with plaster reinforcement. 		£.....
<ul style="list-style-type: none"> - The remainder of ceiling (80%) remove the scattered remains of loose plaster, check exposed laths are well fixed and sound (allow for say 5% refix) and apply new lime plaster (attached Appendix II). 		£.....
9. Attic Walls		
<ul style="list-style-type: none"> - Remove remains of loose plaster on side wall and cement render to area to right hand side of chimney flue and one side of chimney flue itself. 		£.....
<ul style="list-style-type: none"> - Leave main wall exposed stonework. 		£.....
<ul style="list-style-type: none"> - Replaster chimney flue side. Replaster 20% opposite wall (adjacent house party wall) in lime, hair reinforced plaster – as appendix. 		£.....
10. Attic Floor		
<ul style="list-style-type: none"> - Allow a Provisional Sum for minor repairs to boards and joists. 		£.....
11. Staircase		
<ul style="list-style-type: none"> - Minor plaster repairs to wall. 		£.....
Ground Floor – Main Room (Entrance Lobby and Sink Room)		
12. Floors		
<ul style="list-style-type: none"> - Timber boarding on joists set on earth base. 		£.....
<ul style="list-style-type: none"> - Take up boards which are mostly sound (say 80%) and set aside sound ones for reuse. Similarly set aside sound joists (say 5%). 		£.....
<ul style="list-style-type: none"> - Excavate floor to provide a void of 350 mm deep. Build dwarf brick supporting walls length (from front to rear) set on DPC on concrete strip footings. 		£.....
<ul style="list-style-type: none"> - Fit tanalised soft wood joists 150 mm x 50 mm at 450 diameter and reuse any sound joists (5%). 		£.....
C/F		£.....

HISTORIC BUILDINGS GRANT SCHEME The Bolt's Washhouse Robin Hoods Bay		Price £
	B/F	£.....
<u>INTERIOR - (Continued)</u>		
<u>Ground Floor – Main Room (Entrance Lobby and Sink Room)</u> <u>(Continued)</u>		
12. Floors) (Continued)		
- Relay boards and make up deficiencies (20%) with similar special width boards to match in redwood kiln dried.		£.....
- Ventilate the voids below floor with 2no. 225 mm x 225 mm air bricks to front elevation set into new drainage trench with stone margin surround, and 2no. stone grill air grills on river side elevation.		£.....
- In the area of the fireplace lift remain of stone paving and excavate to firm base, set new flagstones on sand and lime mortar base.		£.....
13. Walls		
- Take down partition boarding between Lobby and sink room, use for repairs elsewhere.		£.....
- Reset stone sink on wall adjacent the 'copper'		£.....
- Retain all remaining partitions.		£.....
- Reset dado to main room on tanalised battens and form vent holes/slots at base.		£.....
- Remove loose plaster and replaster in lime/sand mix to @ 35% of walls.		£.....
14. Walls		
- Infill fracture between fireplace and wall with brick and plaster over.		£.....
15. Doors		
- River elevation external door – form new threshold at base, oak strip and extend base of door to fit opening.		£.....
- Check, lintel over, grout up fracture, possibly pinning may be required.		£.....
	C/F	£.....

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 08 MAY 2007

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HISTORIC BUILDINGS GRANT SCHEME The Bolt's Washhouse Robin Hoods Bay		Price £
	B/F	£.....
<u>INTERIOR - (Continued)</u>		
<u>Ground Floor – Main Room (Entrance Lobby and Sink Room)</u>		
<u>(Continued)</u>		
16. Fireplace – Range and Copper		
-	The flue appears sound – sweep out to remove any small loose mortar to stonework.	£.....
-	Replace fractured stone on left hand side with new piece inset approximately 60 mm high x 100 mm deep.	£.....
-	Rebuild 'Copper' brickwork and make up deficiencies (20%) in brick to match	£.....
-	Point up open joints, make good render at rear.	£.....
-	Renew metal smoke draught control plates to flues 2no.	£.....
-	Check cast iron lintel to 'Copper' – reset and paint metal.	£.....
-	Reset lower part of range where plates have separated.	£.....
<u>Coal Room</u>		
17. Floor		
-	Stoneflags, take up and set aside sound flags (75%). Excavate floor to same depth as main room. Fit concrete joists and infill across with concrete block to make solid suspended floor.	£.....
-	Ventilate through to main void. Lay stone flags over making up deficiencies with ones to match.	£.....
18. Walls		
-	Retain rough studding to staircase wall. Cover over with new stud framework and waterproof boarding, ready to fit tiles over the shower	£.....
-	Remainder of walls replace plaster 30%.	£.....
19. Ceiling		
-	Reinforce 2no. joists where spilt, with timber or metal fitch plates.	£.....
	C/F	£.....

APPENDIX I

HYDRAULIC LIME MORTAR

Category NHL 2, 3.5 or 5, moderately Hydraulic limes to be used as specified, delivered as a hydrated hydraulic lime powder in sealed bags. It is essential that the material be kept dry.

NHL products are available on the market in Building Material Centres such as Travis Perkins who supply hydraulic lime from Castle Cements products.:

- or - Yorkshire Lime Centre, Sowerby Bridge (St. Astier HL)
Tel: 01924 400 651
- or - Wormesley Associates, 38 Berwick Avenue, Heckmondwike, Yorkshire WF16
9AF (St. Astier HL)
Tel: 01924 400 651
- or - Chalk Hill Lime Products Ltd., Rosewood, Terrington, York YO60 6QB
Tel: 01653 648 112

- The following categories of hydraulic lime are to be applied as follows:

- Ridges chimney flues wall tops – NHL 5
- Wall faces exposed – NHL 3.5
- Wall faces sheltered – NHL 2

i) The Mortar Mix: (2½ to 1)

- 1 soft sand
- 1½ grit sand
- 1 hydraulic lime

Where joints are very wide, add ½ grit aggregate (5mm down)

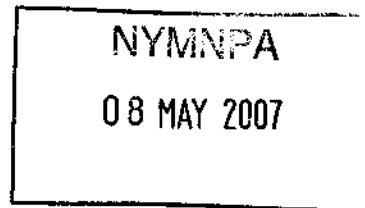
ii) Mixing

A conventional cement mixer can be used, although for larger projects a roll pan or paddle mixer is preferable. These are becoming more readily available on the market with the renewed interest in lime product. The mix should be 1 lime to 2½ sand/aggregate. Measuring of material must always be with a gauging box or bucket. A shovel is not acceptable since quantities are too inconsistent.

Lime mortars mixed in drum mixers can be prone to balling - use of particular techniques can reduce this. It is therefore recommended that a small quantity of water is put into the mixer while not rotating and then the appropriate quantity of lime added.

When the mixer is switched on, the lime should be turned into a wet slurry. The sand is added to the slurry with more water and mixed for approximately 15 - 20 minutes. Do not overfill mixer as this will prevent proper mixing.

The mix, to begin with, should appear rather dry but as mixing time increases the render will become much 'fattier'. At the end of 20 minutes the final water can be added to obtain the correct workability - if required.



If too much water is added the risk of shrinkage will increase and the final strength reduced. Do not use any Plasticisers.

iii) Pointing of Masonry

Cut out all loose and defective mortar in existing masonry: to a depth equal to one and half times the width of the joint and never less than 35 mm. All joints to be raked out by non-electric tools (no angle grinders). Where necessary use specially made tools for extra fine joints i.e. hacksaw blades, spikes, and fine plugs to avoid friction contact with edges of stone.

Where cavities of loose material of depth greater than 50 mm are found, replacement mortar must be built up, by deep tamping, in layers not exceeding 75 mm in thickness with setting time allowed between layers, using the same mortar mix and sand as above.

Grouting may be appropriate under certain circumstances using fresh burnt lime, to aid expansion, but should only be carried out with the written approval.

Joints to be thoroughly wetted before mortar inserted.

The mortar once placed in the joints must be protected from drying out quickly from wind, rain and frost. The setting time is very slow. The area is to be covered with damp hessian or canvas sheeting for an average period of two weeks. The length of this period will depend upon the prevailing conditions and may be longer (though is unlikely to be shorter).

In warm or windy weather the sheeting must be sealed to prevent evaporation. In frosty weather additional insulation in the form of straw filled sacking will be necessary to prevent freezing of mortar. The amount of insulation depends upon the level of temperature. Ideally no pointing should be carried out where a risk of frost is present.

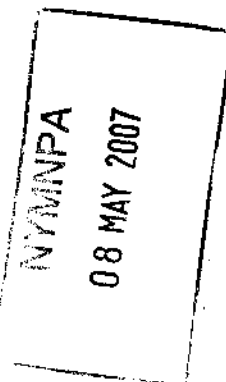
Rain must never be allowed to strike the mortar and stonework until the setting process is complete.

Stipple all mortar as the initial set takes place, with a stiff bristle brush, to produce an uneven weathered appearance capable of shedding water. Slightly set back from the stone outer surface to ensure the full arris of each stone shows clearly in relief.

Prepare several trial areas of pointed stonework for approval and mark any approved sample clearly for ease of future reference.

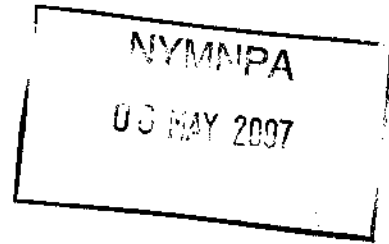
Exposed wall tops and flat or sloping surfaces are very susceptible to frost damage and may have to be protected for extended period by tarpaulins weighted down with straw bales.

Where very fine joints preclude the use of aggregate sand/crushed stone, a fine building sand will be permitted or a lime putty may be applicable - to be subject to discussion with the Architect.



APPENDIX II

LIME PLASTERWORK
and
LIMEWASH



- **Plasterwork**

Renew areas of unsound plasterwork to walls and *ceilings* in traditional lime plaster onto masonry or lath backing as appropriate.

Ensure work is in accordance with BS.5492 Internal Plastering and is carried out by persons experienced in the use, handling and storage of lime plasters and related ingredients.

All plaster indicated as being traditional lime plaster shall be a mix of well matured natural lime putty: fine sand applied in three coats to a finished thickness of 19 mm or to match existing thickness.

Plaster shall be reinforced with very loosely teased hair (approximately 200 mm or more, cow, goat, horse) to match the existing plaster finish. Hair shall be mixed in just before use.

Oak, Hazel or Pine 3-6 mm split or sawn timber laths to be secured with stainless jagged shank nails. Suitable laths are available from the suppliers on the accompanying sheet, or other approved.

Plaster onto masonry or lath backing is to be applied in three coat work onto the lightly wetted backing. Coat thicknesses to suit thickness of any existing plaster being worked up to, but otherwise to be:

Render Coat: 1:3 Mix of lime putty: fine sand apply 6-9 mm thick (mm) cross keyed finish.

Floating Coat: 1:3 Mix of lime putty: fine sand apply 6 mm thick (mm) keyed with a devil float.

Finishing Coat: 3:2 Mix of lime putty: fine sand apply this is to be 3 mm thick (mm) steel float finish.

- **Limewash**

Available from the following suppliers:-

- Hirst Conservation, Laughton Hall Farmhouse, Laughton, Sleaford, Lincs NG34 OHE
Tel: 01529 497 449
- Wormelsey Ltd., Walkley Lane, Heckmondwike, West Yorkshire WF16 0pG
Tel: 01924 400 651
- Chalk Hill Lime Products Ltd., Rosewood, Terrington, York YO60 6QB
Tel: 01653 648 112
- Anglia Lime Co. P.O. Box, Sudbury, Suffolk, C)10 6TW
Tel: 01787 313 974

APPENDIX III

SUPPLIERS OF HANDMADE CYLINDER GLASS

Barley Studio Ltd (local suppliers of Tatra glass <http://www.tatra-glass.co.uk/>)
Church Balk
Dunnington
York
YO19 5LH

Tel: 01904 489 093
<http://www.barleystudio.co.uk/>

English Antique Glass Ltd
Bordesley Hall
Alvechurch
Birmingham
B48-7QA

Tel: 01527 611 00
Fax: 01527 611 10
E-mail - eag-glass@btconnect.com

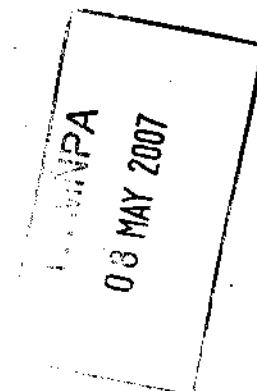
Norgrove Studios Ltd
Bentley
Redditch
Worcestershire
B97 5UH

Tel: 01527 541 545
Fax: 01527 403 692
E-mail: bsinclair@norgrovestudios.co.uk

The London Crown Glass Company
21 Harpsden Rd
Henley on Thames
Oxfordshire
RG9 1EE

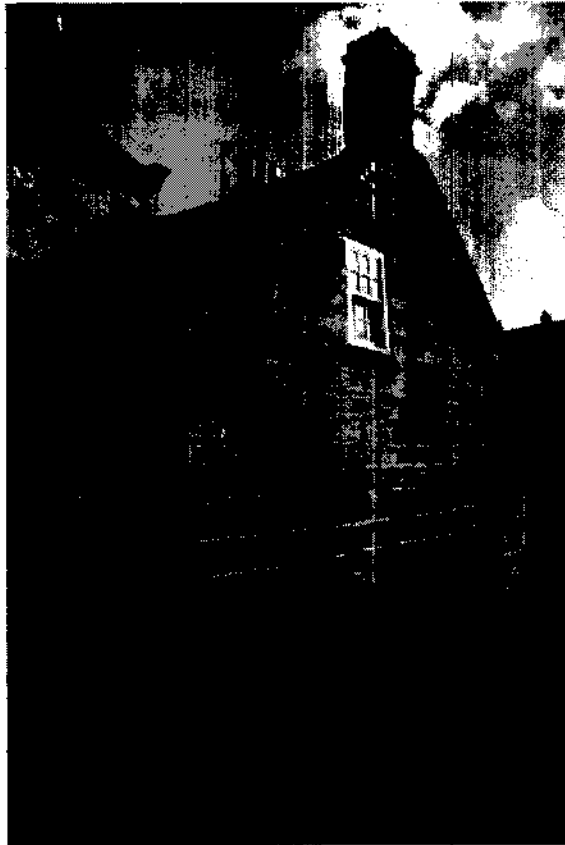
Tel: 01491 413 227
Fax: 01491 413 228

These suppliers may also supply "reproduction" glasses, often 'kiln distorted' conventional glass. This will not have the same appearance as handblown cylinder glass and should not be used.

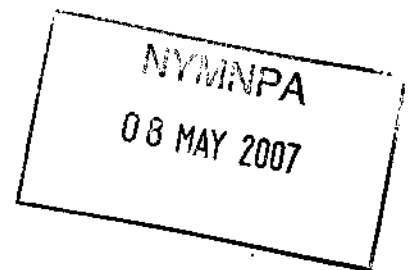


**Design and Access Statement
Change of Use and Fabric Repair (Listed Building)**

**Washhouse
Annexe to 2 The Bolts
Robin Hood's Bay**



**Maria Akers
Michael Dunphy
The Old House
Lotherton Hall
Aberford
LS25 3EB
Tel. 07891 273152**



Planning Portal ref: PP-00216707

1.0 Design

1.1 Background

The washhouse to No. 2 The Bolts is in many ways typical of this feature throughout Robin Hood's Bay, previously providing kitchen facilities, a washhouse and extra accommodation. It is however larger than most with a large ground floor subdivided into three areas and a first floor with existing sash window.

The building has been unused for some years other than to provide storage and has gradually fallen into disrepair. The aim of the owners is to undertake extensive fabric repairs, as agreed with North Yorkshire Moors National Park, whilst installing facilities that would enable its use as holiday accommodation providing a viable future for the property.

All works fully consider the historic nature of the building and ensure that the original layout and proportions are respected.

1.2 Consideration of Process and Use

The owners have consulted closely with the Building Conservation Officer with regard to the change of use. It is accepted that the washhouse would remain an annexe to No. 2 The Bolts, not least because the owners wish to retain access to the gardens. Use as holiday accommodation would not impact on the availability of local permanent housing and would provide an additional source of revenue for other local businesses.

1.3 Amount of Development

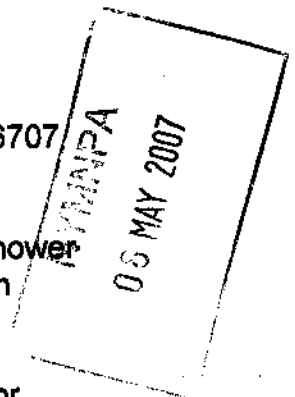
A description of the amount of work is given in the applications PP-00216707 and on the plans and elevations.

The main changes proposed are the installation of a ground floor toilet/shower room and the creation of a small kitchen area, both suitable for short term use.

The toilet/shower room is to be created within the area previously used for coal storage. The window will be enlarged to reflect its original size and all existing walls will be retained.

The kitchen area would be formed by extending the lobby into an existing wash room by the removal of a small length of wooden partition, which would be used to repair another damaged section elsewhere. This would be the only change to the layout.

Externally the toilet will be removed from attached outside lavatory to provide storage space, to contain gas and electric meters and to house a boiler. The need for fuel storage space will be reduced with the introduction of central heating.



The external balcony and staircase is to be replaced to improved safety of access to the lower garden.

1.4 Layout and Scale

The accommodation space is more than adequate for holiday accommodation. It has the advantage also of being relatively accessible, having all the facilities on the ground floor (see below).

The scale of the development works is minimal and there will be no change to the way the property sits within its surroundings. The changes to the bathroom window will restore the lost symmetry and proportion to the front elevation.

1.5 Landscaping

The overgrown gardens will be reinstated with a suitable planting scheme; the derelict staircase will be replaced. No other works required.

1.6 Appearance

The external appearance of the cottage will undergo only minimal changes as listed above. The repairs to the fabric will improve the currently neglected appearance. The materials selected; re-used pantiles for roof repairs, linseed paint, lime mortar etc. will not only look correct but will actually improve the longevity of the historic character. The impact of flues and vents will be minimised by careful placement and choice of colour/material wherever possible.

A full specification of repairs has been prepared listing materials to be used.

2.0 Access

No changes are planned to the access. The owners will undertake to ensure that the property is as accessible as possible for ambulant disabled. The safety of the property for all will be improved through changes to the external staircase to the garden.

