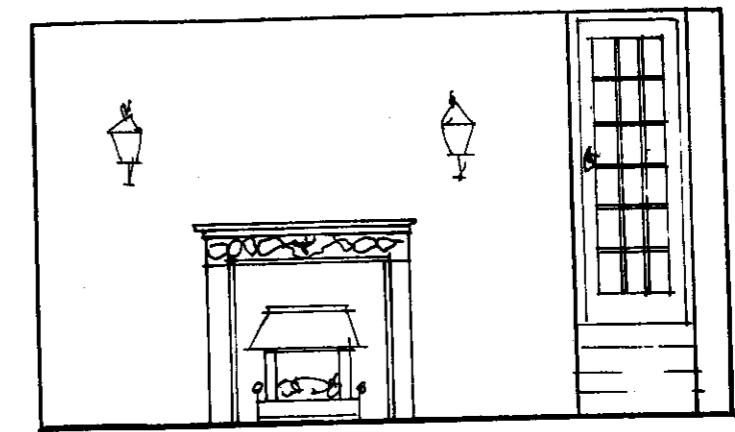
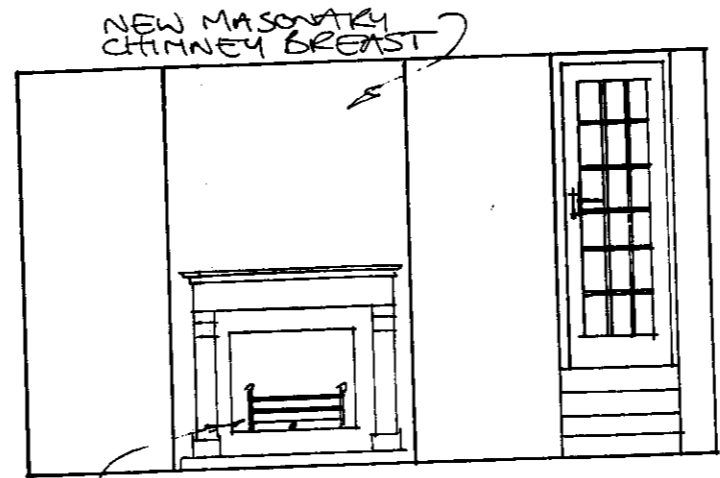
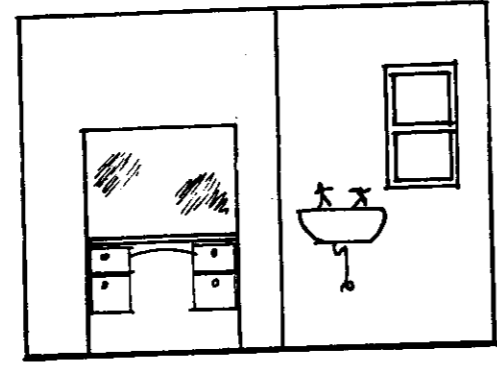
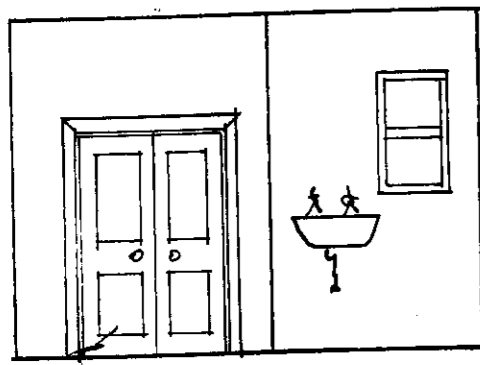
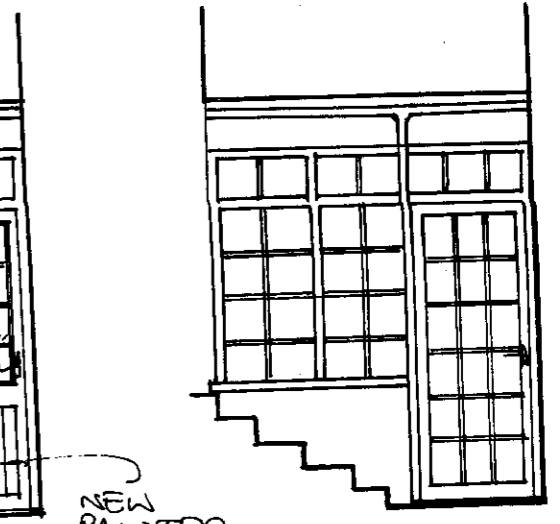
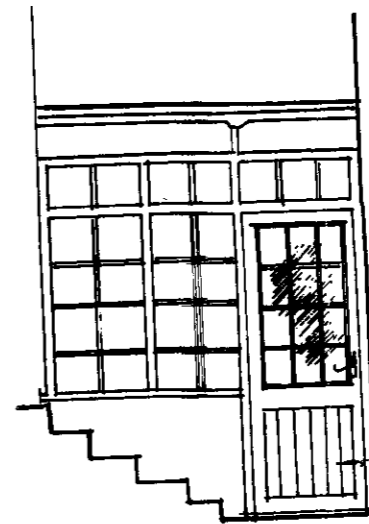
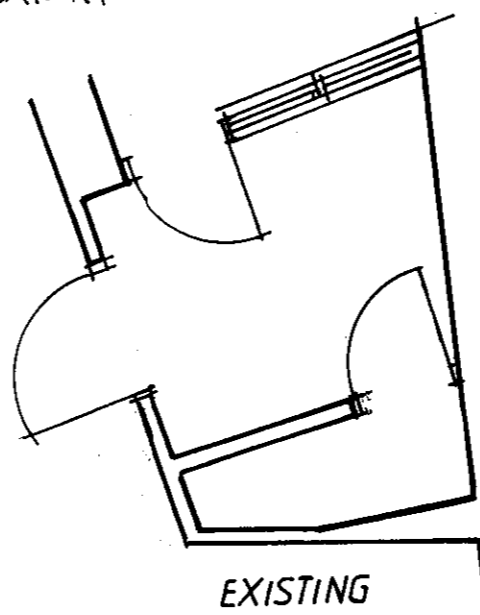
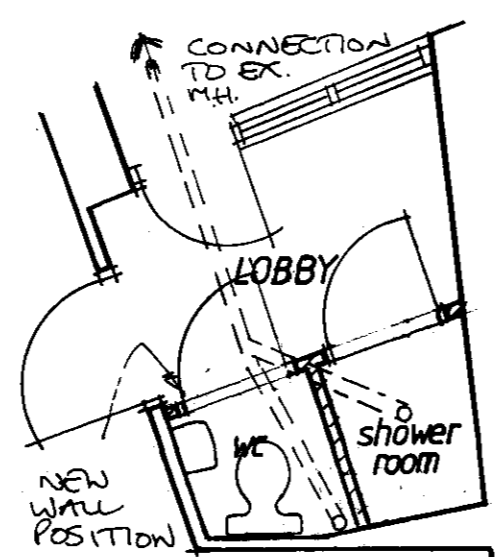
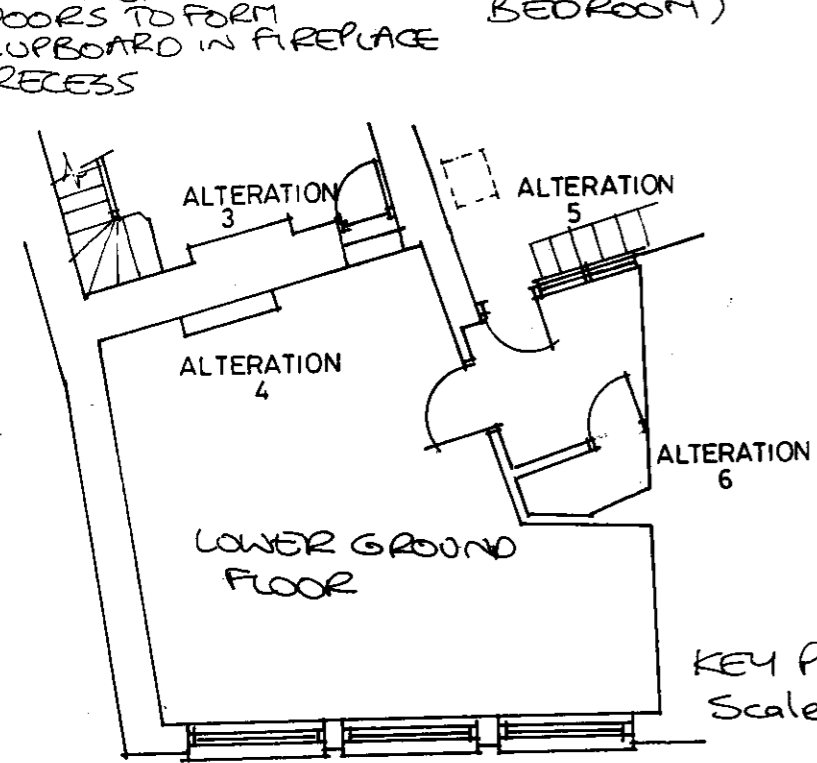


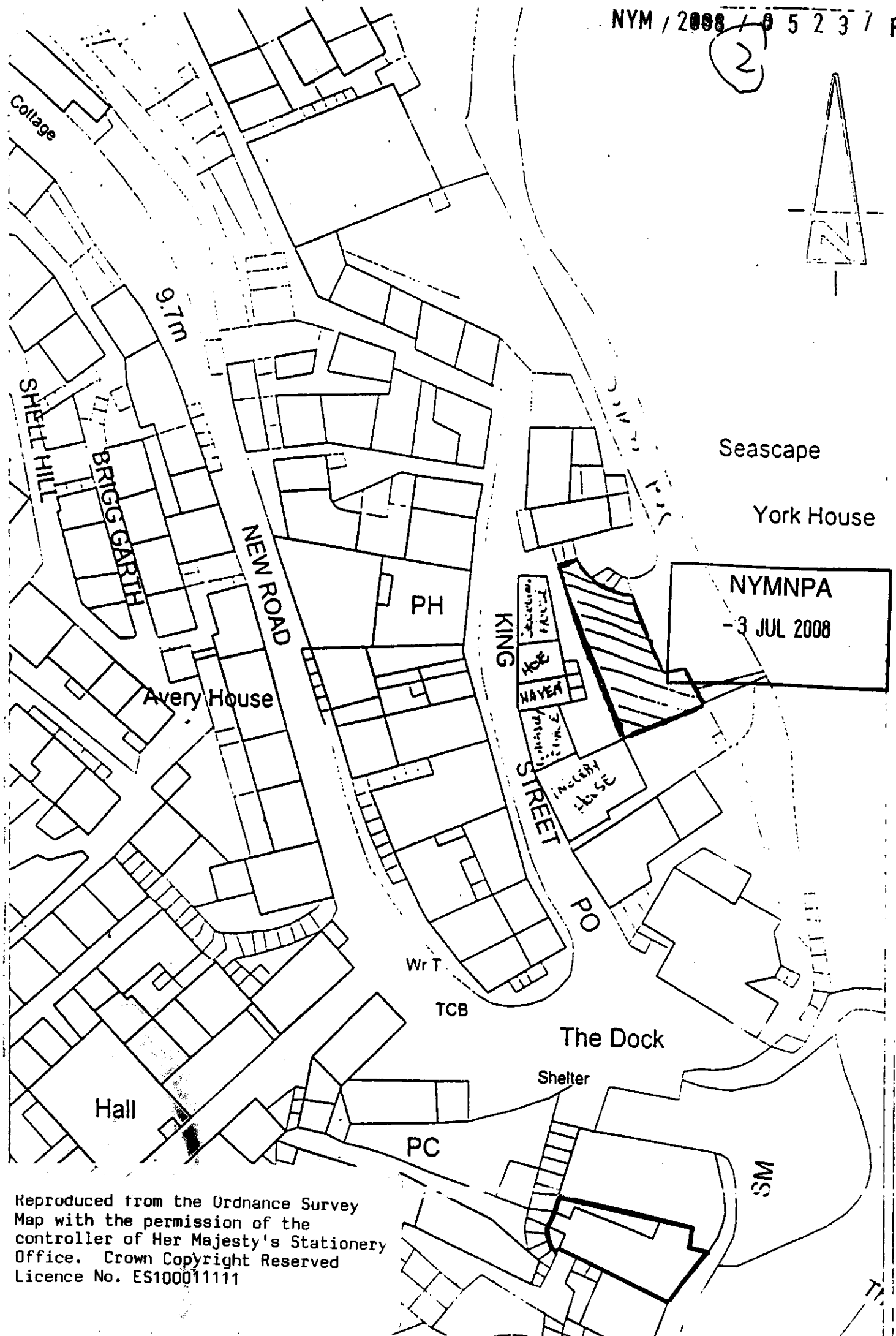
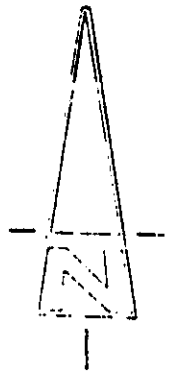
NYMNPA  
- 3 JUL 2008



CUPBOARD DOORS TO MATCH MAIN ROOM DOORS TO FORM CUPBOARD IN FIREPLACE RECESS  
ALTERATION 2 (GROUND FLOOR BEDROOM)



2

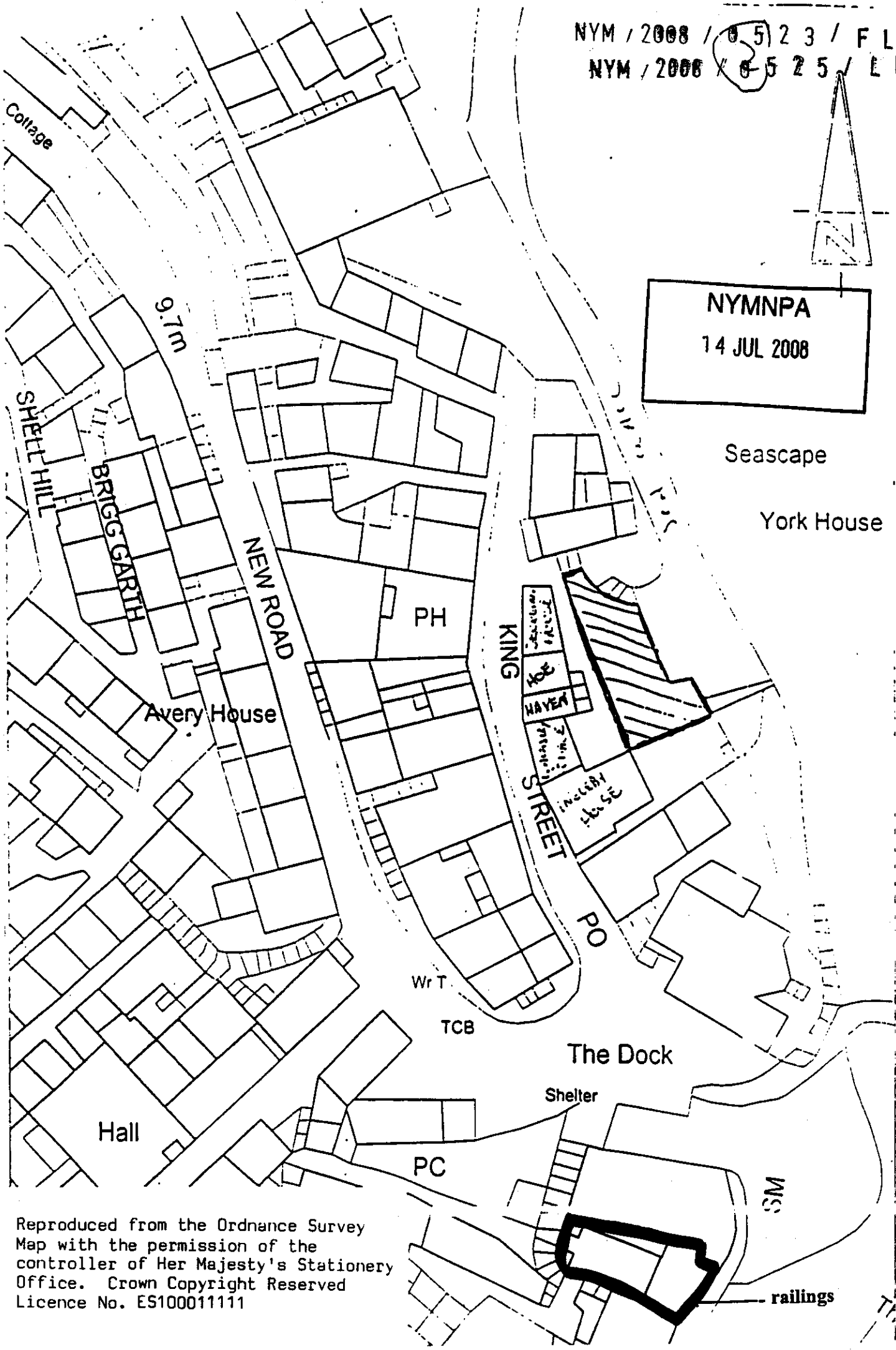


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NYM / 2008 / 05123 / FL  
NYM / 2008 / 0525 / LB



NYMNP  
14 JUL 2008



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NYM / 2008 / 0523 / FL  
Cand ref N295316, 04842

08/0523 pt 1

Householder Application for Planning Permission  
for works or extension to a dwelling and listed building consent.  
Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Description of Proposed Works

Please describe the proposed works:

Repairs and improvements including minor internal alterations to an existing dwellinghouse.

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### 3. Description of Proposed Works (continued)

Has the work already been started without planning permission?

Yes  No

If Yes, please state when the works were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work already been completed without planning permission?

Yes  No

If Yes, please state when the works were completed (DD/MM/YYYY):

(date must be pre-application submission)

### 4. Site Address Details

Please provide the full postal address of the application site.

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference. (must be completed if postcode is not known):

Easting:  Northing:

Description:

Mid-terrace dwellinghouse with three principal floors of accommodation.

### 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

Date (DD/MM/YYYY): (must be pre-application submission)

Details of pre-application advice received?

Advice received in the form of a letter commenting on the proposals set out in the draft Schedule of Repair (amended copy enclosed).

### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?  Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?  Yes  No

Do the proposals require any diversions, extinguishments and/or creation of public rights of way?  Yes  No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s)

### 7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your boundary?  Yes  No

If Yes, please mark their position on a scaled plan and state the reference number of any plan(s)/drawing(s):

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?  Yes  No

If Yes, please show on your plans, indicating the scale, which trees by giving them numbers e.g. T1, T2 etc and state the reference number of the plan(s)/drawing(s) and indicate the scale:

8. Materials

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Please provide a description of existing and proposed materials and finishes to be used in the building (demolition excluded):

	Existing (where applicable)	Proposed	Not applicable	Don't Know
External walls	Sand and cement rendered/ painted finish over solid masonry.	Repairs on a like for like basis.	<input type="checkbox"/>	<input type="checkbox"/>
Roof covering	Red clay pantiles.	New roof covering in red clay pantiles (hand made).	<input type="checkbox"/>	<input type="checkbox"/>
Chimney	Brick built stacks part rendered.	Re-pointed in lime mortar, all weeds removed and general repairs in matching materials.	<input type="checkbox"/>	<input type="checkbox"/>
Windows	Mixed types including hardwood and painted softwood sashes, casements etc.	No material changes but all windows to be repaired. Hardwood windows replaced.	<input type="checkbox"/>	<input type="checkbox"/>
External doors	Mixed types. Two fully glazed.	Alterations Nos. 1 & 5 on attached plan.	<input type="checkbox"/>	<input type="checkbox"/>
Ceilings	Mixed lath and plaster and plasterboard.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Internal walls	Mixed lime plaster, plasterboard linings, plaster and render etc.	General repairs to wall finishes including installation of lime plastered walls.	<input type="checkbox"/>	<input type="checkbox"/>
Floors	Timber boarding upper floors, solid concrete ground floor.	Upper floors repaired. Ground floor part replaced in new concrete with timber boarding over.	<input type="checkbox"/>	<input type="checkbox"/>
Internal doors			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rainwater goods	Mixed cast iron and pvc.	All new cast iron fittings.	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)	Balcony railings in steel, pvc mesh, hardwood and painted softwood.	Full repair/replacement with stainless steel horizontal stays/intermediate balustrades.	<input type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard standing			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (add description)			<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Are you supplying additional information on submitted drawings or plans?  Yes  No

If Yes, please state plan(s)/drawing(s) references:

Plan attached: Proposed alterations to The Coble, Robin Hood's Bay  
Scale 1:50

### 9. Demolition

Does the proposal include the partial or total demolition of a listed building?  Yes  No

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If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building:  Yes  No

b) Demolition of a building within the curtilage of the listed building:  Yes  No

c) Demolition of a part of the listed building:  Yes  No

If the answer to c) is Yes:

i) What is the total volume of the listed building?(cubic metres)	
ii) What is the volume of the part to be demolished?(cubic metres)	
iii) What was the (approximate) date of the erection of the part to be removed? (MM/YYYY) (date must be pre-application submission)	

Please provide a brief description of the building or part of the building you are proposing to demolish:

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

### 10. Listed Building Alterations

Do the proposed works include alterations to a listed building?  Yes  No

If Yes, do the proposed works include: (you must answer each of the questions)

a) Works to the interior of the building?  Yes  No

b) Works to the exterior of the building?  Yes  No

c) Works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?  Yes  No

d) Stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?  Yes  No

If the answer to any of these questions is Yes, please provide plans, drawings, photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support and state references for the plan(s)/drawing(s):

Primary works where changes are involved are shown in the attached plan. Other works on a like for like basis set out in the Schedule of Repair attached.

### 11. Listed Building Grading

Please state the grading (if known) of the building in the list of Buildings of Special Architectural or Historic Interest? (Note: only one box must be ticked)

Grade I  Ecclesiastical Grade I

Grade II  Ecclesiastical Grade II

Grade II\*  Ecclesiastical Grade II\*

Don't know

### 12. Immunity From Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

Yes  No  Don't know

If Yes, please provide the result of the application:

### 13. Parking

Will the proposed works affect existing car parking arrangements?  Yes  No

If Yes, please describe:

### 14. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the Council?  Yes  No

If Yes, please provide details:

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- 3 JUL 2008

**15. Certificates**

One certificate A, B, C, or D must be completed, together with the Agricultural Holdings Certificate with this application form

**CERTIFICATE OF OWNERSHIP - CERTIFICATE A**

**Certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

NYM / 2008 / 0 5 2 3 / F I  
Date (DD/MM/YYYY):



02/07/2008

**CERTIFICATE OF OWNERSHIP - CERTIFICATE B**

**Certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):




**CERTIFICATE OF OWNERSHIP - CERTIFICATE C**

**Certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

NYMNPA  
- 3 JUL 2008

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):



Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):



15. Certificates (continued)

**CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

**Certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

NYM / 2008 / 0523 / FL

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

[Empty box for newspaper name]

On the following date (which must not be earlier than 21 days before the date of the application):

[Empty box for date]

Signed - Applicant:

[Empty box for applicant signature]

Or signed - Agent:

[Empty box for agent signature]

Date (DD/MM/YYYY):

[Empty box for date]

**AGRICULTURAL HOLDINGS CERTIFICATE**

**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

**Agricultural Land Declaration - You Must Complete Either A or B**

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

[Empty box for applicant signature]

Or signed - Agent:

[Empty box for agent signature]

Date (DD/MM/YYYY):

07/2008

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

[Empty box for applicant signature]

Or signed - Agent:

NYMNP  
- 3 JUL 2008

Date (DD/MM/YYYY):

[Empty box for date]

**16. Planning Application Requirements - Checklist**

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- |   |   |   |
|---|---|---|
| <p>3 copies of a completed and dated application form: <input checked="" type="checkbox"/></p> <p>3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: <input checked="" type="checkbox"/></p> <p>3 copies of other plans and drawings or information necessary to describe the subject of the application: <input checked="" type="checkbox"/></p> | <p>3 copies of a design and access statement where proposed works fall within one of the following designated areas: <input checked="" type="checkbox"/></p> <ul style="list-style-type: none"> <li>• National Park</li> <li>• Site of special scientific interest</li> <li>• Conservation area</li> <li>• Area of outstanding natural beauty</li> <li>• World Heritage Site</li> <li>• The Broads</li> </ul> | <p>The correct fee: <input type="checkbox"/></p> <p>3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): <input checked="" type="checkbox"/></p> <p>3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable): <input checked="" type="checkbox"/></p> |
|---|---|---|

**17. Declaration**

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

[Empty box for applicant signature]

Or signed - Agent:

[Redacted signature]

Date (DD/MM/YYYY):

02/07/2008 (date cannot be pre-application)

### 18. Applicant Contact Details

#### Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	

Email address (optional):

### 19. Agent Contact Details

#### Telephone numbers

Country code:	National number:	Extension number:
NYM / 2008	/ 0 5 2 3 / FL	
<input type="text"/>	<input type="text"/>	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	

Email address (optional):

### 20. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

Agent

Applicant

Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

NYMNPA

- 3 JUL 2008

The Coble, Lower Mill, Robin Hood - 11000

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

NYM / 2008 / 0 5 2 3 / F L

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

[Empty box for steps taken]

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

[Empty box for newspaper name]

On the following date (which must not be earlier than 21 days before the date of the application):

[Empty box for date]

Signed - Applicant:

[Empty box for applicant signature]

Or signed - Agent:

[Empty box for agent signature]

Date (DD/MM/YYYY):

[Empty box for date]

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

[Empty box for applicant signature]

Or signed - Agent:

[Redacted box for agent signature]

Date (DD/MM/YYYY):

08/08/2008

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

NYMNPA  
- 8 AUG 2008  
✓

Signed - Applicant:

[Empty box for applicant signature]

Or signed - Agent:

[Empty box for agent signature]

Date (DD/MM/YYYY):

[Empty box for date]

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- 3 copies of a completed and dated application form:
- 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:
- 3 copies of other plans and drawings or information necessary to describe the subject of the application:
- The correct fee:
- 3 copies of a design and access statement:
- 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):
- 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

[Empty box for applicant signature]

Or signed - Agent:

[Empty box for agent signature]

Date (DD/MM/YYYY):

[Empty box for date]

(date cannot be pre-application)

NYM / 2008 / 0 5 2 3 / F L  
NYM / 2008 / 0 5 2 5 / L B

## BELL SNOXELL ASSOCIATES LTD

**Chartered Surveyor, Architectural & Planning Consultants**  
Barclays Bank House, Baxtergate, Whitby, North Yorkshire YO21 1BW  
☎ 01947 820262 Fax 01947 820644

11th July 2008

The National Park Officer  
North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
North Yorkshire  
YO62 5BP  
**For the attention of: Miss W Trousdale**

Your Ref: NYM/2008/0525/NEW  
Our Ref: BGS/SK/S.5808

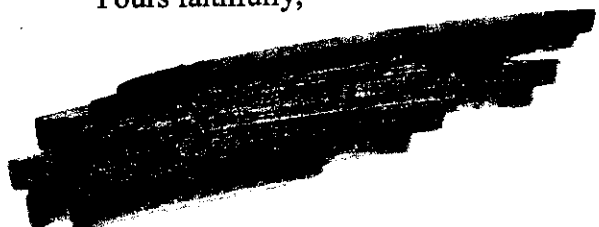
Dear Sirs

**Re:- Application for Listed Building Consent**  
**Property - The Coble, Covet Hill, Robin Hood's Bay, YO22 4SN**  
**Applicants - Mr N & Mrs M Mack**

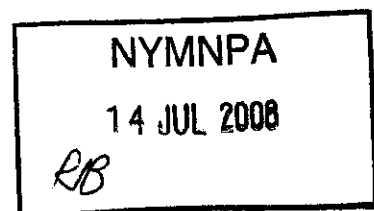
I refer to the above and to your letter to us dated 9th July 2008 and also to our telephone conversations on 11th July last and enclose a copy of a Location Plan at a scale of 1:500, showing the position of the railings and the proposed development edged red as requested.

If you have any queries, or if I can be of any further assistance, please do not hesitate to contact me.

Yours faithfully,



Barrie G Snoxell  
Enc



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Barrie G. Snoxell BA, FRICS, IHBC (Director)  
Jane M Snoxell (Director)  
Stuart J. Emerson B.Sc., MRICS (Consultant)  
info@bell-snoxell.co.uk  
www.bell-snoxell.co.uk



NYM / 2008 / 0 5 2 3 / F L

H.Webster

**From:** janesnoxell@googlemail.com on behalf of Bell-Snoxell Associates Ltd [info@bell-snoxell.co.uk]  
**Sent:** 06 August 2008 16:44  
**To:** Development Control  
**Subject:** Fwd: The Coble, Covet Hill, Robin Hood's Bay, Whitby

----- Forwarded message -----

**From:** Bell-Snoxell Associates Ltd [REDACTED]  
**Date:** 2008/8/6  
**Subject:** The Coble, Covet Hill, Robin Hood's Bay, Whitby  
**To:** [m.hill@northyorkmoors.npa.gov.co.uk](mailto:m.hill@northyorkmoors.npa.gov.co.uk)

For the attention of Mr. Mark Hill

Dear Sirs

Application on behalf of Mr & Mrs N Mack in respect of The Coble, Covet Hill, Robin Hood's Bay, Whitby  
Your Ref. NYM/2008/0525

I have been instructed by my Clients to withdraw all references to the railings from the current application and would therefore be grateful if you would process the remaining part of the application as quickly as possible.

Please could you confirm that you now have all the information you require in respect of this property,

Regards

Barrie Snoxell

*Scanned by MailDefender - managed email security from intY - www.maildefender.net*

NYMNPA  
- 6 AUG 2008  
CB

NYM / 2008 / 0 5 2 3 / F L

**BELL SNOXELL ASSOCIATES LTD**

**Chartered Surveyor, Architectural & Planning Consultants**  
Barclays Bank House, Baxtergate, Whitby, North Yorkshire YO21 1BW  
☎ 01947 820262 Fax 01947 820644

2nd July 2007

Our Ref: BGS/SK/S.5808

**PROJECT - REPAIRS AND ALTERATIONS TO AN  
EXISTING DWELLINGHOUSE**

**PROPERTY - THE COBLE, COVET HILL, ROBIN HOOD'S BAY,  
WHITBY, YO22 4SN**

**APPLICANTS - MR N & MRS M MACK**

**NYMNPA**

**- 3 JUL 2008**

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Barrie G. Snoxell BA, FRICS, IHBC (Director)  
Jane M Snoxell (Director)  
Stuart J. Emerson B.Sc., MRICS (Consultant)  
info@bell-snoxell.co.uk  
www.bell-snoxell.co.uk



## **1.0 PREFACE**

- 1.1 The proposals which are attached to this Statement have been formulated as a result of discussions with the property owners, neighbours and Officers of the North York Moors National Park Authority.
- 1.2 The basic premise behind the proposal relates to the fact that the existing dwellinghouse known as The Coble, Covet Hill, Robin Hood's Bay has fallen into a state of disrepair and requires works of improvement, alteration and repair to restore the building to full habitable use.
- 1.3 Works are also required to follow both Governmental and local Planning Policy guidance and also to respect the specific vernacular quality of the existing dwelling and its location.

## **2.0 THE SITE AND DWELLING**

- 2.1 The Coble is effectively a semi-detached dwellinghouse built originally as a detached structure and having accommodation on a total of four floors including a small attic level. The property was built over 250 years ago and was subsequently extended in the mid-1960's by way of a single storey extension which now contains the living room and the associated entry area. The extension was built over the former ground floor yard area that abutted onto the head of the sea wall.
- 2.2 The dwelling is located at the foot of a steep hill that descends down the cliff into the historic lower coastal village of Robin Hood's Bay. The dwelling is on a site immediately abutting onto the sea wall/beach area and has an open frontage onto the Bay.
- 2.3 The situation is highly exposed and the site is constricted, lying as it does between the former Robin Hood's Bay Marine Laboratory, now a National Trust Visitors Centre, and an adjoining house to the south known as Beachholme.  
Robin Hood's Bay village is a much visited coastal settlement on the edge of the North York Moors approximately six miles south of the coastal town of Whitby and twelve miles north of Scarborough.
- 2.4 Uses in the locality are primarily residential but with some tourist related uses including shops, cafés and public houses.

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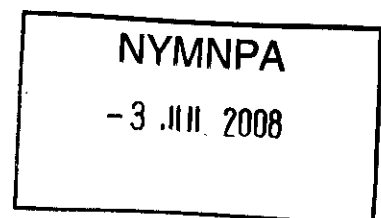
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### **3.0 THE PROPOSED WORKS AND CONSTRUCTIONAL DETAILING**

- 3.1 The principal aim of the proposal is to re-establish The Coble as a high quality habitable dwelling and where necessary to reintroduce traditional materials and features where these have been removed or altered over the past 40 years.
- 3.2 The general repairs will be undertaken on a like-for-like basis and will use traditional constructional detailing in all parts.
- 3.3 The principal changes that are proposed relate to internal works affecting features such as the fireplace in the living room, the dining room fireplace and the layout of the side entry lobby.
- 3.4 Where dampness has proved to be a problem tanking will be used solely on the modern sections of the structure and the principal aim will be to use traditional lime based materials on all of the original sections of walling.
- 3.5 As a result of discussions with the Building Conservation Officer it has been decided to adopt a low key approach to many of the changes and these include the replacement of the patio railings using a soft grey shade finish together with fine stainless steel wire between the existing railing details.
- 3.6 Changes to windows will be minimal and will primarily involve the restricted removal of any rot affected sections and their replacement on a like-for-like basis followed by making good of damage to puttywork. This will be followed by redecoration using good quality gloss paint (white).

### **4.0 CONCLUSION**

- 4.1 The primary aim of this project is to re-establish the dwelling as an attractive and well maintained feature in the heart of Robin Hood's Bay village.
- 4.2 The aim is also to ensure the continued satisfactory life of the structure and to make the structure weatherproof and free from significant structural defects.





4.3 At all times the aim will be to carry out the work in accordance with current Local Plan policies as contained within the North York Moors Local Plan and in particular we note the following:-

1. BE1 Conservation Areas:


We believe that the proposals are in accordance with the policy that requires development to preserve or enhance the character and appearance of the area.

2. BE2 Listed Buildings:

The proposal conforms to the policy in that it involves the preservation of a Listed Building together with the restoration of features of a traditional type as opposed to those materials which have been used in the recent past.

3. BE3 Changes to Listed Buildings:

Any changes have been minimal and all have been designed to replace features which are considered to damage the historic and architectural character of the structure.



Barrie G Snoxell BA, FRIB  
Bell-Snoxell Associates Ltd  
2nd July 2008

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2nd July 2008

Our Ref. BGS/SK/S.5808

**SCHEDULE OF REPAIR & IMPROVEMENTS**

**PROPERTY**

The Coble, Covet Hill,  
Robin Hood's Bay, Whitby YO22 4SN

**ORIGINAL DATES OF INSPECTION**

19th March & 11th December 2007

**CLIENTS**

Mr N & Mrs M Mack

**1.0 PREFACE/INSTRUCTIONS**

1.1 This Schedule arises out of specific instructions given verbally by Mr N & Mrs M Mack on 19th November 2007, to carry out a re-inspection of the property known as The Coble, Covet Hill, Robin Hood's Bay, Whitby for the purpose of providing a Schedule setting out works of repair that are considered essential for the longterm satisfactory life of the building and also to include specific improvements as requested.

1.2 It is confirmed that this Schedule arises out of three primary inspections, the last being undertaken on 9th January 2008 and a site visit on 2nd April 2008 with Miss Gillian Kleine the Building Conservation Officer for the North York Moors National Park Authority. All of the inspections were undertaken when the property was not in use but when significant areas of flooring and walls were obscured by heavy furniture.

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Barrie G. Snoxell BA, FRICS, IHBC (Director)

Jane M. Snoxell (Director)

Stuart J. Emerson B.Sc., MRICS (Consultant)

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The Schedule was to take the form of a preliminary document indicating the areas where work was to be undertaken and giving a general indication as to the nature of those works.

- 1.3 The purpose of the Schedule was also to obtain budget priced estimates from contractors for the proposals and reference was also to be made to certain alteration works to improve the condition and general facilities within the premises.
- 1.4 Instructions were also given to make all appropriate enquiries to the Local Authority, the Local Planning Authority and any other statutory bodies where appropriate.

**2.0 GENERAL DESCRIPTION OF PROPERTY**

- 2.1 This property is effectively a semi-detached dwellinghouse built originally as a detached structure and having accommodation on a total of four floors including a small attic level.
- 2.2 The property was built over 250 years ago and was subsequently extended in the mid-1960's by way of a single storey extension which now contains the living room and associated entry area.
- 2.3 The constructional detailing is fully conventional and traditional throughout.

**3.0 GENERAL DETAILS OF ACCOMMODATION (For identification purposes only)**

**3.1 Ground Floor**

Side entry door leading into kitchen, dining room with understair cupboard off and stairs leading down into the principal living room off which is a further entry hallway (used as a store) and a walk-in cloaks cupboard.

**3.2 First Floor**

Stairs lead up from the dining room to a landing off which there are outside doors to the side and rear, the rear door giving access onto the balcony over the living room.

Also off the landing are two bedrooms (bedrooms 1 & 2) and a bathroom (bath, wash hand basin, w.c.) There is a shower over the bath.

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**3.3 Second Floor**

Stairs lead up to a small landing off which there are two bedrooms (bedrooms 3 & 4), bedroom 3 having an en-suite shower room (shower, wash hand basin and w.c.) off.

**3.4 Third (Attic) Floor**

A narrow winding flight of stairs leads up to an attic area containing two attic rooms.

The whole of the roof void is taken up by the attic rooms.

**3.5 Outside**

The only outside features are the narrow pathway to the north side of the dwelling which gives access to the kitchen and the lower ground floor entry area, and the balcony section at first floor level.

The property and its curtilage are identified on the attached Location Plan with the curtilage edged red.

**THE SCHEDULE** Note - Where plan shows proposal, items are referred to as Alteration No.....

Item	Location	Nature of Work	£
<b>4.0</b>	<b><u>EXTERNAL FEATURES</u></b>		
4.1	East chimney stack	Rake out, fill and re-point using a lime based mortar, all damaged mortar joints to brick built stack. Check pot bedding/flaunching and make good as necessary. Ensure all weed growth has been removed from mortar joints and re-bed flashings at base of stack where needed.	£
4.2	East chimney stack	Flue to bedroom 1 - Disconnect flue and re-connect into proposed living room fireplace (see below). 2No flues to be used, ie. dining room and living room only. Third (disused) flue to be terminated with ventilator terminal. Used/active flues to remain open using existing venturi pots.	£

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4.3	Main and secondary roofs	Strip and re-roof all pantile covered sections. The property to be re-roofed in its entirety using hand made red clay pantiles of a traditional style. New material to be used in all sections. Tiles to be fixed to new pre-treated laths over breathable sarking felt.	£
4.4	Wall upstands and copings	As part of the re-roofing work all coping stones should be lifted and re-bedded over full width horizontal damp proof courses. All flashings to be in Code 5 lead and to be dressed under copings and into chimney stack abutments. NB Detailing to match that used on adjoining National Trust building.	£
4.5	Bathroom/ lobby side extension roofs/ flashings	After re-roofing the bathroom/entrance lobby sections new lead flashings to be dressed into the west gable wall and dressed down over the tiling.	£
4.6	Flat roof (side entry)	Clear all debris from roof including boarding, dead birds etc. Cut away depressed section where ponding occurs, make good to boarding below and re-surface using asphalt as existing with reflectant coating finish. Ensure asphalt dressed up as skirt to a minimum height of 150mm above roof surface and remove all depressed sections. Lay to fall to west eaves edge.	£
4.7	Roof ridges	When re-roofing all ridge stones/tiles to be set aside for re-use. Ridges to be re-bedded over lime mortar on completion of re-roofing.	£
4.8	Rainwater goods (north side)	All rainwater goods to this side of the property to be replaced in cast iron. Existing pvc fittings to be removed and new cast iron gutters etc. to be installed. All hopper heads and fallpipes to be cleared. On completion, the rainwater goods to be painted using good quality undercoat and black gloss finish.	£
4.9	Flat roof and balcony guttering	Clear pvc gutters of debris and clear gulley at base of flat roof fallpipe in north yard.	£

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4.10	West extension guttering	To the bathroom and upper entry lobby roof, clear existing pvc gutters of debris and ensure that they are free flowing.	£
4.11	Roof lead lined channel (south side)	Remove defective leadwork on channel between The Coble and Beacholme, renew lead channel and ensure that it is free flowing and watertight.	£
4.12	South west corner fallpipe	Remove and replace cast iron fallpipe to south west corner (to left of first floor entrance door), replace in new cast iron fitting to match original existing fitting from gutter outlet to gulley. Clear gulley at base of fallpipe and make sure that it is free flowing.	£
4.13	South elevation render finish	Carefully fill hairline cracks and prepare for redecoration.	£
4.14	Render finish south west corner	Remove loose mortar/render, patch in new render and prepare for redecoration.	£
4.15	West gable/bathroom wall	Hack away damaged mortar/render particularly under bathroom window and at the same time remove the existing cast iron hopper and fallpipe. Re-render using two coat sand and cement finish and replace hopper/fallpipe arrangement using new cast iron fittings to match those that have been removed. Prepare walling and rainwater goods for decoration. Paint cast iron rainwater goods using good quality materials with a black finish. Upper west gable wall requires minor repairs to hairline cracking. All cracks should be carefully filled and the wall prepared for redecoration.	£
4.16	North wall pointing	Carefully remove any loose sand and cement pointing avoiding damaging the stonework. Set in new pointing where possible using a lime based mortar finished flush with the stonework. Check lintels and treat exposed timber sections with clear treatment fluid. Pay special attention to dining room window heads and side entry door head.	£

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4.17	Seaward elevation (below living room window)	Rake out, fill and re-point all defective mortar joints. Ensure all small holes and cracks are re-pointed. A strong sulphate resisting cement mortar to be used. Isolated small holes require quick setting epoxy mortar mix.	£
4.18	Seaward side upper section above balcony	Carefully fill all hairline cracks and prepare for redecoration.	£
4.19	Damp proofing	See later recommendations.	£
4.20	External wall decorations	On completion of all works to the external features walls should be painted in a colour as may be selected by the Clients using good quality masonry paint (micro-porous type).	£
4.21	Outside doors (2 No)	Overhaul external kitchen entrance door, remove/replace any rot affected sections and prepare for redecoration. Replace existing fully glazed door giving access to the side entrance lobby, replace with new half glazed door (glazing in 12 panes), vertical planked finish to lower panel. Prepare for decoration. Alteration No 5	£
4.22	Windows (excluding living room)	Carefully overhaul all existing sash windows. Cut away and replace all rot affected sections, eg. east window to Bedroom 1. Ensure all traditional windows including Yorkshire lights and casements function correctly and as intended and prepare for redecoration. NB. Special attention needs to be paid to the lower cill sections of the north facing window of Bedroom 1. Note - No changes to the external appearance should be carried out. All repairs to be on a like-for-like basis throughout re-using, wherever possible, the original crown/handmade glass. Where re-use is not possible, like for like glass replacement should be included.	£

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4.23	Living room windows	<p>Remove existing (3 No) hardwood framed windows.</p> <p>Hack away all render/plaster from piers, window reveals and window heads. Externally remove loose render finish from window heads. Check lintels and replace all three using protected steel lintels of adequate size. Ensure bearings are tight and carry out work in conjunction with the improvements to the balcony edge.</p> <p>Supply and fix new hardwood framed windows with side and bottom hinged fixings (inward opening casement and bottom hinged hopper type) with self-cleaning double glazed units.</p> <p>Units to be set into rubber beds within the frames. Windows to be set into the reveals from outside face for a distance of a minimum of 75mm. Vertical damp proof course to be incorporated into bedding of window frames and all closures to be of high performance/cam type to ensure totally weatherproof/draught proof seals.</p>	£
4.24	Joinery decoration	On completion of all works, all joinery to be redecorated.	£
5.0	<b><u>Balcony, The Site and Drainage</u></b>		
5.1	Balcony rails and balustrading	<p>Remove existing railings (as part of window improvement). Replace on a like-for-like basis with the vertical posts painted a soft grey shade (to match nearby Quarterdeck railings by Scarborough Borough Council). Re-install hardwood handrails set at a height of 1.100m above balcony level. In-fill above and below intermediate rails and from vertical posts, 2 No fine stainless steel wires between each horizontal pair of rails ie 6 No tensioned stainless steel wires per vertical section of railing. Wires to be secured against vertical post using stainless steel clips.</p>	£

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		The bases of all vertical support posts to be bedded into the head of the wall and finished with asphalt skirt and covers.	
5.2	Balcony north wall (adjacent to National Trust building)	Remove loose mortar from lower joints in stonework. Re-point and re-render wall down to new lead flashing bedded in the joint 200mm above channel level. Dress down into channel, clear channel debris and re-line using waterproof surface finish. Paint render finish on completion using same finish as the house.	£
5.3	Balcony surface abutment with Beachholme north wall	Clear channel and re-seal joints in flashing bedding. Remove loose surface material above flashing and patch in new finishes, particularly towards the eastern end. Clear all debris, ensure water does not pond around existing tiles and ensure surface is consistent and weatherproof with all tiles fixed securely.	£
5.4	East wall flashing abutment with balcony	Improve waterproof finish on balcony abutment with east wall. Re-bed flashing and horizontal damp proof course (chemical injected system) above flashing and through wall at this level. Ensure flashing is dressed down and sealed onto the balcony tiles.	£
5.5	North/side path	Path between dwelling and National Trust property to be re-laid using stone flags and cobbles as existing. All existing material to be re-used where possible. Re-lay on sand and ensure that all concrete surfaced sections are replaced. Re-lay to fall towards drainage gully adjacent to side entry door.	£
5.6	Soil and vent pipe	The soil and vent pipe to the west elevation should be replaced using a cast iron pipe. All cracked and damaged sections should be renewed and the pipe decorated to match the existing retained section.	£

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<b><u>INTERNAL FEATURES</u></b>			
<b>6.0</b>	<b><u>Roof Structure and Attics</u></b>		
6.1	Attic area generally	As part of the re-roofing works, all underdrawings including hardboard to be removed. Note - Plumber will also be removing tanks and other pipework within the roof void - See paragraph 9.3	£
6.2	Roof timbers generally	When roof is stripped retain all existing roof timbers where possible. Pay particular attention to existing purlins which are substantial. Ensure all purlin ends are thoroughly treated against fungal and insect attack. All roof spars and wallplates are at risk from fungal attack and woodworm infestation. Contractors should assume replacement of a minimum of 50% of the roof timbers will be required prior to re-roofing. Full timber treatment to be undertaken to roof timbers both new and old. New timbers to be of sizes in accordance with current Building Regulation requirements.	£
6.3	Roof slope underdrawing and insulation	On completion of re-roofing roof void to be fully insulated using minimum 50mm polyurethane foam insulation between spars and under breathable sarking felt. Underdrawings to be in foil backed plasterboard with a skim finish. Plasterboard to be 12.5mm thickness.	£
6.4	Gable walls and flues	Existing finishes to be removed from gable walls. Stonework to be patch repaired using a lime based mortar prior to re-rendering and surfacing the walling. Pay special attention to the attic window reveal on the seaward side. Ensure attic window double hung sash functions correctly. Apply double lime based render and plaster coating. Finish with lime wash.	£

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6.5	Chimney breasts	All flues to be lined where these are active. Existing boiler to be removed/disconnected (see below). Linings to be inserted and to be for Class 1 appliances throughout. On completion of installation of new flue linings from ground floor to chimney pot terminals, chimney breast to be made good to include full lining as for gable walls. On completion new skirtings to be installed on both gables.	£
6.6	Internal attic cross wall and doorway	Hack off all defective plasterwork. Apply new plaster coatings using a well graded angular sand. Apply in a sequence of two coats. Increase height of doorway between attic rooms, add in new collar to form doorway head. Prepare plaster for decoration. Doorway height to be maximised at 1.85 above floor level. It is advised that all base lime plaster coats must not exceed 12.5mm thickness. Final skim coats should not exceed 3mm thickness.	£
6.7	Attic floor	After removal of carpets patch repair any significantly damaged sections of flooring and cover with 6mm plywood having first treated flooring against fungal and insect attack.	£
6.8	Rooflights	Proposals currently under consideration.	£
6.9	Attic stair	Provide protective balustrading around stair head to a minimum height of 900mm above floor level and with balusters at maximum 100mm centres. Replace existing balustrading.	£
7.0	<b><u>First and Second Floors</u></b>		
7.1	En-suite shower room (Second Floor)	Supply and fix mechanical extractor.	£

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7.2	Floors	Take up carpets, patch repair all damaged boards and re-fix where necessary. Treat against fungal and insect attack.	£
7.3	Damaged plasterwork	In isolated areas patch repair any damage to plasterwork using lime plaster in sequences of coats as recommended in 6.6 above. Prepare for redecoration. Fill hairline cracks around window openings where necessary.	£
7.4	Bedroom 2 chimney breast	Alteration No 2 - Remove existing in-set dressing table feature, remove all damaged plasterwork and render. Apply double thickness lime plaster with new finish and make good all damage. Works can be assumed to require new lintel support over opening. Lintels to be in concrete. Also patch repair hearth stone and replace damaged skirtings. On completion of all remedial work form cupboard within the opening. Doors to match existing bedroom door and shelving to be provided (3 No shelves) within the cupboard.	£
7.5	Bedroom 1 fireplace	Remove fireplace (modern type) and close off opening having provided a ventilator to the disused flue. Flue to be closed off at head and re-used for new fire in living room.	£
7.6	Bathroom	Supply and fix mechanical extractor.	£
7.7	Windows	All windows require a general overhaul internally (as well as externally). Carefully rub down timberwork and redecorate in all sections. Ensure that all sash cords and pulleys are functioning correctly. Pay special attention to the seaward facing window in Bedroom 1.	£
7.8	First floor side entry door	Alteration No 1 - Remove existing modern door. Rub down and redecorate canopy and surround externally. Supply and fix new traditional style 2 panel door with top light windows (4 No). Decorate on completion of installation.	£

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7.9	Bathroom	On completion of re-roofing works remove all damaged internal plasterwork and make good using lime plasters (incorporating sand).	£
7.10	Bathroom roof void/structure	After stripping off tiles, contractor to assume 50% renewal required of all bathroom roof timbers. All new timbers and existing timbers to be treated against fungal and insect attack.	£
7.11	Bathroom roof insulation	Insulation in bathroom roof structure to be in accordance with current Building Regulation requirements.	£
<b>8.0</b>	<b><u>Ground Floor</u></b>		
8.1	Rising/ penetrating dampness	As part of the damp proofing works undertaken by specialist contractors, internal surfaces of some of the principal walls are to be treated and re-plastered/rendered in accordance with specialist contractor's recommendations.  The contractor is to include a full tanking specification for the following ground floor locations only:-  Living room - East and west walls and north/outside wall. Lobby/side entry - West wall.	£
8.2	Wall insulation	On completion of the damp proofing works and by agreement with the specialist contractor, all walls that have been tanked/damp proofed using chemical systems to be lined internally with insulated plasterboard and finished with a plaster skim. Special attention needs to be paid to the walling of the lobby.  Linings to be a minimum 20mm polyurethane foam bonded plasterboard or similar material. Further special attention is to be paid to the north wall of the living room and window reveals, cill boards etc.	£

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8.3	Damaged plaster/render	As part of the damp proofing works, existing render and plaster will need to be removed. Full height removal is recommended and should be undertaken in the living room north wall, living room window reveals, living room south wall (Beacholme party wall) and living room west wall.	£
8.4	Skirtings	All existing skirtings to be removed and replaced subsequent to carrying out damp proofing works. Works to also include removal of skirting heaters in living room.	£
8.5	Kitchen/dining room wall	Cut away board finished walling between kitchen and dining room. Open out to full width and patch repair any damage to ceiling and floors. Provide beam over opening in exposed timber, beam to be minimum 200mm x 100mm. Ensure no distortion results from work and retain solid wall section under first floor landing.	£
8.6	Living room floor	After removal of furniture and carpets carefully re-surface floor using a waterproof sealant finish/membrane over the whole floor having first sealed and filled all cracked sections particularly area adjacent to the west wall. Contractor to lay self levelling screed/concrete to a minimum thickness of 50mm with wood/planked flooring finish over. Plank finish to be as may be selected by Clients. Contractor to include for 50mm x 50mm timber battens secured to floor and overlaid with marine ply sheet or similar with finish in natural sealed planked solid oak flooring. Clients to agree sample of oak flooring before installation.	£
8.7	Ceilings	Living room ceiling should be cut back where it is damp affected at the point where ceiling abuts onto west wall. Check timberwork and insulation. If no insulation found, contractor to submit price for removal of all living room ceiling boarding, installation of insulation and re-boarding in 12.5mm plasterboard with skim finish.	£

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		<p>If insulation found is adequate, patch repairs only to be undertaken to ceiling including filling of any minor cracks and replacement of damp affected sections to east side.</p> <p>To dining room and kitchen ceiling take down existing plaster finishes, de-nail joists, sand blast and clean joists and place in-fill panels between joists in plasterboard on timber battens. Skim finish to plasterboard.</p>	
8.8	Kitchen/dining room walling - damp proofing	<p>Outside walls in the kitchen/dining room, (all walls other than the south wall) to be stripped of wall linings, plaster and render. Any usable timber linings to be set aside for re-use. Skirtings to be removed and walls to be stripped to ceiling height.</p> <p>All walls to be re-plastered using lime based finishes only, known as coarse stuff. Contractor to ensure that mix is fully slaked and that after mixing with water, mix is left for a minimum of 24 hours before using.</p> <p>Plaster mixes to be used for works at paras.6.4, 6.6, 7.3, 7.4 &amp; 7.9. Plaster to be min. two layers base coat of a maximum thickness of 10mm using hair in base coat of render finish. The final finish skim coat to be kept to a maximum of 3.5mm thickness.</p> <p>All lime coarse stuff mixes to include soft and sharp sand mixes, sharp sand to be angular. Finish in lime wash or similar 'breathable' finish. Finishes to be applied approximately 1 month after completion of works and not earlier. On completion of works in dining room, lining boardings can be re-fixed.</p>	
8.9	Dining room and kitchen south walls	<p>Hack away all plaster/render to ceiling height. Remove skirtings. Clean down walling (in dining room only the section below the staircase needs to be treated with a specialist system). The south wall in the dining room above the staircase can be treated as for 8.8 above.</p>	

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		<p>Remove skirtings and linings. Brush down walling and having strengthened the flooring at the base of the south walls in concrete, build up new lining system to wall as follows:-                  Apply weak sand and cement render mix incorporating damp proofing and bonding agents. Provide a vertical membrane to render finish, eg. bituthene or similar material. Ensure that membrane passes underneath the new wall. Build up new lining wall in minimum 80mm blockwork (thermal) to full height of rooms.</p> <p>Ensure wall is fixed securely by ties from one wall to another through membrane.                  Where ties run through vertical membrane apply further sealant/waterproofing.</p>	
9.0	<b><u>Proposed Alterations and Improvements Including Service Installations</u></b>		
9.1	Electricity	Property to be re-wired in accordance with BS 7671 throughout. Electrical contractor to be IEE registered and to price for identical installation in terms of socket outlets, light switches etc. as exists.	£
9.2	Gas heating, boiler, radiators etc.	Existing gas boiler to be removed and replaced with new condenser boiler with balanced flue. Boiler to be installed in attic against gable wall. Traditional cast iron radiators to be installed in all areas. To be new throughout and to be installed by Corgi registered contractor only. All radiators to be of Victorian style.	£
9.3	Sanitary fittings	All existing sanitary fittings to be removed and replaced. Specification for new sanitary fittings to be provided by Clients. Contractor to remove all existing pipework, water storage tanks, fittings etc. including attic tanks.	£

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9.4	Side entry lobby	<p>Alteration No 6 - Side entry lobby to be converted into use as w.c room and shower room. Existing partition wall at rear of lobby to be taken down, and new partition erected in 100mm x 50mm timber stud with plasterboard finish. New partition to be built at right angles to living room wall and from a point adjacent to hinged living room door frame. Shower room and w.c to be formed, w.c area to be to east and shower room to the west. Internal faces of both shower room and w.c are to be fully tiled and rooms are to be tiled to the floor creating a full wet room.</p> <p>The w.c area and shower room to have separate door entries, each with privacy locks. The existing drainage to be used. Provide pumped sewage system and mechanical ventilation extractors for both areas. Shower to be electric type with pump.</p> <p>Door from side entry lobby to living room to be replaced with panelled door having five lever security lock fitted. This door to be 1 hour fire door type.</p> <p>Note - Floor will need to be built up to same level as living room floor. Floor to be tiled as specified.</p>	£
9.5	Kitchen fittings	<p>All existing kitchen fittings to be removed from property. Contractor to provide price for top quality kitchen installation.</p> <p>NB - Kitchen installation to include radiator under kick plate/plinth section with fan assistance. No conventional radiator to be installed in kitchen.</p>	£
9.6	Living room fireplace	<p>Alteration No 4 - New fireplace -chimney breast to be formed on west wall of living room to replace existing gas fire. Fire to be of open solid fuel type with dog grate. Surround to be as may be selected by Clients.</p>	£

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		Flue to be lined and taken up through existing east chimney terminal. If necessary, re-use first floor flue. Full hearth to be formed with fender surround.	
9.7	Dining room fireplace	Alteration No 3 - Remove existing open fire and surround. Cut back to full original height, install tiled hearth on concrete bed. Multi-fuel stove to be installed in opening. Ensure flue is fully lined to serve Class 1 appliance. Design to be in accordance with plans prepared by Mr S J McGivern	£
		Total Costs	
		VAT	
		Gross Total	

**10.0 NOTES**

- 10.1 It is understood that the Contractor will have visited the site prior to submitting his tender, taken any measurements he deemed necessary and satisfied himself as to the size, scope and nature of the necessary works.
- 10.2 The whole of the works are to be carried out in a most careful manner, having due regard to the need to preserve the structural stability and integrity of the existing building and its sub-structure.
- 10.3 The Contractor must take all reasonable precautions, prior to commencing work, to ensure this and if any damage should occur as the result of premature removal of structural support or masonry, or injudicious excavation, the Contractor will reinstate and make good at his own expense, and indemnify the building owners against any claims arising.
- 10.4 Should there be any doubt regarding the structural stability of the property, then the Contractor is to draw this matter to the attention of the Clients immediately. The services of a qualified Structural Engineer should then be sought by the Clients direct in order to provide the appropriate information.

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- 10.5 The Contractor will insure the property and contents against all and any risks for the duration of his employment, and indemnify the owners against any Public Liability claims.
- 10.6 Health and safety must be considered at all times. If detailed advice for safe working practice is required, please contact Bell-Snoxell Associates Ltd.
- 10.7 All works are to be carried out in a good and workmanlike manner, using materials appropriate to their purpose, all to the complete satisfaction of the building owners and the Local Authority's Building Control Officers. This expressly implies that all structural timbers used throughout will be at least SC3 graded, and that all blocks used will have a minimum crushing strength of 7N/mm<sup>2</sup>.
- 10.8 The fabric of the existing building is to be kept weathertight and waterproof throughout the duration of the contract, and work is generally to proceed in an orderly manner.
- 10.9 Every effort must be made to preserve the existing fabric whilst this work is undertaken. If in any doubt, include for the erection of bracing scaffolding around the retained part of the existing structure, to restrain the building prior to commencement of any work.
- 10.10 Security is to be maintained as far as is reasonably practicable, at the end of each working day.
- 10.11 Bell-Snoxell Associates Ltd. are to be notified immediately in the event of any previously unknown structural defects that become apparent or the discovery of any unstable ground exposed during the course of excavation.
- 10.12 The Contractor shall ascertain from the relevant statutory authority/utility company, the location of all mains service connections etc. within the vicinity of the proposed works, and shall undertake to protect and modify the arrangement as appropriate, all as part of the works.
- 10.13 The contractor shall erect and maintain, as required, all necessary scaffolding, as required by the latest Health & Safety Codes of Practice and current legislation, all as part of the works.

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- 10.14 Materials are to be stored on site in locations as agreed in advance with the Clients, and any damage resulting from storage of materials is to be made good by the contractor, at his own cost, on completion of the works.



Barrie G Snodgrass, IHBC  
Bell-Snoxell Associates Ltd  
July 2008

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