

**Application for listed building consent for Millbrook, Chapel Street,
Robin Hood's Bay, North Yorkshire**

Schedule of Proposed Work

Document date: 3rd January 2011

Property owners: Jeff & Debbie Davitt
Home address: 18 Cheltenham Avenue
Ilkley
LS29 8BN



Property address: Millbrook
Chapel Street
Robin Hoods Bay
YO22 4SQ

Proposed Work

Note: All new plasterwork /render to be lime mortar. All replacement external guttering /pipe work to be cast iron and painted black.

General

1. Electricity – upgrade.
2. Install some additional sockets.
3. Hardwire in smoke detectors.
4. Gas – connect to gas supply and install gas central heating, including wall mounted boiler in first floor cupboard next to bathroom.

External walls

5. External walls – re-point as necessary (using lime-based mortar) including defective mortar joints. Make good window architraves. Check and treat timber lintels.
6. Replace existing, damaged handrail by steps on a like for like basis (existing brackets are corroded and now lack integrity. These will be replaced with similar iron brackets). See photograph below:

Existing handrail:



Chimney

7. Chimney & Flashings – patch repairs to chimney and flaunching beddings. Replace flashings with lead.
8. Chimney – re-line flues using flexible liner.
9. Provision of ventilator terminal to chimney pots.

Windows

10. Windows – fully restore 4 rear sash windows retaining as much as possible and using like for like materials where needed. Repair/ decorate other windows.
11. Second floor dormer window – repair pointing, add cast iron rainwater goods and paint timber. Replace fascia and paint.
12. Second floor, replace single glazing in existing modern windows with double glazing to improve energy efficiency and carbon footprint. See photographs below:

Second floor window – dormer



Second floor window - gable

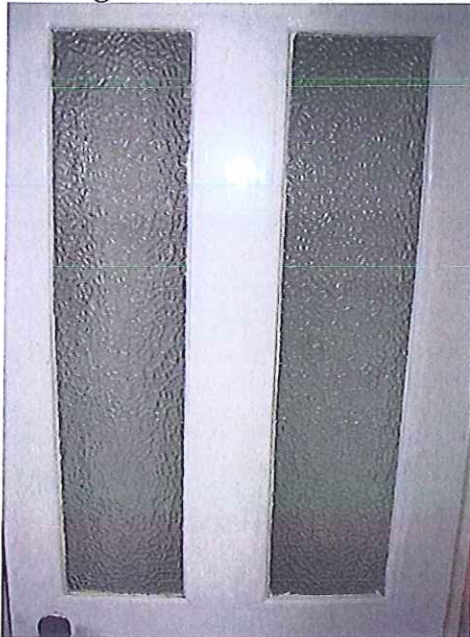


13. Bathroom – change glass to match the glazing elsewhere inside the property – see photographs below. Install extractor fan in window to reduce condensation & growth of black mould.

Existing bathroom window with mis-matching glazing:



Glazing to be matched to this bedroom door:



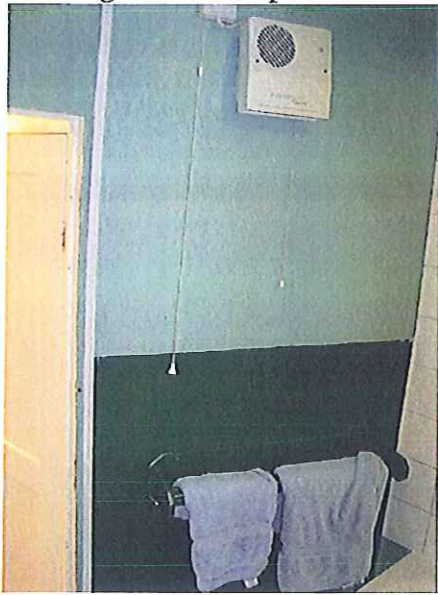
External doors

14. Re-paint front door.
15. Lobby – resolve water ingress (liaise with neighbouring property to repair beam and gutter)

Internal walls

16. Make good any defects in plaster on a like for like basis
17. First floor bathroom – remove existing hardboard wall separating WC from bathroom – see photographs below. Insert new partition wall to form cupboard using existing WC door and frame. Bathroom enlarged to include WC. See floor plan diagram Plan 1B

Existing hardboard partition for WC:



18. Second Floor – internal walls to be stripped and replastered where necessary on a like for like basis.
19. Second floor- remove existing, damaged, ply board eaves walling and reposition walls in tongue & groove timber further into the eaves to increase the room size. Create under eaves storage. See floor plan diagram Plan 1C in appendix.

Floors

20. Cellar ceiling and ground floor – overhaul floor structure including timber treatment, minor replacement of any rotten timber as necessary.
21. First Floor – treat all timber floors.
22. Second floor – treatment to floor and roof timber

Rainwater goods

23. Guttering – new cast iron guttering to rear roof, painted black (there is currently no guttering on the south elevation or dormer window; it seems to have been removed but not replaced when the roof was replaced, original piece found in outhouse.).
24. Replace guttering and pipework to front in cast iron, painted black.

Lighting

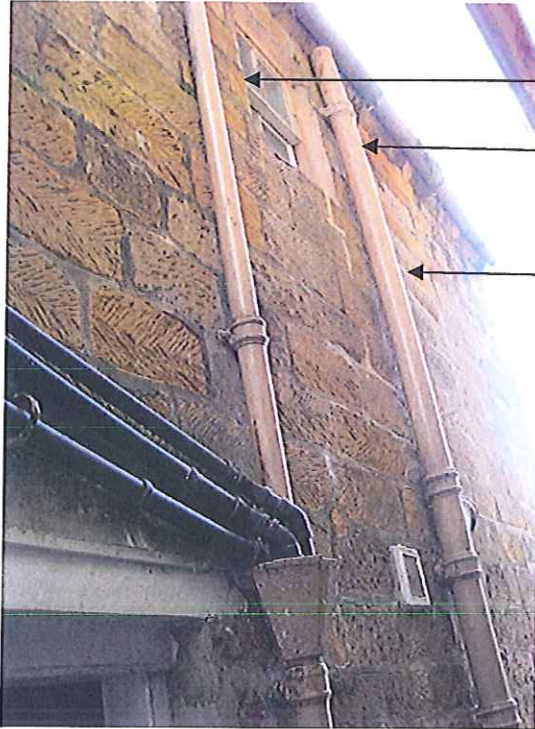
25. Install electric light above steps outside for safe access to outhouses in the dark.
26. Ground floor - add 2 internal wall lights.

Others

27. Ground floor – replace kitchen units.
28. First floor bathroom – replace suite.
29. Second floor - put in an en-suite WC and sink by sectioning off the far end of the room – see floor plan diagram Plan 1C. Also creating store cupboard and

under eaves storage. Sewer pipe to run inside eaves, down into first floor cupboard and exit through external wall to join like for like replacement of existing soil pipe on front wall – see photo below:

Existing soil pipe on front wall:



Existing toilet window

New sewer pipe would enter around here

Existing soil pipe

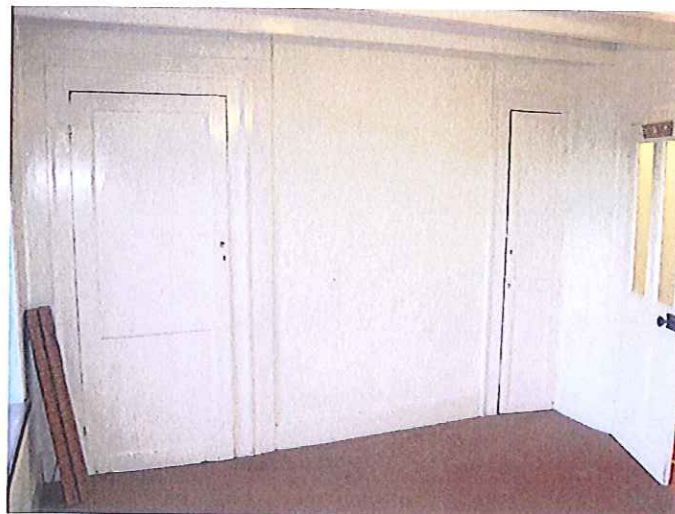
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10 JAN 2011

30. First floor – re-instate bedroom fireplace putting in a small cast iron grate and surround with simple timber mantelpiece in the style shown in the photograph below. From the ground floor you can see where the hearth for this bedroom fire is let into the flooring.

Style of proposed bedroom fireplace



Existing bedroom chimney breast wall.



31. Ground floor – replace fireplace surround with simple timber mantle, see photos below:

Existing ground floor fireplace:



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Style of proposed replacement – similar to this in another cottage nearby in the village:



32. Outhouses – general overhaul, lime mortar pointing/timber/ render/ cast iron guttering. Connect to power, water and drainage, repair and patch plaster walls & ceilings.
 33. Pathway and steps – overhaul the path and steps with cobbles and stone, replacing the concrete sections.
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