



Station Tavern, Front Street, Grosmont, Whitby, Yorkshire, YO22 5PA

Heritage Statement

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1 **Listing**

1.1 List Entry Number: 1148749
County: North Yorkshire
District: Scarborough
National Park: North York Moors
Grade: II
Date first listed: 07.07.1989



GROSMONT FRONT STREET NZ 80 NW (north side) 3/130 Station Tavern GV
II Public house. C.1835. For the Whitby and Pickering Railway Company,
licensed to John Buttery. Bordered tooled sandstone on chamfered plinth;
ashlar porch and tooled dressings. Timber boxed eaves and pantile roof.
Central-entry plan with parallel wing offset at rear. 2-storey, 3-window front.
4-panelled door, partly glazed, beneath ogee-shaped lintel, in prostyle
Doric porch with frieze and moulded cornice. All windows are large-pane
casements with painted stone sills, those on ground floor ogee-headed
beneath ogee-shaped lintels.
First floor and eaves bands. Overhanging eaves to hipped roof with end
stacks rising from base of roof. Left return: 2 storeys and 2 windows, with 2-
storey, 2-window parallel wing set back at left. Detailing of main part same
as on front. Parallel wing has altered windows on both floors and flat coped
gable-end parapet, ramped up on each side. When first built the building
was known as The Tunnel Inn, and was possibly the first purpose-built
building for the Whitby and Pickering Railway. RCHM, Houses of The North
York Moors, p.136; fig.236.

Listing NGR: NZ8284205260



2 Proposed Works

- 2.1 All proposals should be read in conjunction with drawings 1981-1.01 and 1981-1.01 Revision B.

Ground Floor Proposals

Please note that not all the proposals listed on the schematic notes are listed as we do not consider they affect the listed building and are cosmetic, these are therefore reduced to the following proposals:-

Item 1 - Remove existing wall and replace with new glazed screen and door.

The existing glazed screen and door are not original to the property and therefore have no historic value with the proposed scheme offering light into the stairwell which is currently dark and therefore improves commercial viability of the premises.

Item 3 - Cut back existing fixed seating and re-upholster to standard detail

The existing seating is not original as this crosses the fireplace. This fireplace being an original feature and therefore the seating post-dates the original fabric and therefore the removal and cutting back does not have an effect on the historical significance of the building.

Item 4 – Open up existing fireplaces and allow for new stove and timber mantel over.

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The opening up of the fireplace introduces an original feature which has been lost and therefore improves the understanding of the building and its spacial configuration to the front room. Details can be supplied as part of the application so that at least the fireplace surround has some vernacular connection with the locality.

Item 5 – New hardwood door with vision panels to the top half of the door.

Please note that the existing door is not original to the building and has no original features.

Item 14 – Female wc' s, allow for new slate floor, new half tile wall tiling, decorations, new light fittings, new sanitary ware, vanity units as shown.

The toilets are existing and therefore it is a simple refurbishment and does not affect the layout of the building or its architectural interest.

Item 15 – Male wc' s, allow for new slate floor, new full height wall tiling, decorations, new light fittings, new sanitary ware and vanity unit as shown.

The same comments regarding the male toilets in that there is no change in the layout and it is a simple refurbishment.

First Floor Proposals

Item 18 – Strip out existing bathroom and reduce existing floor to 120mm to the floor level throughout.

This will involve reducing the floor level down which would mean an effect on the ceiling and floor structure. Therefore this will have an impact on the historic fabric and will have a minimal harm.

Item 19 – Remove door and block up existing.

It is difficult to know whether this was an original feature however the blocking up of this door opening can be done in such a way that the filling is recessed so that one can read that the door opening was in place.

Item 21 – Remove existing wall.

This wall is a none loadbearing wall as can be seen it is not supported on the ground floor. Whilst it is shown thicker than the internal timber walls we understand these are two layers of timber studding back to back, possibly also to hide plumbing. Therefore we consider that the removal of

that wall does not affect the spacial quality of what was the original layout of the building. We do believe that this rear section of the building left of the thick flanked wall would have been an open room, possibly a function room at an earlier stage.

Item 22 – Form new en-suite.

This will involve a structural opening to be formed to connect to the new en-suite. This is a new opening as will be the small staircase leading up to this. It is acknowledged that this will remove an element of historic fabric but we believe the minimal harm is supported by the improved commercial viability of the letting rooms which now require en-suite facilities to be able to be marketed.

Item 23 – Form opening in existing wall a new door.

This is a new opening in a modern timber studded wall and therefore there is no effect on the loss of historic fabric. Furthermore it would be safer for the boiler room to be accessed from a communal area rather than from the bedroom in terms of health and safety issues.

Item 31 – Allow to form steps up to new en-suite.

This will involve new steps but sat on a new floor structure. No effect on architectural quality of the building.



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3 National Planning Policy Framework

3.1 128

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset affected, including any contribution made by their setting. The level of details should be proportion to the assets important and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should be consulted on the heritage assets assessing assets assessed using an appropriate expertise where necessary.

Where a site in which development is proposed or has the potential to include heritage assets with archaeological interest local planning authorities should require the developer to submit an appropriate desk based assessment and, where necessary a field evaluation.

It is acknowledged that the building has a high level regional significance and that it was purpose built for association with the railway which was at the very early stage in development in 1835.

A measured survey and internal and external inspection of the property have been carried out. We have tried where possible to ascertain the development of the layout of the building.

Separate internal alterations have taken place to the ground floor lounge with the insertion of bathrooms to the first floor. We feel therefore that the spacial quality of the building will not be altered in such a way that loses any further form of architectural detailing.

We appreciate that the plan form of the building is important on that this is a good quality building with architectural detailing such as window openings, gothic heads and good quality stonework and roof covering. We also acknowledge that some internal detail particularly the staircase are of good quality.

Our proposals as previously stated are minimal.

3.2 129

The local planning authority should identify and assess the particular significance of any heritage asset that may be affected by the proposals (including by development affecting the heritage asset) taking account of the available evidence and necessary expertise. They should take this assessment into account when considering the Impact of a proposal on the heritage asset to minimise conflicts between heritage assets conservation and any aspects of the proposal.

The concept of the layout of the building has been unaltered except for the removal of internal walls in the past. We feel that the vernacular style of the building and its spacial quality is not being altered to any further detriment with the exception of small structural openings.

In conclusion we consider that the minimal harm to the historic fabric can be supported by the improved economic viability and that there has been an enhancement of the quality of the ground floor by the exposure and re-introduction of traditional features.

3.3 131

In determining the planning application, local planning authority should take account of:

The desirability of sustaining and enhancing the significance of the heritage assets and putting them to a viable use is consistent with conservation;

The proposals do have a minimal damage in terms of the significance of the heritage asset but as such they are consistent with allowing the building to be kept in a viable use consistent with their conservation.

The positive contribution the conservation of historic assets can make to the sustainable community including their economic viability; and

The economic shift in public houses is such that many are being closed on a regular basis. They do provide a vital hub to the community and therefore to sustain their viability is important.

The desirability of the new development making a positive contribution

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to the local character and distinctiveness.

We believe this scheme will improve the viability of the public house by providing more attractable accommodation facilities and enhancing the desirability of the public house on the ground floor.

3.4 132

When considering the impact of the proposed development on the significance of the designated heritage asset, great weight should be given to the assets conservation. The more important the asset the greater the weight should be. Significance can be harm or loss to alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable any harm or loss should require clear and convincing justification. Substantial harm to or all of a Grade II listed building, park or garden should be exceptional. Substantial harm to or the loss of the designated heritage assets of the high significance notably schedule monuments, protected wreck sites, battlefields Grade I and Grade II* listed buildings, Grade I and Grade II* listed registered parks and gardens and world heritage sites should be wholly exceptional.

We accept that there is some minor harm to the building but we feel that this is restricted to the structural opening to form between the new bedroom 6 and the en-suite. The building up of the opening 19 and 25 both of which could be recessed in such a way that the openings could be read. The alterations on the ground floor are of a minimal nature and in fact are enhancing rather than retracting from the public house layout.

As usual with these buildings, it would probably have been a series of four rooms on the ground floor with a central hallway and this has been altered over many years. Therefore the opening up of the fireplace is to be considered as desirable even though there will be some minimal loss of some fixed seating (item 11 on the drawing).

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4 Local Plan

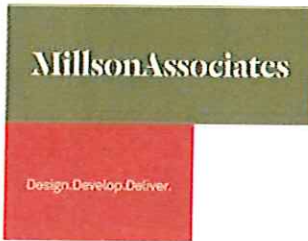
With reference to the Scarborough Local Plan 1999, the policy E25 change of use and alterations to existing buildings. We understand now this policy expired on the 27th September 2007 and no longer forms part of the development and consequently will not now be referred to in making decisions.

This in effect has been replaced by the National Guidance.

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5 Appendix

Drawing number: 1981-1.01
Drawing number: 1981-1.01 Rev B



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Project: The Station, Front Street, Grosmont, Whitby, Yorkshire, YO22 5PA

Job no: 1981
Date: 26/05/15

<p>Purpose of Proposal:</p> <p>Proposed internal development allowing for a sparkle refurbishment of ground floor trade area including removing sections of existing fixed seating and forming new in alternative layout. An existing chimney breast will be opened up to allow for a new feature fire to each room.</p>
<p>How Proposed Works Relate to the Existing Building:</p> <p>The proposed works are mainly concerned with maintaining the existing internal layout with only minor alterations to seating with a full refurbishment of all internal wall, ceiling and floor finishes and new fittings (light fittings, bric a brac etc). Another aspect is minor alterations to the existing customer accommodation to the first floor level. Where possible new elements are to match existing features & materials or relate to the age of the building.</p>
<p>Neighbour Consideration:</p> <p>It is not foreseen the proposal will have any adverse visual, lighting or noise issues with its neighbours.</p>
<p>Siting and Appearance:</p> <p>Where possible new elements are to match existing or relate to the age of the building, all material, style & proportions are to match existing.</p>
<p>Scale of Proposal:</p> <p>All works are confined to the existing structure so there is no increase of scale in this proposal</p>
<p>Inclusive Access:</p> <p>Accessibility is to be maintained as existing to building.</p>
<p>Disabled Accessibility Between Spaces:</p> <p>The ground floor space is generally accessible to all members of the public. There is no level access to the building for disabled customers.</p>
<p>Public Access:</p> <p>Main entrance has one step access as existing. Side entrance has one step access as existing. Level access maintained. Disabled users to access via side entrance with management assistance. Rear access point maintained as existing.</p>

Landscaping: Landscaping will be as existing
Materials: Materials will be specified and used with consideration to the listed status of the property. We will be proposing materials to match existing elements where possible.
Street Views: The only proposed works to the exterior of the property are external decorations to existing timberwork, rain water goods etc and a new signage scheme (to be applied for via a separate application)
Sustainability: Negligible.
Waste/Storage and Recyclability: Existing bin locations and storage area

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