

Heritage Statement

External Alterations including dormer window changes, removal of chimneys, reroofing, replacement windows and new gutters

at

2 Elders Yard, Silver Street, Whitby, YO21 3BV

for

J Urban

BHD Design Ltd, Airy Hill Manor, Whitby, YO21 1QB

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1.0 General Introduction

This Statement has been prepared to accompany a Planning Application for the works noted in the title. The Planning Application is registered, reference ZF23/01700/HS.

These details are illustrated on drawings: -

D12561-01	Location & Block Plan.
D12561-02	Existing Plan and Elevations.
D12561-03	Proposed Plan and Elevations.

The property sits within the Whitby Town conservation area as defined by the Local Plan.

It is also a Listed property, Grade 2, Listing reference 1254061.

The listing title is 6 and 7 Silver Street, which using current addresses relates only to the ground floors. The first and second floors are separate flats accessed from the rear and have the address as Elders Yard.

The subject property is No 2 Elders Yard.

2.0 History and Asset Description

The property sits mainly within the roof space of this terraced block. Its entrance lobby is at first floor level and within Elders yard.

The area is part of the historic town centre. Its listing suggests it was constructed late 18th/early 19th century.

Sitting on the West side of the town about 400m from the town centre and the harbour, it is close to the edge of the commercial/retail area and the ground floor does have 3 separate retail units.

Silver Street is a narrow one-way road with Elders Yard only accessible via a small ginnel.

The construction and finishes of the property are:

Walls:	clay brindle brickwork
Roof:	non interlocking clay pantiles
Front dormer windows:	clay pantile roof (almost flat), felted cheeks and white upvc windows

Rear dormer: Felt flat roof and cheeks. White upvc window
Door: Timber with glazed panel
Rainwater goods: Grey pvc to rear, black pvc to front

Historically, the rear elevation of the roof has been lifted to presumably increase habitable accommodation. This is evident on the South gable.



Photo 1
Front, Silver Street elevation



Photo 2
South gable, raised brick to rear with original 'brick tumbling' below copings



Photo 3
South gable, dormer detail and chimney



Photo 4
North end of roof, brick stub chimney



Photo 5
Rear elevation from Elders Yard



Photo 6
Rear elevation detail of dormer and raised brickwork

3.0 Policies and Influence

The application and design will be considered within the guidance of the following policies: -

DEC 1	Principles of Good Design
DEC 5	The Historic and Built Environment

4.0 Requirement, Proposals, Impact and Mitigation

The property has fallen into a serious state of disrepair. More recent works have not been of a sustainable standard or robust in terms of longevity. The property is therefore suffering due to water ingress.

This is due to the roof, its abutments with the chimney stack and the dormer windows. The tiled but 'flat' nature of the dormer roofs is a poor detail.

It is therefore proposed to:

Reroof the property with noon-interlocking 'Old English Natural Red' clay pantiles from Weinerberger.

Remove the above roof chimney stacks to allow an improved weather tightness and eliminate the current structural issues with the brickwork.

The existing flat roofed rear dormer is to be replaced with a larger version.

Replace windows.

Replace gutters with new black pvc to both elevations.

It is felt that any 'harm' to the asset has occurred previously by the quality of historic repair works. These works have exposed the property to continued harm until improved and corrected construction has been carried out.

Specifically:

Reroof with correct natural clay tiles onto a breathable roofing underfelt to ensure both water resistance and breathability.

Remove the damaged brick chimney stacks, the Northern one has been reduced down to only just appear above the tiles. This will allow the roof to be more weather resistant.

The front dormer windows will also be reclad as part of the reroofing. The tiles although at a less than recommended pitch will still be used as a finish but a fully

waterproof layer below the tiles will be incorporated in line with current building practices.

The current felt cheeks will be replaced with lead, flashed down onto the main roof.

The rear dormer will have a grp roof and lead lined cheeks instead of the mineral felt currently used.

Windows are all currently white Upvc, standard sections.

The proposed windows will use the VEKA Flush sash range designed for a conservation appearance.

Rainwater goods are also to be replaced. All will be black and not a mix of black and grey as currently appears. The type will be Polypipe, half round 112mm with 68mm downpipes.

5.0 Summary

We believe that the changes and refurbishment works proposed are a positive improvement to the building (Asset) both in terms of its own safeguarding and of its role within the amenity provided by the conservation area.

Without the planned improvement the building would continue to degenerate and its standing as an historic asset would be significantly eroded.