

HERITAGE / DESIGN & ACCESS STATEMENT
1 Vale View, St Bees



0.1 – INTRODUCTION

No 1 Vale View, St Bees has recently been purchased and is now subject to generally renovations to the property including some internal minor changes to improve the overall layout and function of the house.

No 1 Vale View forms a row of five terrace properties which a Grade II, with the attached Listed Building Reference.

List Entry Number:

1312314

Date first listed:

09-Aug-1984

List Entry Name:

1-5, VALE VIEW

Details

NX 91 SE ST BEES VALE VIEW St Bees 12/92 Nos 1-5 (consec) G.V. II

5 houses; C19 with later alterations. Incised stucco on plinth with rusticated ground floor. 1st floor sill band, string between 1st and 2nd floors, and cavetto moulding to eaves. Graduated slate roofs, hipped to nos 1 & 5 which project; stone mid and end chimneys. 3 storeys. Nos 1 & 5 identical: Symmetrical 3 bays with central door; stone-mullioned window to either side with 3 semicircular-headed lights. Sashes. No 2 symmetrical, 3 bays with central door; sashes. Nos 3 & 4 mirror images: Each 2 bays with door and sashes. All doors panelled, in corniced Tuscan doorcases. Some windows have glazing bar. 1st floor windows are taller. Ground floor windows to nos 2-4 (inc) have pediment-shapes above; bay over door projects slightly with architrave to 1st floor window.

Listing NGR: NX9721711921

0.2 – PROPOSALS

The works are detailed within the submitted drawings but do include the following items all of which are to the internal layout of the property and do not impact on the external appearance of the building.

0.2.1 Basement level

This has been subject to repairs and minor works, currently the ceiling has in part collapsed / removed for service access. It is proposed to remove the remaining areas of lath and plaster ceiling. This will allow the thermal insulation of the ground floors above and installation of a new fire proof ceiling. ***This will provide fire protection to the Listed Building & reduce energy consumption.***

0.2.2 Ground Floor

To the right handside of the property is a large dining room to the frontage and similar sized kitchen to the rear. These rooms are currently connected by a modern serving hatch. To make the kitchen / dining more functional it is proposed to remove a section of wall between the two rooms. Masonry piers will be retained to both sides of the opening and steel beams installed to support the floors / walls above. It is intended to retain the coving to the dining room by installing the steelwork below this level.

The kitchen currently has a modern decorative ceiling, it is intended to remove this ceiling and expose the original ceiling above. Repair works will be completed to this ceiling if required. If coving is not present this will be installed to match the dining room in size and profile.

The wall between the two rooms will be finished in a raised fielded panel to match the door linings into the dining room. ***This will result in the finished appearance being one of traditional design.***

To the rear of the left hand side of the building is a utility room and shower room with corridor. It is proposed to re-instate the doorway connecting the understairs area with the kitchen. This will see the removal of the infill wall panel and installation of a softwood door frame and new painted panel door to match the existing doors. ***This will result in the reinstatement of an original doorway.***

Removal and replacement of kitchen to include opening up chimney breast and installing concrete lintol to allow setting in of new range cooker

This will result in cosmetic enhancements and will not impact on the Listed Building

0.2.3 First Floor

Bathroom – removal of decorative uPVC cladded ceiling and exposing original ceiling, re-plumb and renew tiling and sanitaryware

This will result in cosmetic enhancements and will not impact on the Listed Building

0.2.4 Second Floor

Loft hatch – the current loft hatch measures 330 x 460mm and is too small to allow a person to access the loft void. It is proposed to enlarge this to 600 x 600mm within the existing aperture to improve access.

There is no impact on the Listed Building

0.2.5 Fireplaces

It is intended to install wood burning stoves in the following rooms in lieu of the current open fires, living room 1, dining room and living room 2. Photos are attached in the Appendix, the existing mantles and surrounds will remain with the more modern fire brick backs removed to open up the aperture to receive the new wood burning stoves.

There is limited impact on the Listed Building as the existing chimneys are utilised. The proposal will allow for a safer and more efficient fuel efficient stove to be installed with no impact on the Listed Building.

0.2.6 General Works

Higher than expected levels of damp have been recorded in the property. It is intended to monitor these levels following the alteration works and overhauling of the heating system and new wood burners. Alongside this 150 x 225mm air bricks are to be installed in the remaining unvented chimneys.

Works will be completed to the chimney flashings, render and gutter / parapet these will be of a repair nature and like for like basis for the materials

There is no impact on the Listed Building

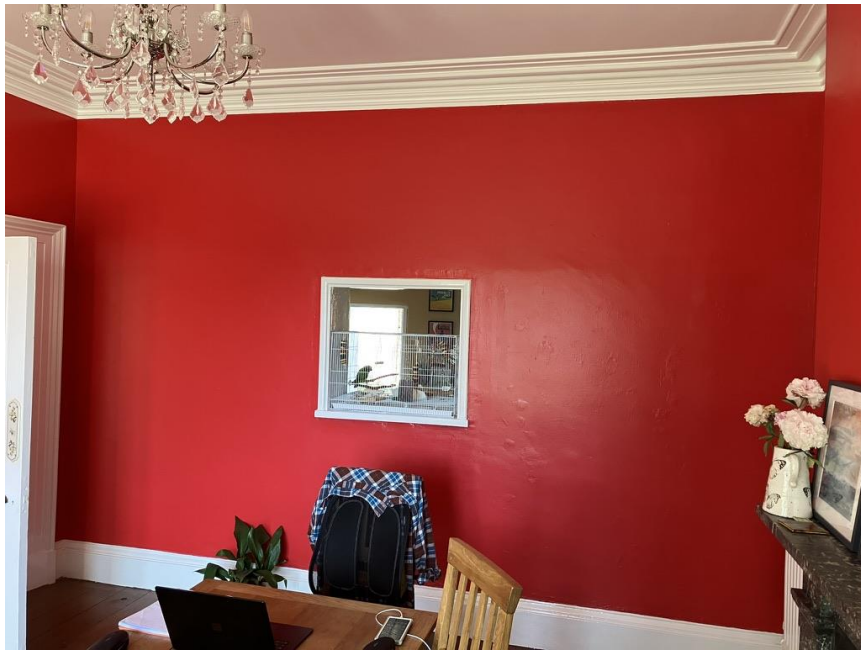
APPENDIX – PHOTOGRAPHS



Removal of kitchen units and opening up of chimney to take cooker.



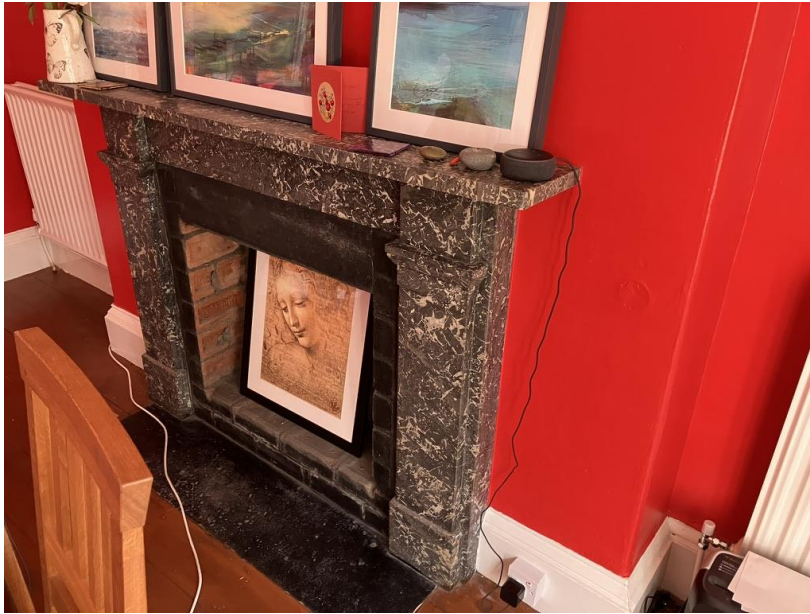
uPVC ceiling in kitchen with serving hatch



Serving hatch viewed from dining room



Living Room 1 Fireplace



Dining Room Fireplace



Living Room 2 Fireplace



Bathroom uPVC Ceiling for removal



Panelling to doorway in hallway to be matched on new opening between dining room and kitchen



Basement ceiling replacement to be taken down and replaced



Ceiling hatch to Second floor to be removed and enlarged in same location