

**HERITAGE STATEMENT.
33-34 BISHOP LANE HULL
HU11PA**

Date: 28th December 2020

HERITAGE STATEMENT.

IN CONNECTION WITH CONSERVATION AREA REQUIREMENTS & THE WRITTEN CONSERVATION AREA CHARACTER APPRAISAL – AS REFERENCED.

1. Demolition work

33-34 Bishop lane does not fall into this category as no demolition work is being undertaken.

The internal remodelling are superficial works and no walls are being removed which are original or of a conservation nature. The wall removals are relatively newly created walls and lobbies which are in poor condition and predominantly from 33 Bishop lane which was built in 1985. No staircases or walls are original features or have significant archaeological features.

2. New development

33-34 Bishop lane does not fall into this category as it is not a conversion of an existing building.

It is rated as an 'offices and premises' ref: 10140043003306 within central governments rating category and is being kept within this category.

The Architectural team have paid reference to the 'good design' statement and it is clear within the wider proposal that this has been considered at length within the holistic proposal.

3. Trees

33-34 Bishop lane does not fall into this category as no trees are being removed or altered in the proposal.

4. Alterations, additions and extensions (housing)*

33-34 Bishop lane does not fall into this category as it is neither a house or none of the above are applicable to the proposal.

5. Article 4 Directions

33-34 Bishop lane does not fall into this category as Article 4 is for minor alterations to houses, and is aimed at 'no planning permission requirements for such works' if applicable.

6. Planning Portal.

After taking advice from Hull city Council, it has been identified that certain works to the application site will require planning permission.

Item [a] Velux roof light.

The new Velux is planned for the south aspect to the slate roof of 33 Bishop Lane. It has been advised by Philip Hampel of Hull City Council that this is to be a low profile, flush style velux with a vertical glazing bar – as specified.

Items [b&c] Doors.

New doors to rear of property. It has been advised by Philip Hampel that there are no objections from a conservation perspective, that these doors are planned to be white powder coated aluminium fully glazed doors, sat within the existing window locations as shown in the proposed plans.

Items [d&e] Staircase & small 2nd floor expansion space

Although it was not highlighted initially by the Council for the need of planning permission for the staircase and loft conversion, we have offered all of the relevant information for these works as submitted:

A new staircase has been designed to the rear of 33 Bishop Lane, this is to replace the old staircase which is not designed to current regulations and not fit for purpose due to widths and condition. The new design has been passed by Building Control and the Fire Officer and has had no initial objections from the conservation officer. The upper level which is created in the roof void is to be used as storage / future expansion for the new tenant, and has been designed to current regulations. The additional roof conversion space equates to circa 12m².

All relevant plans, elevations and photos are submitted with the main planning application for clarity.

7. Satellite dishes.

33-34 Bishop lane does not have these works specified in the programme of works.

8. Advertisements and signs

N.A. – separate application to follow.

9. Consent Form.

If you want to demolish, either totally or partially, any building in a conservation area you will need consent from Hull City Council

33-34 Bishop lane does not have this type of demolition works specified in the proposal.

10. Conservation area Character Appraisal. – Old Town East.

33-34 Bishop lane refurbishment has paid particular interest in the appraisal as summarised:

9.2 Maintain and enhance the intimate character of the narrow streets. All as part of the larger programme of regeneration works for the application site.

9.13 Continue to promote repairs to vacant and dilapidated buildings. Minimal repairs and redecoration would encourage prospective occupiers and raise the profile of the area. All as part of the 33-34 Bishop lane proposal.

Section 8.3 of the 'Conservation area Character Appraisal' also clearly identifies and references 'Vacant and Dilapidated Buildings'

8.3 These properties would benefit from little more than minimal repairs and redecoration. This would make the properties and the area as a whole more attractive to prospective occupiers.

This proposal is at the heart of the Conservation area key appraisal content and has had the financial backing of private individuals committed to the city and with a wealth of experience in construction and refurbishment of heritage properties. The application site will house approximately 20-30 staff who will be operating from the Old town and inevitably reinvesting their daily spend in the adjacent retail and leisure facilities across the Old town and wider Hull facilities.

It has been identified in section 8.1 of the Conservation area Character Appraisal that There are several modern office developments such as Oriel House, Lowgate House and King William House which were poorly designed in relation to their historic surroundings, although at the time they were built this was not considered to be an important issue. These post war developments generally fail to respect the scale, mass, form, roof patterns or materials that were traditionally used in the Old Town. The 33-34 Bishop lane proposal uses the existing architecture of Heritage property in the Old Town as 'Offices and Premises' and the new design concept for the property has been tirelessly refined to accommodate the modern office needs with key parts of the design being the appreciation of the old and quirky nature of these types of property.

End.