



Planning Statement / Heritage Statement

Date: 16-02-2021

Client: Mr & Mr Lad
49 Keldgate
Beverley
East Yorkshire
HU17 8HU

Project: Proposed Remedial Works and Proposed Rear Single Storey
Extension

Project Address: 49 Keledgate, Beverley, East Yorkshire, HU17 8HU

Contents

| | |
|--------------------------|---|
| 1.0 Introduction | 3 |
| 2.0 Development Proposal | 9 |

1.0 Introduction

- 1.1 ADP / GTCE have been instructed by the clients Mr & Mrs Lad subsequently referred to as the client, to produce this accompanying statement to support the planning application submission for the required remedial works and single storey rear extension to their property.
- 1.2 The proposal relates to the modification of a property that is a Grade II listed building.
- 1.3 **The Details of the Listing for the Host Dwelling can be found under the following:**

49,49A, Keldgate
Grade II
List Entry Number: 1084076
Date First Listed: 30th June 1987
49,49A Keldgate, Beverley, East Yorkshire, HU17 8HU
Parish: Kirk Ella
National Grid Reference: TA 0354439080
Easting: 503,544.00 Northing: 439,080.00

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

- 1.4 **Details:**

BEVERLEY KELDGATE TA 0339 (south side) 8/105 - No 49 and 49a GV II Early C19, the front reconstructed mid C19. 2 storeys in red brick with slate roof. 5 windows, 3 pane sashes up, sashes to ground floor with glazing bars, rendered lintels. Porch with columns, entablature, panelled reveals matching door of 6 fielded panels, rectangular fanlight, 3 steps. 3-light rectangular fanlight. Iron standard railings between the columns and rear pilasters of porch.

- 1.5 The Host Dwelling is in the Conservation Area of the Beverley Minster, **Conservation Area Appraisal Area 8 BEVERLEY MINSTER**, updated 2016, produced by East Riding of Yorkshire Council provides an extensive characterisation appraisal of the area and the buildings that define the context of the host dwelling.
- 1.6 The Minster Area includes the most prestigious building in the town, the Minster. A church of pilgrimage, it was never the church of the town – this undoubtedly being St. Mary's in North Bar Within. Much of the surrounding area has evolved because of its closeness to the Minster and it remains to this day almost exclusively residential.
- 1.7 Most of its properties are tightly knit and at back of pavement. They are predominantly of two storeys and in brick. Later twentieth century buildings have small front gardens whereas earlier properties have their open areas (where they exist) hidden to the rear. Conversely the open areas around the Minster are invaluable in providing middle distance views of the church – views that are otherwise constrained because of the medieval layout of many of the

surrounding streets. Historic floor surfaces and lamp standards add to the quality and authenticity of the area.

- 1.8 This area has an east – west axis with its southern and western boundaries also being the boundaries of the Beverley Conservation Area. On its eastern side the boundary is on the line of the railway or Eastgate. It therefore includes the western end of Flemingate and has a shared boundary with Area 9, Flemingate and Beckside, whereas at the north end of Eastgate it abuts Area 7, Railway. The northern boundary has been set to include Eastgate and its western side and Highgate, ending at Wednesday Market where it meets Area 5, Markets. Further west it is delineated to mark the change to the more formal civic buildings of Area 6, Guildhall.
- 1.9 A Beverley Minster, the centre-piece of this area, is one of the most significant Gothic buildings in England, of national and international importance, and arguably the reason for the town's existence. Its twin towers and west front are a superlative example of the Perpendicular style. It rises above all the surrounding houses and is seen far across the fields from the open land to the south and from the tops of the Yorkshire Wolds.
- 1.10 Although the Minster can be seen from many points around the Conservation Area, it is not until Minster Yard is reached that this cathedral-sized collegiate church can be fully appreciated. Standing alone within a railed churchyard it is an impressive sight. Surrounding the Minster on its north, east and west sides are relatively small Georgian terraced houses, which add to the impact of the huge scale of the church.
- 1.11 On the south side the open green space of the Hall Garth contrasts with the other three and provides a valuable contrast in character and dimension. Running east – west are the ancient streets of Keldgate and Minster Moorgate. Both are long and straight, but curve at their east end as they reach the Minster Yard, so that the full view of the church is not appreciated until it is seen at close quarters. In the south-east corner of this area is the medieval former Dominican Friary, which was remodelled in the 1980s and is now a Youth Hostel.
- 1.12 Much of the core of the early medieval town is included in the Minster area. The foundation of Beverley has been traditionally associated with St John of Beverley, a Bishop of the early church in England. He died in 721 and was buried at the monastic church which he founded. For many years the location of St John's monastery was assumed to be that of the present Beverley Minster. Excavations in the 1980s to the south of the church revealed a monastic enclosure dating from around the ninth century.
- 1.13 It seems that several Cistercian monasteries used a plan with the church on the north side and the monastic buildings on the south side. This would tie in with the relationship of the Minster to Hall Garth. Although the Minster has been shown to have an early foundation, there is little evidence of a pre-Norman secular settlement.
- 1.14 There is reference to the Town in the Domesday Book, and it is known that it grew quickly in the Norman period with its borough status being granted in 1120. There was a serious fire at the Minster in 1188 and there was substantial rebuilding after the collapse of the tower in 1213. Around it was a precinct in which stood houses for the prebendaries and the provost. It is

thought that the precinct was neither walled nor gated. There was also a Manor House for the Archbishop of York, which stood to the south, on Hall Garth. Leland, who visited in 1540 described this as being “moated, but all in ruin”.

- 1.15 None of the precinct buildings survive intact but there are archaeological remains and evidence within some of the buildings that surround the Minster. What is now Nos 8-11 St John Street was built as a single house around the end of the 17th century and contains medieval foundations of earlier parsonage houses.
- 1.16 Within the current precinct are important buildings of postmedieval date, such as the Old Vicarage of 1704, and the Parish Hall by Smith & Brodrick, originally designed as the Minster Girls School. Although the precinct itself was not defended, there were defences around the town and a gate at the western end of Keldgate, sometimes referred to as South Bar. A ditch linked this to the Newbegin Bar, further to the north. Keldgate Bar was taken down in 1808, not long after the one in Newbegin (1790).
- 1.17 A watercolour survives showing it from the west with houses to each side. Now only a wall plaque records its location. The streets which run to the Minster – Eastgate and Highgate from the north, Keldgate and Minster Moorgate from the west and Flemingate from the east – are all medieval in origin. Keldgate’s sinuous form is because it followed an old watercourse which has long been culverted. In these streets are some of the town’s few surviving early buildings, including a resited medieval brick gateway (from the Friary) on Eastgate, and the Sun and No 15, next to the Lord Nelson on Flemingate.
- 1.18 Also in Keldgate the Minster National Infants School was founded in 1845. It was rebuilt in 1880 to designs by Hawe and Foley and has since been converted to residential use. On Hall Garth in Lurk Lane the Minster National School for Boys was opened in 1849. It finally closed in 1970. Some of the most significant secular buildings in this area are those related to charitable foundations. On Keldgate a hospital was built in 1749 for six poor widows, thanks to a bequest of Ann Routh in her will of 1722. Now known as Ann Routh’s Almshouses, they were enlarged in 1788 to take a further eight widows. An additional building was constructed in 1810 providing twelve more rooms. The designer was James Moyser, an amateur architect and member of the local gentry
- 1.19 Minster Moorgate includes the Warton foundations. The Wartons of North Bar House and Beverley Parks provided some of the town’s MPs in the seventeenth and eighteenth centuries. In 1689 Charles Warton built a hospital for six poor widows, as required by his late father. This was later enlarged, and in 1725 his brother Sir Michael Warton also bequeathed an endowment for a hospital nearby.
- 1.20 The far more detailed Ordnance Survey (OS) Map of 1853 shows the difference between the spacious grounds of Lairgate Hall, (at this time called Beverley Hall,) with the tight layout and tiny yards off Keldgate. This still existed forty years later on the 1893 OS Map. In the twentieth century the majority of the small tightly packed housing on the north side of Keldgate have been cleared away and new areas of terraces inserted. Some of these are set back from the road frontage, much to the detriment of the sense of enclosure of the street. The size of the

park to Lairgate Hall is shown as drastically reduced and now, none of the land still with it extends into this area. The closes between Keldgate and Minster Moorgate, which in 1893 were shown as gardens and orchards, have now been developed with short cul-desacs of modern housing.

- 1.21 The site of Keldgate Manor, which had long grounds to the south, has been partly built on along its western boundary. A new road, Melrose Park, has been formed on the south side of Keldgate, and Kitchen Lane has been widened. Minster Moorgate has been less altered, but there are some modern houses on the north side and a public car park behind. Apart from that on the east side of Eastgate, the most significant development has been on part of the Hall Garth and on former allotments and nurseries around St Andrew's Street. This took place in the early 1980s. The site of the former gaol, which became the Hall Garth Inn was also included. Irrespective of the design, which falls short of what might have been expected so close to a Grade I listed landmark building, it was also very controversial at the time because of the archaeology on the site.
- 1.22 Three character areas have been defined. The first comprises the Minster and its immediate surroundings. The second is the area of medieval streets that lead to and from the Minster. The third is Hall Garth and the development south of Minster Yard, and Keldgate Manor.
- 1.23 The Minster Yard is a tranquil space apart from on the south side where traffic predominates. The railings around the churchyard and the buildings of the Yard provide a pleasing enclosure and frame some of the views across the space, particularly along St John Street. The buildings are eaves-on to the street and no more than three storeys high.
- 1.24 There is no question that the dominant structure is the Minster, and the warm red brick of the surrounding streets contrasts effectively with the Minster's stone. The second ,character area includes the early streets which lead to the Minster.
- 1.25 These have had quite significant changes - particularly Keldgate at its western end and Eastgate with its late twentieth century development on its north east side. In Keldgate new housing introduced alongside widened road junctions has changed the enclosing character of the street.
- 1.26 Historically it has been lined with buildings most of which have stood at the back of the pavement A keynote building on this street is the Ann Routh Almshouses with its prominent arcaded gable. In Eastgate, the back of pavement character has been respected, though the materials and styling are in contrast with their eighteenth and nineteenth century predecessors. Minster Moorgate has a very domestic character and long runs of terraces from the eighteenth and nineteenth centuries.
- 1.27 Lairgate at its southern end has a quite different character from the rest of it (which is dealt with in the Guildhall and Markets Area Appraisals). The west side was, for the most part, grounds to Lairgate Hall. The trees from there have survived and help to soften the impact of the municipal housing, which is in contrast to the character of the majority of this Conservation Area. Thirdly,

the part which is south of the Minster is all of a later period – late nineteenth and twentieth century. These are mostly narrow-fronted terraces in long lines. St Andrew's Street is a long straight run, Long Lane is curved.. The presence of the green space of Hall Garth reduces any feeling of oppressiveness which such a development form could take if it were in a larger block.

- 1.28 The Minster, which stands within this area, is the largest, tallest and most distinguished building within historic Beverley. It is a building of national importance and, as it is considered to be one of the finest Gothic churches in England, it is arguably of international importance too. It has a cruciform plan with a central crossing and twin towers at its west end.
- 1.29 As well as the location of fine Gothic work from the thirteenth, fourteenth and fifteenth centuries, it has also been worked on by two outstanding architects, Nicholas Hawksmoor in the early eighteenth century and Sir George Gilbert Scott who restored it in 1863 – 1880.
- 1.30 Although much altered, the survival of part of the Dominican Friary on Friary Lane is remarkable. Because friaries were built in town centres, all buildings above ground have in most cases been thoroughly destroyed with only the name remaining (as Blackfriars in London and Whitefriargate in Hull).
- 1.31 There are only ten surviving in the whole of England and of these the Beverley Friary is one of the most complete. The remaining building was probably the dormitory and library of the Friary. Much of the masonry is medieval and the brickwork such as the two storey south porch is possibly from the sixteenth century.
- 1.32 Rebuilt within its grounds is an archway, originally the entry to the Guildhall. It was retrieved from a garden to the south of Beverley and rebuilt here. There is also an in-situ brick archway in the perimeter wall. Besides these two major buildings there are others that can claim to date from the medieval period.
- 1.33 They are No 15 Flemingate and No 20 Highgate, where current investigations suggest a much earlier date for parts of it than was believed previously.
- 1.34 Other buildings singled out as being of particular note include Ann Routh's Almshouses at 28 Keldgate. This is unusual for a number of reasons. It stands with its gable facing the street, which is not the norm in Beverley. It has on its front elevation three large arcades. This arcaded form has also been used on the later adjacent wing.
- 1.35 The designer was not an architect, but a member of the local gentry, James Moyser. He was a friend of Lord Burlington, the famous early eighteenth century gentleman architect and it is thought that Burlington's was the influence that led to this design as there is certainly a marked similarity between this block and that of his design for almshouses in Sevenoaks, Kent.

1.36 Listed Buildings in the local vicinity of the Host Dwelling:

Keldgate (south side)

No 31 (Keldgate Manor) II
Coach House, attached wall and Gate piers to No 31 II
Nos 45 and 47 II
Nos 49 and 49A II
Nos 51 and 51A (Keldgate House) II*
Wall, gate piers and gates to Nos 51 and 51A II
Nos 61 and 63 II
Nos 71 and 73 II
Nos 127 and 129 II
No 135 II No 137 (Acacia House) and 139 II

Keldgate (north side)

No 2 (Minster Garth) II
No 10 II No 12 II Nos 14 and 16 II
Nos 22 and 26 (even) II
Forecourt Wall to Nos 22 and 26 (even) II
Nos 54, 54A and 54B (The Old Grammar School) II*

2.0 Proposal

- 2.1 The Client wishes to undertake several remedial works that will be detailed in section 2.3 and construct a single storey rear extension following the demolition of an existing lean too greenhouse along the side boundary located to the south of the two-storey rear annex that forms the east boundary to the property.
- 2.2 The proposal is represented on the associated drawings under the drawing series J8046 consisting of the following:
J8046-200 SITE LOCATION PLAN
J8046-201 EXISTING AND PROPOSED BLOCK PLANS
J8046-202 EXISTING GROUND FLOOR PLAN
J8046-203 EXISTING ELEVATIONS
J8046-204 PROPOSED GROUND FLOOR PLAN
J8046-205 PROPOSED ELEVATIONS
J8046-206 PROPOSED WINDOW SCHEDULE
- 2.3 The remedial works and alterations as set out with in the J8046 drawing series can be broken down into the following list:

Front Elevation:

- Existing Spalled Brickwork to be Carefully Cut Out and Reversed Where Possible and Re-bedded. Bricks to Match Existing Building to be Installed where Spalled Brickwork is too Deteriorated.
- Existing Brickwork to be Re-pointed Where Required to a Good Standard of Repair
- Existing Lime and Sand Skirt Render to be Made Good. Air Bricks to be Cleared and Replaced Where Necessary.
- A New Layer of Lime and Sand Skirt Render to be Applied to Remainder of Front Elevation. Air Bricks to be Cleared and Replaced Where Necessary.
- Stepped Cracking in the Joints to be Restrained Using Helibar Reinforcement in the Bed Joints Between Soldier Arch and the Windowsill. Three Rows of Ties will be Required at 300mm Centres Maximum Vertical Centres in Accordance with Helibar Instructions. 8mm Bed Joints to be Tested Before Works Commence.
- Existing Motor Joint Cracks to be Monitored Using S/S Studs to the Brickwork on Either Side of the Cracks, the Distance Being Measured Using Vernier Callipers

Rear Elevation:

- Existing Roof Pitches Raised to 30 degrees and Infill Brickwork and Roof Tiles to Match Existing Brickwork and Tiles
- Existing Brickwork to be Re-pointed Where Required with Lime Mortar to Rear Elevation
- Existing Three Panel Sliding Sash Windows to be Upgraded and Weather Protected. Existing Wooden Frames to be Retained with Sash Window Sections to be Replaced Like for Like with Double Glazed Panels
- Existing Green House to be Demolished and New Single Storey Extension to Match Height of Existing Boundary Wall to be Built.
- Internal Works to Alter/Remove Chimney at GF Level to Open Up Internal Floor Area to Form New Kitchen Space.
- New Satellite TV receptor dish location and size to be confirmed.

- 2.4 The proposed development in relation to the remedial works is considered appropriate development by the virtue that these remedial works are required to maintain the listed building asset in good condition and as a functioning dwelling house. If these issues are left undealt with the will lead to the deterioration of the listed building asset.
- 2.5 The rear extension has been designed to allow for the internal alteration of the existing kitchen and removal of the internal chimney breast at this level. This modification will provide a kitchen relative sized appropriate to the size of the dwelling, which fits modern life. The changes are only internal, and the outward appearance of the building will not be changed consequently.
- 2.6 An inspection of the chimney breast and flue arrangement on the ground floor between the kitchen and the utility room, has found that all the original chimney and fireplace have been removed up to a height of around 1600mm. This has left nothing of the original decorative features in-situ. As a consequence, on balance considered appropriate to remove the flue and chimney breast on the ground floor up to the ceiling as this offers little in traditional features within the interior of the building without the original fireplace and surround in-situ.
- 2.7 The rear extension has been designed as a modest addition no higher the existing boundary wall, using a parapet wall with the same capping as the existing boundary wall to blend the extension into the existing feature of the site.
- 2.8 The extension is modest in design and respectful of the host dwelling with simple lines and traditional feature of a small-scale outbuilding adjoining the host dwelling.
- 2.9 The extension will utilise traditional materials matched to the host dwellings whilst still being legible as a modern addition to the listed building.
- 2.10 Providing a suitable location for utilitarian aspects of modern life and allow for the required ventilation from modern appliance to not affect the exterior of the host listed building and its external envelope.

- 2.11 The proposal based on its two main components forms appropriate development within a conservation area and on a grade II listed building. Firstly, the remedial works are required for the long-term preservation of the listed building asset. Secondly the internal removal of the wall and chimney to the rear of the kitchen will provide a space that is appropriate in scale to the host dwelling regarding scale and the modern use of the kitchen as the heart of the home and centre form daily life. The utility extension is subservient to host grade II listed building not visible to adjoining properties due to its relationship to the existing boundary wall use of materials and siting. The extension will allow for modern requirements of ventilation ducting to the exterior of the building and through the walls of appliances and space ventilation. These requirements do not affect the existing external envelope of the listed building as the appliances and services will be located within the extension. These services should utilise either cast iron external grills or air bricks instead of the typical plastic grills used. The contractor to confirm with the LPA's Conservation officer samples for approval prior to installation on site.