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## Planning Statement / Design & Access Statement Including Tree Report

**Date:** 10-03-2021

**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

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## 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: 30<sup>th</sup> 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 following statement is to be read in conjunction with the accompanying drawings and heritage assessment.
- 1.7 The proposal relates to a number of works required for the essential maintenance of the dwelling house along with the removal of a dilapidated lean-to green house out building and the replacement of the this with a small modest extension to form a utility room.

## 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 New Steel Lintel to the archway.
- 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. Therefore, 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 Arboriculture assessment of the existing trees on site, one of which is in the vicinity of the development, are two number apple trees and a pear tree. The tree nearest the development is an apple tree which is approximately 5m in height and with a 4m crown spread. The tree is 5.2m away from the south west corner of the extension and due to the relatively low root spread of the apple, the apple tree the tree will be unaffected by the resulting foundation and ground works required for the extension.
- 2.12 The proposed works will not influence the existing trees located within the site and due to there nature as fruit trees, they are more ornamental in nature than other native species that could be affected by development within the grounds.
- 2.13 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.