

**Proposed extension, alterations and change of use at:
10-14 Butcher Row, Beverley, East Riding of Yorkshire, HU17 0AB.**

1.0 Context

- 1.1 This Design and Access Statement has been prepared by Robert Farrow (Design) Limited on behalf of Mr Anthony Ng.
- 1.2 This application relates to the proposed development at No.10 and No.12-14 Butcher Row, Beverley.
- 1.3 The application site consists of two trading units which at the moment are vacant, a hair salon and a restaurant that form part of a single Listed Building fronting Butcher Row.
- 1.4 No.12-14 Butcher Row comprises of two storeys and an attic, with the restaurant, kitchen and toilet facilities situated on the ground floor and ancillary offices, staff room and storage on the upper floors. The property has a rear yard (Yard 1) that leads to an existing single-storey flat-roof extension abutting the rear of No.10.
- 1.5 The existing Hair Salon at No.10 is situated on the ground floor level only, with its own yard (Yard 2) that abuts the rear of No.8 and leads to an access passage through to Butcher Row.
- 1.6 The property is a Grade II* Listed building and was built in the late 17th Century.
- 1.7 Butcher Row forms part of the historic high street within the Beverley Conservation Area and consists of a range of retail and food outlets.
- 1.8 The application site is within Flood Zone 1, which is defined as an area with a low probability of flooding.

2. Proposed Development

- 2.1 The applicant is seeking Planning Permission and Listed Building Consent for the change of use of the Hair Salon at No.10 Butcher Row, together with internal alterations and an extension to the rear of No.12-14, to form additional space to incorporate into the existing Restaurant at No.12-14.
- 2.2 The proposed works will include forming new structural openings at both ground and first floor levels, with one between the Hair Salon and the existing Restaurant and further openings within the single storey flat roof extensions to the rear. An additional opening is proposed at the first floor.
- 2.3 Other works include removing existing timber floor decking and fencing to the rear yard (Yard 1) of No.12-14 Butcher Row to allow for the erection of a single-storey flat-roofed extension.

- 2.4 Additional dining space and toilets for customers are to be provided at first floor level, with new staff facilities and toilets on the second floor.

3. Evaluation

- 3.1 The existing yard (Yard 1) to the rear of No.12-14 Butcher Row is a small open area which is contained by a boundary wall and the existing single storey extension. The boundary wall has been covered by soft wood fencing boards which are painted in different colours, weeds and buddleia are growing out of the top of the wall. Wooden decking has been laid over the existing concrete yard and it is rotting and slippery. The yard is not visible from anywhere other than when one exits the rear door.
- 3.2 The proposed extension will be constructed in brickwork, the roof is proposed to be a flat roof and in line with the existing flat rooflines. The internal finishes are to be wipe down wall boarding as per food hygiene standards. The existing concrete yard is to be replaced by a new concrete floor with a tiled or suitable non-slip floor finish.
- 3.3 The remaining yard (Yard 2) that is accessible from the existing Hair Salon will remain and be used for bin storage and a fire exit.
- 3.4 Internal structural openings are to be formed between the existing Hair Salon and Restaurant. Once the small sections of wall have been removed to form the new openings, steel beams or lintels will be installed to support. The new openings will not affect any of the original internal features. The walls where openings are to be made have been replastered previously.
- 3.5 Care will be taken throughout the building work not to interfere unnecessarily with existing and original features of architectural interest. Existing features shall be retained and protected for the duration of works.
- 3.6 It is considered that the proposed change of use, internal alterations, and proposed extension will not adversely affect the character of the Listed Building.

4. Design

4.1 Amount

The existing Hair Salon and Restaurant are to be merged together with the formation of new internal openings between the properties to form a single, larger restaurant, with the addition of a single-storey extension at the rear to create 23 square metres of additional floor area.

4.2 Layout

The proposed ground floor layout will remain largely similar to the existing layout, albeit with new structural openings to be formed between the existing premises and the change of use of the Hair Salon to be utilised as additional restaurant space. The layout to the rear of the property is to be remodelled with

the addition of the single storey extension to provide a larger food prep area.

The proposed first floor layout will contain further dining space following the removal of a wall between two existing rooms to form a single larger room.

Customer toilets are to be relocated to the first-floor level following the removal of some of the ground floor toilets. Staff toilets are to be provided at second floor.

4.3 Scale

The proposed extension will be erected within the confines of the existing yard (Yard 1) and will be single storey with a flat roof. The extension will not be visible from public view.

4.4 Landscaping

There are no new landscaping proposals with this application.

It is proposed to remove the self seeded ash tree in the yard (Yard 2) to the rear of the existing Hair Salon.

4.5 Appearance

The proposed extension will be constructed from materials that are sympathetic to the original building, such as matching brickwork, gutters and fall pipes. No external walls will be visible.

5. Access

5.1 The principal entrance into the restaurant will remain unchanged. The entrance to the Hair Salon (to be used as a secondary entrance to the restaurant) will remain the same also.

5.2 The site is within close walking distance to public transport links and other amenities with the centre of Beverley.

6. Heritage Statement

6.1 The property at No.10-14 Butcher Row is a Grade II* Listed building built in the late 17th century and is described within the Listing NGR: TA0352739515, as follows:

BEVERLEY BUTCHER ROW TA 0339 (south side) 10/21 - Nos 6 to 14 (even) GV II Late C17, refronted circa 1820. 2 storeys and attics, rendered with moulded cornice. Slate and tile roofs with 2 dormers. 6 windows, moulded surrounds and deep moulded reveals, no glazing bars. No 6 has modern shop front. Nos 8 and 10 have modern shop windows. Nos 12 and 14 have doorway with attached columns, entablature and cornice. No 12 has a fine C17 staircase, running through three storeys; closed string (moulded with pulvinated frieze): plain newels with some moulded drop finials, twisted balusters, simply*

moulded hand-rails. Other features are mainly early C19, eg. moulded architraves to doors.

- 6.2 The property is currently vacant but was last used as a Restaurant and a Hair salon. Previous uses of the building have included Offices.
- 6.3 It is considered that the proposed single-storey extension to the rear will not be visible from public view and will therefore have no impact on the character of the Listed Building or Conservation Area.
- 6.4 The proposed internal openings that are to be formed will not affect any of the original internal features and the walls where openings are to be made have previously been replastered.

7. Conclusion

- 7.1 The removal of the internal walls is required to open up rooms between two properties to form a larger restaurant space. The proposed use is compatible with typical uses within Beverley town centre.
- 7.2 The proposed extension, alterations and change of use will allow for the continued use and maintenance of a vacant Listed Building.
- 7.3 The proposed development would not have an adverse impact on the character or appearance of the Conservation Area.
- 7.4 It is therefore considered that Planning Permission and Listed Building Consent should be granted for the proposed development.