



INTERIORS / ARCHITECTURE / DESIGN

**DESIGN AND ACCESS / HERITAGE STATEMENT  
FOR  
PROPOSED GARDEN WORKS TO INCLUDE THE INSTALLATION OF  
SHEDS TO THE REAR  
AT  
THE STATION HOTEL  
65 SOUTTER GATE, HEDON, HU12 8JR**



21 Sep. 23

The Base – Dallam Lane – Warrington – WA2 7NG \\ [www.jsa-design.co.uk](http://www.jsa-design.co.uk)



INTERIORS / ARCHITECTURE / DESIGN

## INTRODUCTION

The Station, application site coordinates TA 18866 28966, is situated on the Main High Street in the town of Hedon, East Riding.

## RECENT HISTORY

The site is currently operational as a public house and restaurant, until recently the pub was closed and vacant for 3 years.

## EXISTING SITE

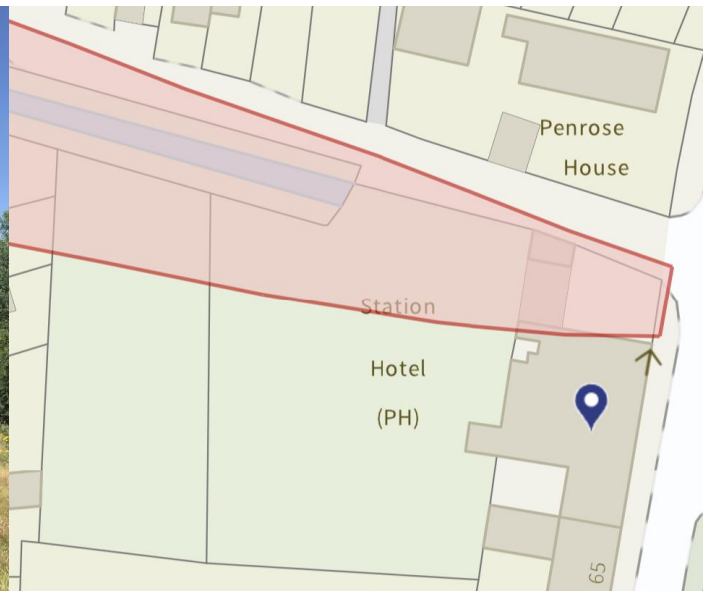
The Station Hotel, 65 Soutter Gate was given a Grade II listing in February 1979 with the local authority East Riding of Yorkshire.

## DETAILS

SOUTTERGATE 1. 5266 (West Side) Station Hotel TA 1828 NE 1/99 II 2. Early or mid C19. Brown brick. Hipped slate roof. Two storeys. Band. North elevation has 3 ranges of cased sashes with glazing bars, central one breaking forward, and crowned by planked gable with wooden finial. East elevation has 4 ranges of sashes.



The above photo shows the garden pre development.



Highlighted red area above shows scheduled monuments

21 Sep. 23



INTERIORS / ARCHITECTURE / DESIGN

## **SUMMARY OF PROPOSALS:-**

The proposal this planning application is reference to upgrades to the rear garden including small sheds to house seating. To make the beer garden a more feasible area, we propose to install a gravel pathway so access is easier. The sheds will be coloured and house a light and some furniture.

To enable the applicant to make the most of the external area, it is key that the existing beer garden area is made a more usable space. With the area in question being in the existing rear enclosed beer garden we feel that there is little impact on the character of listing of the building.

## **AMOUNT OF DEVELOPMENT**

The proposed works are within the existing envelope of the site and therefore there is no increase in internal floorspace. The proposed sheds provide a collective 16.2m<sup>2</sup> covered seating to the garden area.

## **LAYOUT**

The layout of the pub and site will remain as existing, the pods are being dropped into an existing drinking space.

## **SCALE**

This scheme will not increase the building footprint and will not affect the scale on the site overall. However by introducing the pods, each one adds 4.2m<sup>2</sup> of internal floorspace, increasing the total internal floorspace by 16.8m<sup>2</sup>.

## **APPEARANCE**

Concrete flags have been bedded on the existing earth, the sheds are sat on top of the flags. The proposed sheds are constructed of treated timber with a painted finish externally as below. Paint colour references are Farrow and Ball 'Stone Blue' and 'Breakfast Room Green'. The sheds each have a felted roof for weather protection. There has been a gravel pathway formed to the sheds for access. We believe that as the proposed location of the sheds are not visible at all from the High Street it will have no detrimental impact to the historic front elevation of the premises.

21 Sep. 23



## LANDSCAPING

The existing hard and soft landscaping will remain as existing.

## ACCESS

At present the site offers level access which will be retained as existing.

## Summary of Impacts

In summary the application proposal involves works to The Station to ensure its future use as a Public House/hotel can be continued. In terms of the external works to the public house site, these are relatively modest. There are no works to the main public house building. The works are located to the rear of the property, meaning there are no visual impacts to the front and side elevations of the public house, the proposed sheds are not visible from the roadside.

This space is currently without a useful or economic function and detracts from the appearance of the overall site. Whilst the proposal is visible from neighboring properties, it is considered appropriate in terms of the context of the proposals which seek to safeguard the competitiveness and economic future of the operation. The design approach – providing sheltered seating within the sheds, decorated to look aesthetically pleasing – will provide the neighbors with some visual and acoustic benefits.

The location of the works proposed are not within the boundary of the Hedon medieval town and therefore is considered it won't have an impact. The Sheds are sat on a flagged base which has been bedded onto the existing ground level, no excavation of the garden/site required.