

**INTERNAL  
ALTERATIONS, NOS. 55-  
57 HAILGATE, HOWDEN**

**HERITAGE STATEMENT**

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4058/1

December 2021

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## I.00 INTRODUCTION

- I.01 Woodhall Planning and Conservation has been commissioned by Andrew Bodle to prepare a Heritage Statement in connection with a listed building consent application for internal and external alterations and repairs, following unauthorised works at the Grade II listed Nos. 55-57 Hailgate, Howden (the Site).



Figure I: Location plan of No. 55 Hailgate (highlighted in red)

- I.02 Nos. 55-57 is currently vacant, with refurbishment and conversion work to a single residence having halted, pending the outcome of this application. It sits within the Howden Conservation Area, for which there is an adopted conservation area appraisal.
- I.03 Listed Building Consent was granted on 24 November 2017 for internal and external alterations to this Grade II listed building (Ref: DC/17/02579/PLB/WESTWW). The application included detailed information about the scope of the work and set out a conservation-based restoration strategy for the work. The work commenced on Site but unfortunately did not follow that set out in the consents, resulting in the loss of the majority of the internal features, including the staircase. In terms of the exterior of the building, some additional roof lights have been incorporated into the rear outbuilding. The work on Site has now been suspended pending a new listed building consent to restore the building's special architectural and historic interest.
- I.04 It is unfortunate that the unauthorised works have caused harm to the listed building. The aim of this application, therefore, is to propose mitigation for this harm and justification for this approach.
- I.05 Woodhall Planning & Conservation is a heritage consultancy with a specialised interest in listed buildings and historic places, architectural design and advice. The consultancy has extensive experience of building evaluations, conservation area appraisals and management plans, historical research, condition surveys, strategies for conservation and re-use, the design and management of repair and conversion projects and conservation legislation.

- I.06 The purpose of this statement is to satisfy the requirement of paragraph 194 of the National Planning Policy Framework (NPPF), which indicates that applicants should provide a description of the significance of any heritage assets affected by their proposals (including any contribution made by their setting). This statement does not assess the significance or impact on below ground archaeology.
- I.07 Section 16(2) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states that:  
*In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*
- I.08 The Courts have held that a decision maker should give considerable weight and importance to the preservation of the setting of listed buildings. However, the Courts have also made it clear that harm to the significance of a listed building can be accepted if it is outweighed by other material considerations, provided they are of sufficient force, and that there is a sliding scale, with ‘substantial harm’ having greater force than ‘less than substantial harm’.
- I.09 The East Riding Local Plan was adopted in 2016. Policy ENVI (Integrating high quality design) and ENV3 (Valuing our Heritage) are relevant here.
- I.10 The 2021 National Planning Policy Framework (the ‘NPPF’) notes that the ‘purpose of the planning system is to contribute to the achievement of sustainable development’. In order to achieve sustainable development, three overarching objectives are identified and paragraph 8(c) identifies that the environmental objective is *‘to protect and enhance our natural, built and historic environment ...’*
- I.11 Section 16 of the NPPF (paragraphs 189 to 208) sets out general policies relating to the historic environment and further guidance is provided in the online Planning Policy Guidance. Heritage assets are defined in Annex 2 of the NPPF as:  
*A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*
- I.12 Paragraphs 201 and 202 of the NPPF make a distinction between proposals that will lead to *‘... substantial harm to or total loss of significance ...’* of a designated heritage asset (paragraph 201) and proposals which will have *‘... less than substantial harm ...’* (paragraph 202). Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- I.13 The national Planning Practice Guidance (PPG) contains guidance on conserving and enhancing the historic environment. It sets it in the context of the NPPF’s drive to achieve sustainable development and the need for appropriate conservation of heritage assets. It identifies that any decisions relating to listed buildings and their settings and conservation areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as the relevant policies in the Framework and the Local Plan.

- I.14 This assessment is the result of visits to the Site in September and October 2020, consideration of historic maps, the Historic Environment Record, and background research listed in the Sources section of the Appendices.
- I.15 Ordnance survey maps are reproduced within this document under Woodhall Planning and Conservation License/Customer Account Number 100056720.

## 2.00 THE SITE AND ITS CONTEXT

### The Site

- 2.01 The Site is located on the east side of Hailgate between High Bridge and Bishopgate. The building is currently vacant, whilst conversion back to a single dwelling has been put on hold. Hailgate is predominantly residential in nature, with the town's commercial centre found to the west around Market Place.
- 2.02 Nos. 55 and 57 Hailgate form a Grade II listed building, and stand within the Howden Conservation Area, for which there is a conservation area appraisal dated 2014.
- 2.03 There are a number of Grade II listed buildings in proximity to the Site. These include Nos. 45 and 47 Hailgate, No. 78 Hailgate, Highbridge House, and No. 7 Bishopgate. Numerous listed buildings stand some distance away, on Market Place to the west, including the Grade I listed Minster Church of St Peter and St Paul, and scheduled remains of Howden Church.

### Historic development

- 2.04 The Howden Conservation Area Appraisal outlines the history of the town:

*“Howden is known from historical sources as Heafuddene and Hovedene, which literally means the river valley by the spit of land. Howden emerged as an important administrative centre during the 10th century, and the presence of the Minster church indicates its role as an ecclesiastical centre during the pre-conquest period. It was William the Conqueror who ensured Howden's ecclesiastical importance throughout the Middle Ages by granting the settlement and its surrounding lands to the Bishops of Durham. The completion of the magnificent Chapter House and provision of the middle stage of the tower owed much to Walter Skirlaw, an east Yorkshire man, and Bishop of Durham from 1388-1406. It was he who was also responsible for building the surviving great hall of the Bishop's Manor House (now restored) at the entrance to the Ashes playing field.*

*By the early 14th century and throughout the post-medieval period, Howden had emerged as a prosperous market town. It hosted an annual September Horse Fair in the 19th century, which was perhaps the largest in Britain and resulted in a surge of development. Coaching traffic meant that there was plenty of trade for innkeepers, and in the nineteenth century there were several identifiable brewing families in Howden. Its prosperity during the 18th and 19th centuries is reflected in the massive rebuilding throughout the town, and by the surviving high quality Georgian buildings.*

*The economic prosperity of the town was eclipsed by the rise of the planned port and town of Goole, 3 miles away, along with the opening of the Hull-Selby railway in 1840. Even the building of the Shire Hall in the market place in 1871 in order to try to revive the market was unsuccessful. The final blow to Howden's prosperity was the opening of the Boothferry Bridge in 1926, allowing easy access to the by then larger town of Goole which was previously only accessible by ferry. Fortunately from a conservation point of view, the reduction in Howden's economic fortunes and a general lack of investment in new buildings and redevelopment served to preserve the town's character into the late 20th century ...*

*... It is clear from a 1775 Thomas Jeffrey map that the existing road layout has changed very little from this date. The street plan has developed piecemeal along and around some earlier routes which respect the natural topography producing sinuous street patterns. In the medieval period Bridgegate was the major thoroughfare, the middle section of which formed a large*

market area to the north of the Minster (Corn Market Hill); Pinfold Street and Flatgate were also in existence at this time. Remnants of medieval burgage plots can be seen on present maps in a cluster down Flatgate which followed the banks of the old course of the River Derwent.

*In the 18th & 19th centuries, development does seem to have been concentrated along the current main streets. Hailgate was probably a back street originally and did not develop along its whole length until the mid-19th century. It follows the course of the old Derwent exactly and was recorded in the 15th century as meaning the street leading to Hailgate (a nook of land which describes the land enclosed by the giant curve made by the Old Derwent river). The street of Highbridge is named from the bridge that formed the link over the old river Derwent between Hailgate and Market Place, this bridge allowed entry to the town. The Derwent Drain still runs, mainly in culverts, through the town parallel to Flatgate and Hailgate and bisecting the Market Place and Highbridge.” (East Riding of Yorkshire Council, 2014, 5&6)*

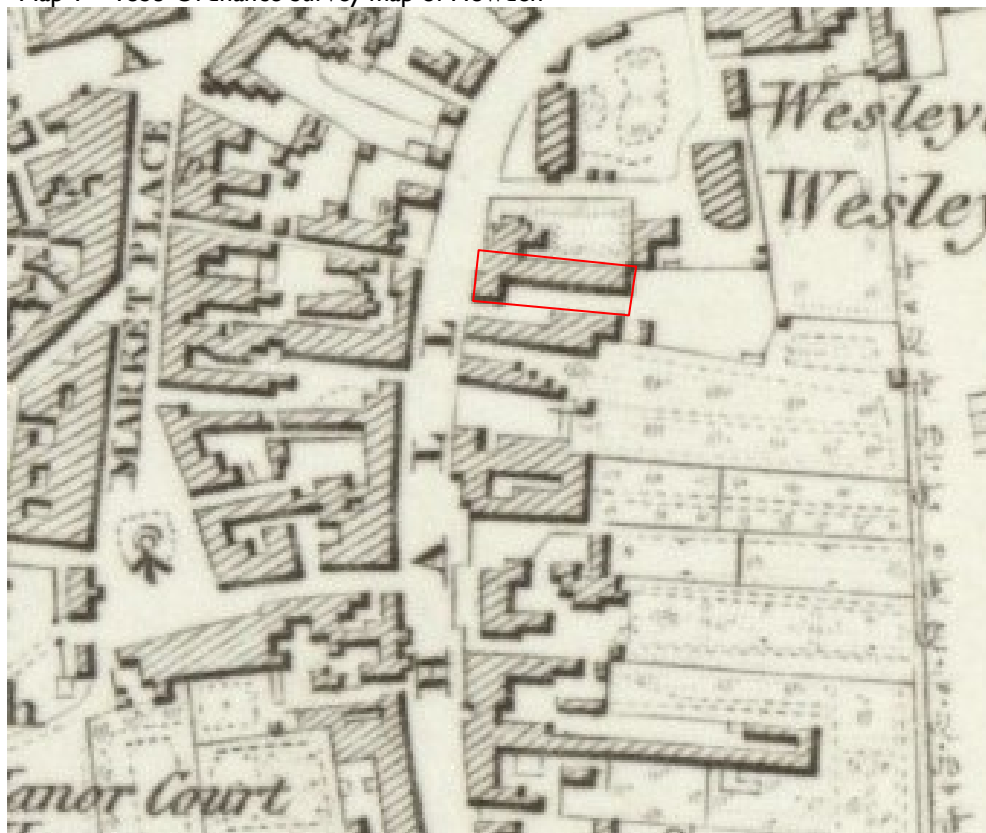
### **Development of the Site**

- 2.05 The conservation area appraisal outlines that Hailgate was probably a back lane historically and did not develop along its full length until the mid-nineteenth century. The 1771 Jeffery map shows a similar road layout to that on the 1853 Ordnance Survey Map (surveyed 1849), suggesting Hailgate was at least partly developed in 1771. The list description for Nos. 55 and 57 states the building is early nineteenth century and is likely to have been owned by Richard Daniel at this time, a local brewer who owned property in this part of the town.
- 2.06 It appears to be shown on the 1853 map, standing to the south of a Wesleyan chapel and Sunday school. It has a building attached to its immediate north, and a long, thin range at the rear, which may have related to both buildings (Maps 1 and 2).



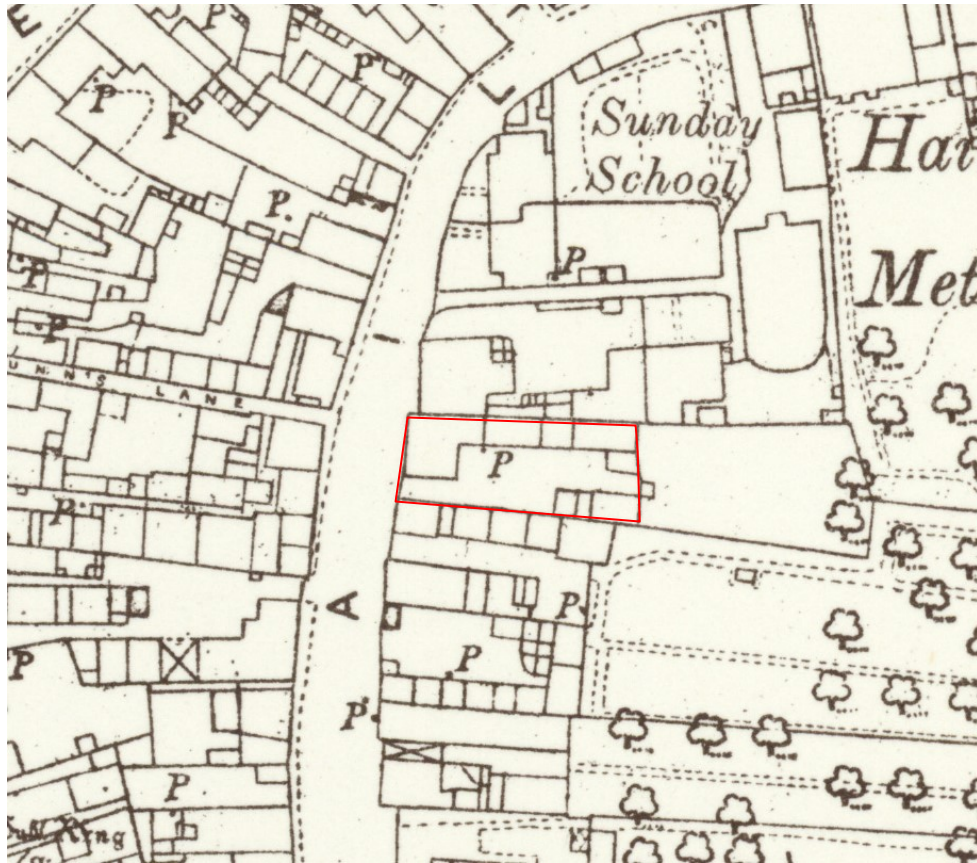


Map 1 – 1853 Ordnance Survey map of Howden



Map 2 – Detail of 1853 Ordnance Survey map





Map 3 – 1890 Ordnance Survey map

- 2.07 The 1890 25" Ordnance Survey Map (surveyed 1888) shows the detail and boundaries of these buildings, with Nos. 55 and 57 standing on the street and its rear range split into three. Outbuildings are also present on the eastern and southern boundary (Map 3). This layout remains on maps up to the 1950's.
- 2.08 It is understood, that whilst being originally built as a house, the building was part used as offices in the 1980's.

### **Description of the Site**

#### *Exterior*

- 2.09 The Site comprises the three storey frontage building on Hailgate, and a rear range comprising a nineteenth century, two storey extension and twentieth century, single storey extension.
- 2.10 The frontage building is built of brick in Flemish bond, with a clay pantile roof. The front elevation is painted. It is of three bays with a central doorway. The doorway has a six fielded-panel door beneath a divided overlight. It stands within a reeded door case with paterae and a hood on console brackets. The doorway is flanked by three-light windows in original openings beneath flat brick arches. There are first and second-floor bands. At first and second floor, there are 2-light windows to the central bay and 3-light windows to the outer bays, all in original openings beneath flat brick arches. All windows to the front have top light openers. The gables are coped with shaped kneelers and both have chimney stacks. Tie rod plates to the south gable form the letters R + D. The list description suggests this

refers to the brewer, Robert Daniel, who owned property in this part of the town in the early nineteenth century.



Photo 1: The front (west) elevation

- 2.11 The rear of the frontage building has a projecting, three storey stair tower to the centre, with a boarded segmentally arched window opening. A two storey brick extension stands to its immediate south. To the north of the stair tower stands a two storey, brick extension at right angles to the frontage building. Built of brick, it is rendered with a coped gable, kneelers, and an end chimney stack. Attached to that is a modern, brick built, single storey structure with roof lights. A modern, single storey block building also stands on the eastern boundary of the Site.



Photo 2: Rear (east) elevation of the frontage building



Photo 3: Rear extensions on the frontage building





Photo 4: Modern, rear extension

#### *Interior*

2.12 The interior of the frontage building is composed of a central passageway at ground floor leading to the rear stair tower. One room sits either side of the passageway. At first and second floor this two cell arrangement is replicated. Following recent works, the majority of the historic internal features have been lost, due to the contractor advising that he had taken instruction from a private building control inspector. However, photographs taken in 2017 and supporting drawings from planning and listed building consent application 17/02579/PLB enable understanding of what remained in the building, prior to the current works having been carried out. Room numbers and drawing references below relate to the drawings submitted in the last application.

2.13 ***The following description of the building relates to its appearance in 2017, prior to the current works being carried out.***

#### Ground floor

2.14 On the ground floor, the hall (room 0.0) had an internal 6 paneled door with a plain fanlight above (noted as not original in the 2017 application). Room 0.1 retained a 1930's brick fireplace and grate, dentilled cornicing and dado rail to 3 walls, incomplete original skirting, and a paneled door off the hall with architraves both sides. A modern staircase had been inserted in this room up to the first floor (room 1.1). Room 0.2 had: a half-length wall cupboard which appeared to be a later insertion; fireplace with modern grate and tiling and possibly original, dentilled, timber surround; a paneled door off the hall with architraves either side; and incomplete original skirting. Room 0.3 had a chimney breast with small

cupboard to the side. Room 0.4 had a surviving plain Victorian cast iron fireplace with simple timber surround, and 6 paneled door.

- 2.15 The original staircase was evident in 2017 – albeit altered as noted below - with plain, painted wood turned balusters and hardwood hand rail. It had a cut string, with decorative tread ends and two balusters to each step up to first floor but the detail varied on the upper floor with a closed string visible. In 2017 it was noted that “*the original plaster work on the western wall to room 0.5 retains the line where the lower treads of the original stair used to be adjacent to this wall. This shows that these lower treads were moved to their current location when the section of stair leading to the wc, room 1.4 was introduced.*” (Drawing 816-020-A)
- 2.16 Notes on the submitted drawings of 2017 show concrete floors to rooms 0.0, 0.1, 0.2, and 0.5, “*not original, cracked in places*”. The drawings note ventilation grates can be seen in the existing west and south walls adjacent to these rooms and lie below the level of the existing concrete floor. Brick flooring is noted to room 0.6, and floorboards and floor joists remain to rooms 0.3 and 0.4. Room 0.4 has partial survival of its historic skirting, and it is noted that lath and plaster ceilings survive throughout this floor. However, it should be noted that in room 0.4, following removal of the lath and plaster ceiling, a paint finish is evident on the underside of the exposed floorboards and joists, suggesting the lath and plaster ceiling was a later insertion.

#### First floor

- 2.17 The 2017 drawings note “*original floor boards and floor joists in good condition*”, with “*original plaster having mostly blown from masonry wall behind*” (Drawing 816-011). “*Original*” skirtings, architraves, doors, and cupboards are noted in room 1.1, as are “*original*” fireplaces to rooms 1.1 and 1.3. The historic fireplace surround in room 1.1 matches that in room 0.2, with a twentieth century glazed tiled fireplace. Either side of this fireplace are arched, fitted cupboards, with paneled doors which survive today.
- 2.18 The fireplace is noted as missing to room 1.2, and a photograph shows this. To the right of the chimney breast is a fitted cupboard with paneled door and hooks inside. In room 1.3 the original fireplace cast iron grate and simple, timber surround remain in the photographs. Cracking is visible in plaster work above window w1.3.1, and at the north-west corner of room 1.3. An “*original lath and plaster ceiling*” with cornice is noted to room 1.1 together with a damaged cornice on the eastern wall.
- 2.19 “*Original lath and plaster ceiling*” with no cornice is noted to room 1.2, with a plasterboard ceiling with original timber roof structure above. No cornice is noted to room 1.3.

#### Second floor

- 2.20 The drawings note “*original*” floorboards and floor joists in good condition, “*original*” plaster, mostly blown from masonry wall behind, “*original*” skirtings, architraves, doors, fireplaces and stair. Cracking is noted in plaster work above all the windows on the west elevation, where the roof trusses bear onto wall above the window openings. Cracking is also noted within plaster at the south-east corner of room 2.0, which has a plasterboard ceiling with “*original*” timber roof structure above it. It is noted that there is no cornice on this floor (Drawing 816-22A).
- 2.21 Photographs show that internal doors were 4 paneled, and the fireplaces appeared to retain original cast iron grates and simple, timber surrounds.

### **Howden Conservation Area**

- 2.22 Howden is one of the best preserved small market towns in the East Riding, with the greater part of its medieval street pattern still intact. It has a fine legacy of surviving Georgian and Victorian buildings. It is focused around the Grade I listed Minster Church of St Peter and St Paul, which stands as a key landmark within the surrounding, flat countryside.
- 2.23 Hailgate stands within Character Area 4 of the conservation area, as identified by the appraisal. The character area is typified by:
- being predominantly residential;
  - having gently curving streets;
  - rooflines which are broken and irregular with brick chimneys;
  - compact blocks of two-storey terraced cottages built close to the pavement and built of traditional materials such as brick and pantile;
  - traditional timber sash windows.

### 3.00 SIGNIFICANCE & IMPACT

- 3.01 This section assesses the significance of the heritage assets identified in Section 2 above, and what impact the proposal will have on that.
- 3.02 The proposals are outlined in MAC Architects' Design and Access Statement and drawing nos 2019.297: 200A, 201A, 300C, 301C, SK001 - 008. The proposed work includes: reinstatement of internal doors, architraves, skirting, cornicing and fireplaces, together with reinstatement of the staircase, new plasterboard ceilings, retention of the new concrete floors and lintols and re-plastering of walls.
- 3.03 It is clear that harm has occurred to the special interest of the listed building due to the unauthorised works. When starting the approved works, the scale of disrepair was greater than anticipated. James Anthony Bourne who was the Building Inspector during the work on site has subsequently stated the following:

*The existing timber floors within the property when exposed for inspection by the contractor were found to be in an advanced state of decay.... As a result of the above I was of the opinion that the advanced state of decay and the lack of any basic measures to prohibit excessive moisture or ground water ingress of the timber floors rendered them defective to such an extent as to not to be retained within the proposed dwelling.*

*As a result of the above damp problems within the ground floor of the building the architraves and skirting boards were once again when removed for inspection found to be in an advanced state of decay and infestation.*

*The contractor had also exposed the existing structural lintels over the internal doors and structural openings within the ground floor.*

*This revealed a selection of timber supports obviously of some age and suffering from extensive decay which had resulted in the structural movement*

*The only course of action open to the contractor was to replace the defective lintels and beams with a suitable structural lintel in order to provide some stability to the building.....The contractor has installed structural strengthening to the walls concerned in order to provide an improved level of stability within the proposed dwelling*

*I am of the opinion that without the above repairs to the buildings it would not have provided a suitable structure to convert.*

*The upper floor of the property .....evidence of similar structural movement to that found on the ground floor in addition to damp penetration through the defective roof structure*

*Again structural strengthening and repairs were carried out to provide a suitable level of structural stability to the dwelling*

*.....penetration of damp within the ground floor fabric of the building and the historic structural movement of the buildings walls and floor had in my opinion had seriously damaged the structure of the stair leading to variations in the pitch of the stair the rise of the tread of the staircase and a feeling of general instability when using the stair*



*I am of the opinion that incorporating the existing stair within the new dwelling would have resulted in serious issues when travelling between floors with a possible danger to the health a safety of the users of the dwelling*

- 3.04 Unfortunately, the works on site proceeded with removal of internal features, without consultation with the Local Authority. Since being notified that such work was unauthorised, the work has stopped and time has been taken to study the building by a RIBA Accredited Specialist Conservation Architect. Surviving joinery and decorative plasterwork has been examined to provide evidence of the detail and inform the proposals for reinstatement of these elements. The spoil heap to the rear of the building was also examined in conjunction with the architect and client, which revealed fragments of the decorative plaster cornices. Full size drawings of these cornices have been prepared for inclusion within the application and for use in replication of the plasterwork.
- 3.05 Reinstatement of the lath and plaster ceilings presents a significant problem in terms of the fire compartmentation of the property and when considered alongside the other features which the client proposes to reinstate (bespoke skirtings, cornices, panelled doors, moulded architraves and internal stair) the costs are prohibitive. Therefore, the proposal is to reinstate the ceiling linings in fire resistant plasterboard with a skim finish. As the decorative plaster cornices will be reinstated it is considered that this approach will restore the visual appearance of the rooms.

#### Nos. 55 and 57 Hailgate

##### *Significance*

- 3.06 This section assesses the significance of the building, **prior** to the unauthorised works being carried out.
- 3.07 The building is considered to have the following elements of significance:
- Historic significance as seen in its illustrative value as an early nineteenth century townhouse in Howden - it illustrates a typical middle- class home in the town, from a prosperous period in the town's development. This is illustrated in its front (west elevation), its internal floorplan, means of circulation (including its rear staircase), and the cumulative contribution of its joinery seen in the staircase, skirting, architraves, cupboards, doors and windows, and plasterwork seen in surviving cornicing. As the primary and earliest element of the building, the front range on Hailgate retains the highest historic significance. The later, two storey rear extension is of lesser significance, although it illustrates the evolution of the house here, and perhaps was built as a kitchen extension in the mid-nineteenth century. A surviving fireplace here is clearly Victorian, as opposed to the late Georgian / Regency design of surviving fireplaces in the front range. The adjacent single storey extension is from the twentieth century and has no historic significance.
  - Historic significance as seen in its associative value with Robert Daniel, a local brewer, who is considered to have owned the property, along with other property in this area, in the early nineteenth century;
  - Architectural value as seen in its vernacular design with local materials and pared down classical references of the period, seen in its western, front elevation, as well as the symmetrical internal floorplan (to the frontage), fenestration, simple,

decorative joinery including the rear staircase, paneled doors, architraves, built-in cupboards and skirting, and simple decorative plaster corncing. It also retains simple fireplaces incorporating simple timber surrounds and cast iron grates.

*Impact on significance*

3.08 For the sake of clarity, in addition to proposals to address the identified unauthorised works, the current application also includes the alterations previously permitted under application 17/02579/PLB. As these alterations have previously been consented, the following table focuses on the works highlighted in the Council’s letter of 3 December 2019 and email of 15 June 2021 (*follow on response to meeting held 20.05.2021 NB incorrectly dated 20.05.2019*), along with the current mitigation proposals, and the impact on significance of those proposals:

<b>Works highlighted in Council letter 3/12/19</b>	<b>Mitigation Proposal (as described in MAC Architects Review of Works 03/03/21)</b>	<b>Impact on significance of listed building and justification</b>
<b>Ground floor</b>		
<i>Room 0.0</i>		
Removal architraves, cupboards and door. <i>NB Reference is made to cupboards but none were noted on 2017 photographs or drawings</i>	Existing door removed from site, (not original building fabric according to 2017 plans). Proposed new door to be provided in the same style as the original ground floor doors (6 panel), as details on MAC SK001 and new fanlight to be provided to match existing.	This door and fanlight appear to have been later insertions and are therefore of lesser significance.  The 2017 drawing (816 020A) indicated that the door and fanlight were not original. This proposal is therefore considered to have minor impact on the significance of the listed building.
<i>Room 0.1</i>		
Removal of skirting	Skirtings to be reinstated as original (using Council’s photos of the ground floor before alterations)	Skirting was previously only on 3 walls of this room, due to the modern insertion of a staircase here.  Whilst there has been some harm to the significance of the listed building, due to the loss of historic fabric, this is mitigated by the reinstatement of matching timber skirting to all 4 walls of the room.
Removal of architraves,	Existing door has been removed	Consent had been granted

<p>cupboard and door.</p> <p><i>NB Reference is made to cupboards but none were noted on 2017 photographs or drawings</i></p>	<p>from site. It should be noted that consent was granted in 2017 to relocate the door from its historic position to the opening into the stair hall.</p> <p>Proposed new door, and architraves (of fire door FD30) as detailed on SK004, to be provided in the same style as the original ground floor doors (6 panel), as details on MAC SK001</p>	<p>for alterations in this area, with the removal of a section of wall to the hall and relocation of the door to room 0.4.</p> <p>Whilst there has been some harm to the significance of the listed building, due to the loss of historic fabric, this is mitigated by the provision of matching timber architraves and door.</p>
<p>Removal of dentil moulded cornice</p>	<p>Reinstate dentil cornice as detailed on SK003 which reflects the fragments of cornice recovered from site (Photo 5 and 6)</p>	<p>Whilst there has been some harm to the significance of the listed building, due to the loss of historic fabric, this is mitigated by the reinstatement of matching corning.</p>
<p>Removal lath and plaster ceiling</p>	<p>The historic fabric has been removed and it is proposed to provide and install new fireline plasterboard to comply with building regulations (lath and plaster would not comply)</p>	<p>The lath and plaster ceilings were of limited significance, making a limited aesthetic contribution to the listed building.</p> <p>In this room, they had already been substantially lost due to the insertion of a staircase up to the first floor.</p> <p>It should be noted that the 2017 application allowed for the provision of new plasterboard ceilings on the second floor.</p> <p>Due to both the difficulty in achieving the necessary fire resistance with lath and plaster ceilings and the associated cost, the proposal is to line the ceiling with fireline board with a plaster skim. As noted above, the plaster cornice will be reinstated around the perimeter of the room, which will restore the visual appearance of the room.</p>

Room 0.2		
Removal of skirting	Skirtings to be reinstated as original (the taller skirtings, seen in Council photos).	<p>The 2017 application noted that only sections of 'original' skirting remained.</p> <p>Whilst there has been some harm to the significance of the listed building, due to the loss of these sections, this is mitigated by the reinstatement of timber skirtings (to match the taller historic skirting) on all the walls in this room - rather than just the remnants which were present in 2017.</p>
Removal of architraves, cupboards and door	<p>Existing door has been removed from site. Proposed new door, and architraves (of fire door FD30) to be provided in the same style as the original ground floor doors (6 panel), as details on MAC SK001 and SK004.</p> <p>It is not proposed to reinstate the half height cupboard that has been removed.</p>	<p>Minor harm due to loss of historic fabric seen in original door and architraves. However, this is balanced by the fact that the new door and architraves will match the detail of the original.</p> <p>The cupboard was a later insertion, with glazed doors, and not of the same quality as cupboards elsewhere in the building. It does not contribute to the significance of the listed building and therefore its loss will not cause harm to the listed building.</p>
Removal of fireplace	Reinstate fireplace as approved plans (Photos 7 and 8)	<p>The fireplace is still on site and will be re-fitted.</p> <p>There will be no impact on significance, as this is reinstatement of an historic feature.</p>
Removal of lath and plaster ceiling	The historic fabric has been removed and it is proposed to provide and install new fireline plasterboard to comply with building regulations.	The lath and plaster ceilings have limited significance, making a limited aesthetic contribution to the listed building.

	<p>This room did not contain any plaster mouldings.</p>	<p>Due to both the difficulty in achieving the necessary fire resistance with lath and plaster ceilings, the proposal is to line the ceiling with fireline board with a plaster skim.</p> <p>It should be noted that the 2017 application allowed for the provision of new plasterboard ceilings on the second floor.</p>
<p><b>Room 0.3</b></p>		
<p>Removal of architraves, cupboards and door.</p> <p><i>NB the 2017 approved drawings permitted removal of the chimney breast and associated cupboard</i></p>	<p>The 2017 consent allowed for significant alterations to the layout of this area, with the removal of walls, windows, chimney breast and cupboard. As part of this work, some doors were to have been and relocation of some doors.</p> <p>The existing door and architrave has been removed from site. Proposed new door and architraves to be provided in the same style as the original ground floor doors (6 panel), as details on MAC SK001.</p> <p>It is proposed to retain the chimney breast on the north wall (Photo 9)</p>	<p>Minor harm due to loss of historic fabric seen in original door and architraves – but it should be noted that permission had been granted for relocation of the door to suit the new layout.</p> <p>However, this is mitigated by the reinstatement of a new door and architraves which will match the detail of the historic feature, and retention of the chimney breast here (which was granted consent for removal in 2017).</p>
<p>Removal of lath and plaster ceiling</p>	<p>The historic fabric has been removed and it is proposed to provide and install new fireline plasterboard to comply with building regulations.</p> <p>This room did not contain any plaster mouldings.</p>	<p>The lath and plaster ceilings have limited significance, making a limited aesthetic contribution to the listed building.</p> <p>Due to both the difficulty in achieving the necessary fire resistance with lath and plaster ceilings, the proposal is to line the ceiling with fireline board with a plaster skim.</p>

		It should be noted that the 2017 application allowed for the provision of new plasterboard ceilings on the second floor.
<i>Room 0.4</i>		
Removal of skirting	Skirtings to be reinstated as original	Whilst there has been some harm to the significance of the listed building, due to the loss of historic fabric, this is mitigated by the reinstatement of matching skirting.
Removal of architraves, cupboards and door  <i>NB Reference is made to cupboards but none were noted on 2017 photographs or drawings</i>	The 2017 consent allowed for extensive alterations to rooms 0.3 & 0.4. The drawings indicate that all the existing doors in this area were to be removed, with the door from room 0.1 relocated to form the entrance from the stair hall.  As noted above this door has been removed from site but a new 6-panel door and architrave to match its details but as an FD30 door will be provided. Refer to details on MAC SK001 and SK004	Whilst there has been some harm to the significance of the listed building, due to the loss of door and architrave, this is mitigated by the reinstatement of a matching door and architrave.
Removal of fireplace	The 2017 consent allowed for removal of this fireplace and relocation in room 1.2.  The fireplace remains in the building and will be fitted in room 1.2.	Consent has already been granted for this work.
Removal of lath and plaster ceiling	The existing lath and plaster ceiling has been removed. This has revealed a paint finish on the first floor joists and underside of floorboards above (Photo 10). This indicates that the removed ceiling was a later insertion and not part of the original building fabric.  The proposal is to provide a new	The lath and plaster ceilings have limited significance, making a limited aesthetic contribution to the listed building. In this room, they were a later insertion  Due to both the difficulty in achieving the necessary fire resistance with lath and plaster ceilings, the proposal

	plasterboard ceiling with a skim finish	<p>is to line the ceiling with fireline board with a plaster skim.</p> <p>It should be noted that the 2017 application allowed for the provision of new plasterboard ceilings on the second floor.</p>
Timber floor removed	<p>Previous consent allowed for alterations to the floors in 0.3 and 0.4, to improve their thermal performance and adapt so that they were at the same level. We understand that on lifting of the floor boards, the joists were in poor condition, with concerns about damp.</p> <p>New concrete floors have been installed to both rooms, to match the detail in other ground floor rooms, with that to room 0.3 set at the original higher level, but to a smaller area to reflect the layout of the approved scheme.</p> <p>The proposal is to retain these floors in situ, and the retention of the change in level, reflects the historic arrangement.</p>	<p>Very minor harm to significance of the listed building as this involves removal of historic fabric in a later part of the building, that is of lesser significance.</p> <p>Consent had previously been granted for alterations to the floor levels in rooms 0.3 &amp; 0.4 so that they were at the same level.</p> <p>The current proposal retains evidence of the historic change in level and this is an enhancement in comparison to the approved scheme.</p>
<i>Room 0.5</i>		
Removal of stairs	<p>The existing stairs have been removed and a modern timber stair with the layout 'handed' installed.</p> <p>The proposal is to remove this stair and to reinstate a stair to match the detail of the original stair but with the lower flight restored as the consented scheme.</p> <p>At second floor level, alterations are proposed to the handrail design to meet the current building regulations requirements.</p>	<p>It is understood from the client and previous Building Inspector that the treads and risers of the 'original' stair had suffered from suspected damp ingress which had compromised their integrity.</p> <p>Whilst some harm has resulted from the removal of historic fabric, the provision of a new timber stair, to match the details of the earlier one, will provide some mitigation.</p>
Removal of lath and	The historic fabric has been	The lath and plaster ceilings



plaster ceiling	removed and it is proposed to provide and install new fireline plasterboard to comply with building regulations (lath and plaster would not comply)	<p>have limited significance, making a limited aesthetic contribution to the listed building.</p> <p>Due to both the difficulty in achieving the necessary fire resistance with lath and plaster ceilings and the associated cost, the proposal is to line the ceiling with fireline board with a plaster skim.</p> <p>It should be noted that the 2017 application allowed for the provision of new plasterboard ceilings on the second floor.</p>
<b>First Floor</b>		
<i>Room 1.0</i>		
Removal of stairs	<p>The existing stairs have been removed and a modern timber stair with the layout 'handed' installed.</p> <p>The proposal is to remove this stair and to reinstate a stair to match the detail of the original stair but with the lower flight restored as the consented scheme.</p> <p>At second floor level, alterations are proposed to the handrail design to meet the current building regulations requirements.</p>	<p>It is understood from the client and previous Building Inspector that the treads and risers of the 'original' stair had suffered from suspected damp ingress which had compromised their integrity.</p> <p>Whilst some harm has resulted from the removal of historic fabric, the provision of a new timber stair, to match the details of the earlier one, will provide some mitigation.</p>
<i>Room 1.1</i>		
Removal of skirtings, architraves and doors	<p>Skirtings to be reinstated as original (Photo 11).</p> <p>Existing door has been removed from site. Proposed new door, and architraves (of fire door FD30) to be provided in the same style as the original ground floor doors (6 panel), as details on</p>	<p>Whilst there has been some harm to the significance of the listed building, due to the loss of historic fabric, this is mitigated by the reinstatement of matching skirtings, architraves and door.</p>

	<p>MAC SK001 and SK004.</p> <p>The cupboards to either side of the chimney breast remain in situ and it is proposed to repair/replace any damaged/missing detail (Photo 12).</p>	
Removal of lath and plaster ceiling	<p>The historic fabric has been removed and it is proposed to provide and install new fireline plasterboard to comply with building regulations (lath and plaster would not comply)</p>	<p>The lath and plaster ceilings have limited significance, making a limited aesthetic contribution to the listed building.</p> <p>Due to both the difficulty in achieving the necessary fire resistance with lath and plaster ceilings and the associated cost, the proposal is to line the ceiling with fireline board with a plaster skim.</p> <p>As noted below, the plaster cornice will be reinstated around the perimeter of the room, which will restore the visual appearance of the room.</p> <p>It should be noted that the 2017 application allowed for the provision of new plasterboard ceilings on the second floor.</p>
Removal of cornice	<p>Reinstate cornice as detailed on SK008 which reflect the fragments of cornice recovered from site and photographic evidence (Photo 5 and 6).</p>	<p>Whilst there has been harm to significance of the listed building due to loss of historic fabric, this will be mitigated by reinstatement of plaster cornice with matching detail.</p>
<i>Room 1.2</i>		
Removal of lath and plaster ceiling	<p>The historic fabric has been removed and it is proposed to provide and install new fireline plasterboard to comply with building regulations (lath and</p>	<p>The lath and plaster ceilings have limited significance, making a limited aesthetic contribution to the listed building.</p>

	plaster would not comply)	<p>Due to both the difficulty in achieving the necessary fire resistance with lath and plaster ceilings the proposal is to line the ceiling with fireline board with a plaster skim.</p> <p>It should be noted that the 2017 application allowed for the provision of new plasterboard ceilings on the second floor.</p>
Removal of skirting, architraves and doors	<p>Skirting to be reinstated to match fragment that remains insitu within the cupboard beside the fireplace (Photo 11).</p> <p>Existing door has been removed from site. Proposed new door, and architraves (of fire door FD30) to be provided in the same style as the original ground floor doors (6 panel), as details on MAC SK001 and SK004.</p> <p>Cupboard removed adjoining chimney breast.</p>	<p>Whilst there has been some harm to the significance of the listed building, due to the loss of historic fabric, this is mitigated by the reinstatement of matching skirtings, architraves and door.</p> <p>The cupboard makes a minor contribution to the significance of the listed building, with basic detailing and of standard construction. It was very shallow in depth and therefore it is not proposed to reinstate it.</p>
Fireplace	The 2017 consent permitted the relocation of the grate and surround from room 0.4 into this room. The grate remains within the building and will be fitted into the fireplace, with a new timber surround.	The fireplace had been lost here prior to 2017. This will result in enhancement of the significance here, by retaining a historic fireplace within the building, and reinstating the proportions and decoration of this room in the front range.
<i>Room 1.3</i>		
Removal of fireplace	The grate is in situ. Timber surround has been removed but is within room so can be refitted.	No harm to significance as the existing grate and surround will be re-fitted (NB room 1.5 on MAC proposals– i.e east end of

		former room 1.3)
<b>Second Floor</b>		
<i>Room 2.0</i>		
Removal of stair	<p>The existing stairs have been removed and a modern timber stair with the layout 'handed' installed.</p> <p>The proposal is to remove this stair and to reinstate a stair to match the detail of the original stair but with the lower flight restored as the consented scheme.</p> <p>At second floor level, alterations are proposed to the handrail design to meet the current building regulations requirements.</p>	<p>It is understood from the client and previous Building Inspector that the treads and risers of the 'original' stair had suffered from suspected damp ingress which had compromised their integrity.</p> <p>Whilst some harm has resulted from the removal of historic fabric, the provision of a new timber stair, to match the details of the earlier one, will provide some mitigation.</p>
<i>Room 2.1</i>		
Removal of skirting, architraves and doors	<p>Skirting to be reinstated as original. A section remains in situ to the west of the chimney breast which will be used as the new template for new skirtings (Photo 11).</p> <p>Existing door has been removed from site. Proposed new door and architraves (of fire door FD30) to be provided in the same style as the original ground floor doors (4 panel) as details on MAC SK002 and SK004.</p> <p>Cupboard removed adjoining chimney breast.</p>	<p>Whilst there has been some harm to the significance of the listed building, due to the loss of historic fabric, this is mitigated by the reinstatement of matching skirtings, architraves and doors.</p> <p>The cupboard makes a minor contribution to the significance of the listed building, with basic detailing and of standard construction. It was very shallow in depth and therefore it is not proposed to reinstate it.</p>
<i>Room 2.2</i>		
Removal of skirtings, architraves and doors	<p>Skirting to be reinstated as original (Photo 11)</p> <p>Existing door has been removed from site. Proposed new door</p>	<p>Whilst there has been some harm to the significance of the listed building, due to the loss of historic fabric, this is mitigated by the</p>

	and architraves (of fire door FD30) to be provided in the same style as the original ground floor doors (4 panel) as details on MAC SK002 and SK004.	reinstatement of matching skirtings, architraves and doors.
2.1 and 2.2 wall between rooms not in accordance with approved plan	The previous consent allowed for relocation of the doorway to room 2.2 and this would have resulted in the retention of a narrow, freestanding, section of brickwork between the existing and proposed doorways. The exposed internal brickwork is quite crude in many areas and therefore we assume that it was removed due to concerns over its structural integrity. The proposal is to reinstate the section of wall to the east of door e.d 2.1 in timber studwork.	Whilst there has been some harm to the significance of the listed building, due to the loss of historic fabric, this is mitigated by the reinstatement with a studwork wall, which when decorated will be of the same appearance.
Removal of cupboard	Cupboard removed adjoining chimney breast.	Whilst this will result in some harm to the significance of the listed building, due to the loss of historic fabric, this is not a key room within the listed building, and the cupboard was of basic, standard construction.  It was very shallow in depth and therefore it is not proposed to reinstate it.
<i>Others</i>		
East elevation not in accordance with approved plan and installation of roof lights to single storey extension.	Retain rooflights in modern extension	Permission had previously been granted for installation of rooflights on the north roof slope and these will be omitted and the south rooflights retained.  This is a modern extension to the listed building. It is not considered that this proposal will impact on the significance of the listed building.
Wall Plaster	The specification of the recent	Consent had previously been

	plasterwork is unknown and therefore the proposal is to remove it and replace with a lime plaster	granted for replastering with lime plaster
New blockwork and concrete lintels	New lintel to fireplace 0.2, and all doorways to be retained for structural stability  Blockwork to infilled openings and used to make good around new openings (formed in locations previously approved) to be retained.	Whilst this has caused some harm to the significance of the listed building, through the loss of historic fabric, when completed it will be hidden underneath plaster and therefore will not be visible.  This will therefore result in very minor harm to the historical significance of the listed building, and is justified in terms of not being visible, and was required to address structural issues within the building.
8 x 19 <sup>th</sup> century window joinery detail	The 2017 consent permitted replacement of the windows. This work has not yet commenced but the intention is to implement the works in accordance with the details approved in the previous consent	



Photo 5: Cornice fragment retrieved from spoil heap





Photo 6: Fragment of cornice found in spoilheap



Photo 7: Fire grate in storage





Photo 8: Fire surround in storage



Photo 9: Chimney breast to be retained



Photo 10: Painted underside of first floor



Photo 11: Surviving skirting on first floor





Photo 12: Surviving cupboards on first floor

### **Howden Conservation Area**

#### *Significance*

- 3.09 As discussed above, Howden is one of the best preserved small market towns in the East Riding, with the greater part of its medieval street pattern still intact. It has a fine legacy of surviving Georgian and Victorian buildings. It is focused around the Grade I listed Minster Church of St Peter and St Paul, which stands as a key landmark within the surrounding, flat countryside.

#### *Impact of proposal*

- 3.10 The proposal involves a change to the number of rooflights on the south elevation of the rear extension. Consent had previously been granted for the installation of rooflights on the north elevation of this building and these will be omitted and the rooflights on the south elevation retained. It is considered that this has a neutral impact on the conservation area.

## 4.00 CONCLUSION

- 4.01 The earliest part of the building fronting onto Hailgate dates from the early nineteenth century, with a number of rear extensions, dating from the later nineteenth and twentieth century and it is listed Grade II. The building is of historic interest as an early nineteenth century townhouse in Howden, which was associated with Robert Daniel, a local brewer. It is of architectural interest due to its pared down classical design, utilizing local materials and planform.
- 4.02 Permission was granted in 2017 for various internal and external alterations to the building. Work commenced on site but unfortunately did not follow the scope set out in the consents, resulting in the loss of internal historic features.
- 4.03 The present application sets out proposals for internal and external alterations and repairs to the Grade II listed building, to mitigate the harm that has been caused by the unauthorised works.
- 4.04 An assessment of the significance of the building based on its appearance prior to the unauthorised work has been undertaken, based on photographs and information from the 2017 application, along with an inspection of the building and fragments of plasterwork in a spoil heap on site. This information has been used to inform the proposals for the reinstatement of historic features.
- 4.05 In particular, a new internal staircase is proposed to match the detail of that removed but restoring the lower flight to its earlier design and with minor modification to the handrail on the second floor to provide adequate guarding. Decorative plaster cornices will also be reinstated to key rooms, based on evidence found on site and new timber panelled doors, architraves and skirting boards will be provided.
- 4.06 In view of the works that have been undertaken, the application also includes details of work for which consent has already been granted. In order to mitigate some of the harm that has occurred to the building, the proposal is to retain the chimney breast in Room 03/04 for which removal had previously been granted and this proposal is beneficial as it will avoid the loss of any further historic fabric.
- 4.07 Overall, with regards to paragraph 202 of the NPPF, due to the loss of the historic fabric, it is considered that the proposed works will result in less than substantial harm to the listed building. This harm should be considered in the context of the proposal to reinstate joinery and decorative plasterwork details, including the staircase to match that removed, the retention of the chimney breast in room 0.3/0.4 and the re-use of a vacant historic building.

**55 AND 57, HAILGATE, HOWDEN**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1083196

Date first listed: 15-Sep-1987

Statutory Address: 55 AND 57, HAILGATE

The building or site itself may lie within the boundary of more than one authority.

District: East Riding of Yorkshire (Unitary Authority)

Parish: Howden

National Grid Reference: SE 74952 28324

Details

BONDER HAILGATE SE 7428 (east side)

12/110 No 55 and 57

- II House, now offices. Early C19. Colour-washed brick in Flemish bond, pantile roof. Central entry. 3 storeys, 3 bays. 6-fielded-panel door beneath divided overlight in reeded doorcase with paterae and hood on consoles, flanked by 3-light fixed windows in original openings beneath flat brick arches. First and second-floor bands. 2-light fixed windows to central bay and 3-light fixed windows to outer bays, all in original openings beneath flat brick arches to first and second floors. Gable coping, shaped kneelers, end stacks. Tie rod plates to south gable form letters R + D, probably the brewer, Robert Daniel who owned property in this part of the town in the early C19. Ground-floor right room: dentilled cornice. Neave D, Howden Explored, 1979.

Listing NGR: SE7495228324

## Appendix B

### Sources

Howden Conservation Area Appraisal, East Riding Council (2014)

<http://www.howdenshirehistory.co.uk/photos/howden-misc-old-photos.php> viewed 20/04/21

Stephen Calloway (2007) – The Elements of Style, Mitchell Beazley, London