

Application for listed building consent:

**55-57 Hailgate, Howden**



**Heritage, Design and Access Statement Rev. A**

## Contents:

1.0	Introduction
2.0	Heritage Statement
3.0	Fire Resistant Ceilings
4.0	Summary
5.0	Conclusion

## 1.0 Introduction

This application is to obtain retrospective consent for amendments to the previously approved listed building consent to the grade II listed building at 55-57 Hailgate, Howden.

Building works have been undertaken without obtaining consent and not in therefore some of the works are not in accordance with the approved drawings and specification previously approved under application no. DC/17/02579/PLB.

55-57 Hailgate is a grade II listed building in the Howden Conservation Area, within the historic town of Howden.

The works approved were to undertake the following:

- a) A complete refurbishment of the existing building including rewiring, re plumbing, thermal upgrade of the building fabric where this is possible without detriment to the original building features, some reconfiguration of existing internal layout to meet modern domestic requirements.
- b) The repair of some of the elements within the existing structure which are currently failing and could cause damage to the building if left in their current deteriorating state.
- c) The construction of a new single storey extension to the rear of the building.

## 2.0 Heritage Statement

### List Description:

Building Name: 55/57 BONDER HAILGATE, Howden  
District: East Riding of Yorkshire  
Postcode DN14 7ST  
List Entry No: 165338  
Date Listed: 15/09/1987

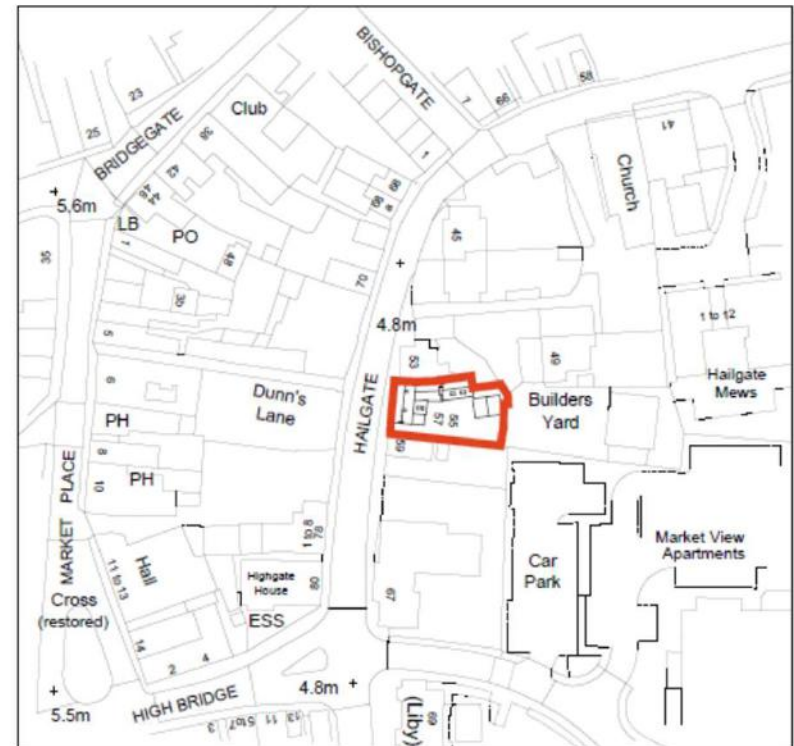
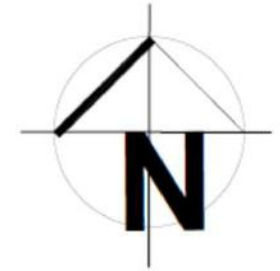
*'House, now offices. Early C19. Colour-washed brick in Flemish bond, pantile roof. Central entry. 3 storeys, 3 bays. 6-fielded-panel door beneath divided overlight in reeded doorcase with paterae and hood on consoles, flanked by 3-light fixed windows in original openings beneath flat brick arches. First 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



## 2.0 Heritage Statement

This purpose of this document is primarily to focus on each room at 55 Hailgate and the associated breach of consent, and the proposals for rectification.



## 2.0 Heritage Statement

### Room 0.0



In Room 0.0 The following works have not been undertaken in accordance with the planning approval:

- \* The existing architraves, lobby door and frame and glazing have been removed.
- \*The original skirtings, T&G panelling and doors have been removed.
- The original lath and plaster ceiling has been completely removed.



## 2.0 Heritage Statement

### Room 0.0



In Room 0.1 approval is sought for the following:

- It is proposed to provide and install new skirting boards to match the existing. These will be to the same size and design of the original skirting boards and will be provided and installed by a specialist joiner.
- While it is acknowledged the original lath and plaster ceiling is an important part of the buildings material historic character, it is proposed to provide and install a plasterboard ceiling with a skim finish – to allow for the same appearance, however using more modern construction materials.
- New doors and architraves are to be provided and installed to the same design and style as the doors and architraves removed. They will be provided and installed by a specialist carpenter.
- It is proposed to apply Limelite Lime plaster to all internal walls.



## 2.0 Heritage Statement

Room 0.1



In Room 0.1 The following works have not been undertaken in accordance with the planning approval:

- \* The existing dentilled cornice has been removed.
- \*The original skirtings, dado rail and doors have been removed.
- The original lath and plaster ceiling has been completely removed.
- Walls to either side of the existing fireplace have been plastered using modern gypsum plaster.





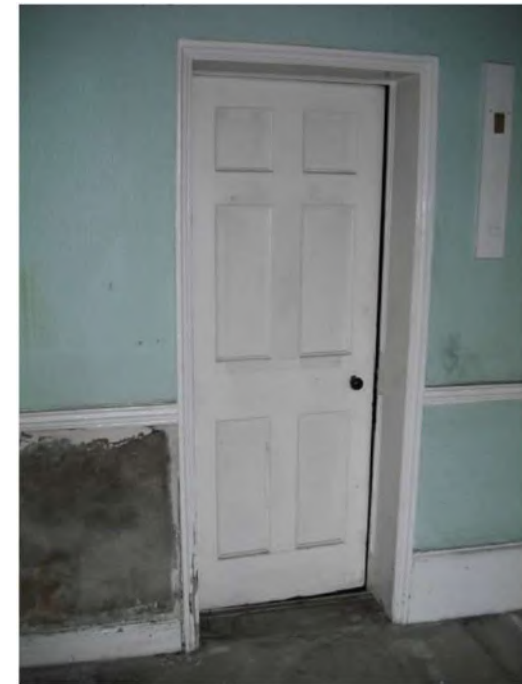
## 2.0 Heritage Statement

Room 0.1



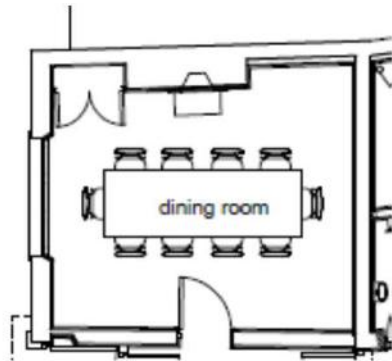
In Room 0.1 approval is sought for the following:

- New dentilled cornice to be provided to the same detail as the existing by a specialist restorer and provider of bespoke plasterwork.
- It is proposed to provide and install a new dado rail and skirting boards to match the existing. These will be to the same size and design of the original dado rail and skirting boards and will be provided and installed by a specialist joiner.
- While it is acknowledged the original lath and plaster ceiling is an important part of the buildings material historic character, it is proposed to provide and install a plasterboard ceiling with a skim finish – to allow for the same appearance, however using more modern construction materials.
- Remove any gypsum plaster that has been added to the external walls and provide and install new lime plaster as the planning approved scheme.
- New doors and architraves are to be provided and installed to the same design and style as the doors and architraves removed. They will be provided and installed by a specialist carpenter.
- It is proposed to apply Limelite Lime plaster to the inside face of all external walls and for all internal walls.



## 2.0 Heritage Statement

Room 0.2



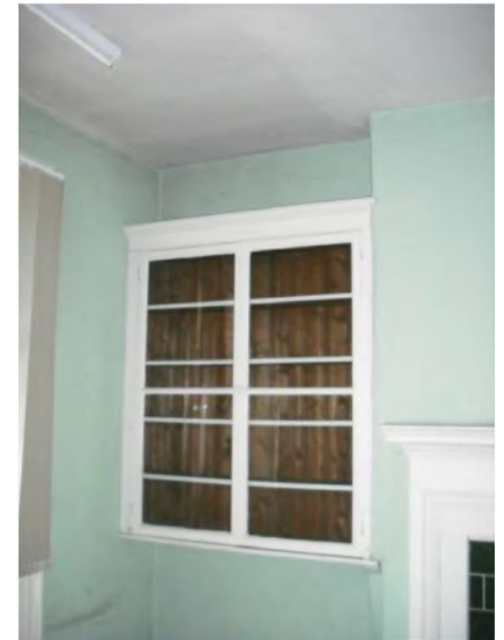
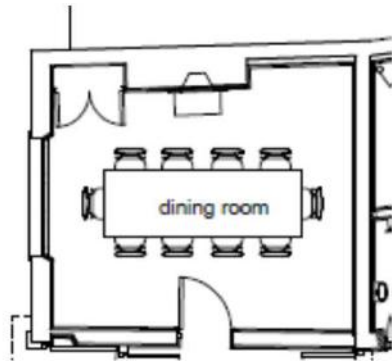
In Room 0.2 The following works have not been undertaken in accordance with the planning approval:

- \*The original skirtings ( which were only to part of the room), and cupboard to the alcove have been removed
- The original lath and plaster ceiling has been completely removed.
- Walls to either side of the existing fireplace have been plastered using modern gypsum plaster.
- New concrete lintols have been installed above the doorway into the hall and into the fireplace to support the masonry above.
- Timber T&G panelling to part of the room (wall between 0.2 and 0.3) has been removed.



## 2.0 Heritage Statement

Room 0.2

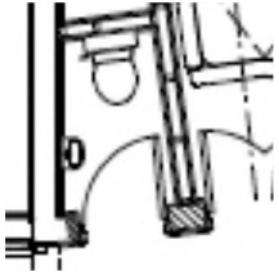


In Room 0.2 approval is sought for the following:

- It is proposed to provide and install a new skirting boards to match the existing. These will be to the same size and design of the original skirting boards and will be provided and installed by a specialist joiner, throughout the entire room.
- While it is acknowledged the original lath and plaster ceiling is an important part of the buildings material historic character, it is proposed to provide and install a plasterboard ceiling with a skim finish – to allow for the same appearance, however using more modern construction materials.
- New doors and architraves are to be provided and installed to the same design and style as the doors and architraves removed. They will be provided and installed by a specialist carpenter.
- It is not proposed to reinstate the timber panelling.
- It is proposed to apply Limelite Lime plaster to the inside face of all external walls and for all internal walls.

## 2.0 Heritage Statement

### Room 0.3



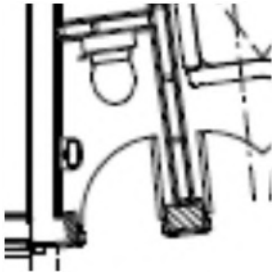
In Room 0.3 The following works have not been undertaken in accordance with the planning approval:

- \* The existing door and architraves have been removed.
- The original lath and plaster ceiling has been completely removed.



## 2.0 Heritage Statement

### Room 0.3

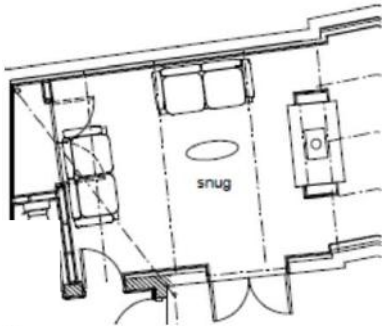


In Room 0.3 approval is sought for the following:

- \* While it is acknowledged the original lath and plaster ceiling is an important part of the buildings material historic character, it is proposed to provide and install a plasterboard ceiling with a skim finish – to allow for the same appearance, however using more modern construction materials.
- New door and architraves are to be provided and installed to the same design and style as the doors and architraves removed. They will be provided and installed by a specialist carpenter.
- It is proposed to apply Limelite Lime plaster to the inside face of all external walls and for all internal walls.

## 2.0 Heritage Statement

### Room 0.4



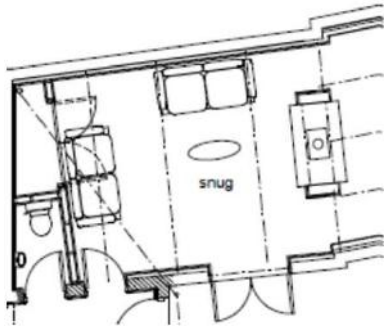
In Room 0.4 the following works have not been undertaken in accordance with the planning approval:

- \*The original skirtings, door and architrave have been removed.
- The original lath and plaster ceiling has been completely removed.
- Walls have been plastered using modern gypsum plaster.
- The fireplace has been removed (but will be reinstated in room 1.2 where the fireplace is missing).
- Existing floor boards and joists have been removed and a new insulated concrete floor has been installed.



## 2.0 Heritage Statement

### Room 0.4

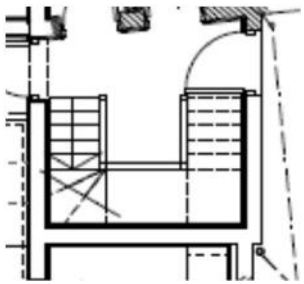


In Room 0.4 approval is sought for the following:

- \* New 150mm concrete floor with DPM and 75mm insulation and screed to improve the thermal performance (as specified and installed for rooms 0.0, 0.1, 0.2, and 0.5).
- It is proposed to provide and install new skirting boards to match the existing. These will be to the same size and design of the original skirting boards and will be provided and installed by a specialist joiner, throughout the entire room.
- While it is acknowledged the original lath and plaster ceiling is an important part of the buildings material historic character, it is proposed to provide and install a plasterboard ceiling with a skim finish – to allow for the same appearance, however using more modern construction materials.
- New doors and architraves are to be provided and installed to the same design and style as the doors and architraves removed. They will be provided and installed by a specialist carpenter.
- It is proposed to apply Limelite Lime plaster to the inside face of all external walls and for all internal walls.

## 2.0 Heritage Statement

### Room 0.5



In Room 0.5 The following works have not been undertaken in accordance with the planning approval:

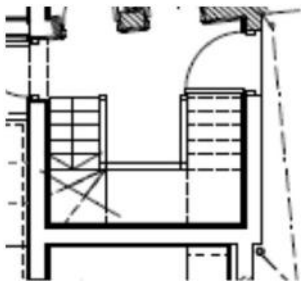
- \* The existing staircase has been completely removed and replaced with a new staircase.
- The original lath and plaster ceiling has been completely removed.





## 2.0 Heritage Statement

Room 0.5



In Room 0.5 approval is sought for the following:

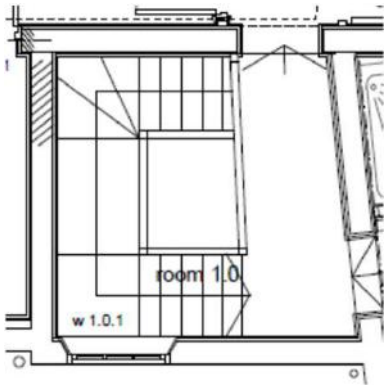
- \* While it is acknowledged the original lath and plaster ceiling is an important part of the buildings material historic character, it is proposed to provide and install a plasterboard ceiling with a skim finish – to allow for the same appearance, however using more modern construction materials.
- A new staircase has been constructed, however it is not completed. Following an accident whereby the client had fallen through one of the steps that had rotted through, he was concerned the staircase was not safe and removed the whole staircase unaware of the damage to existing fabric or that he would require consent to do so.

The proposal is to provide the exact same architectural detail to the stringer by a specialist carpenter, together with providing baluster and handrail – also to the same detail as that of the original staircase.



## 2.0 Heritage Statement

Room 1.0



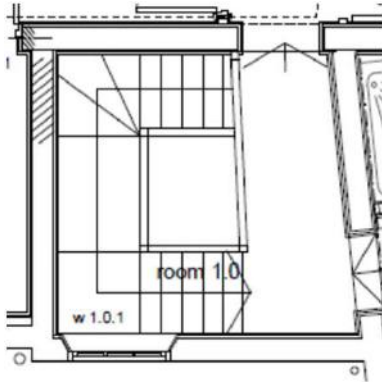
In Room 1.0 The following works have not been undertaken in accordance with the planning approval:

\* The existing staircase has been completely removed and replaced with a new staircase.



## 2.0 Heritage Statement

Room 1.0

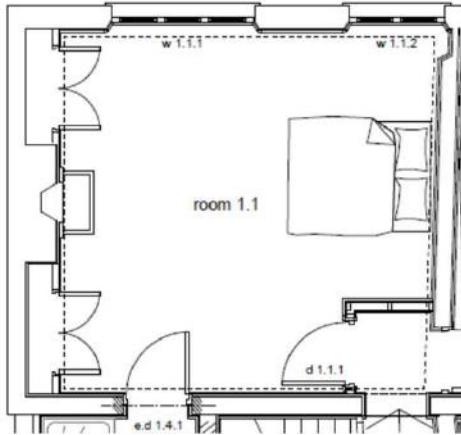


In Room 1.0 approval is sought for the following:

- A new staircase has been constructed, however it is not completed. The proposal is to provide the exact same architectural detail to the stringer by a specialist carpenter, together with providing baluster and handrail – also to the same detail as that of the original staircase.
- It is proposed to apply Limelite Lime plaster to the inside face of all external walls and for all internal walls.

## 2.0 Heritage Statement

### Room 1.1

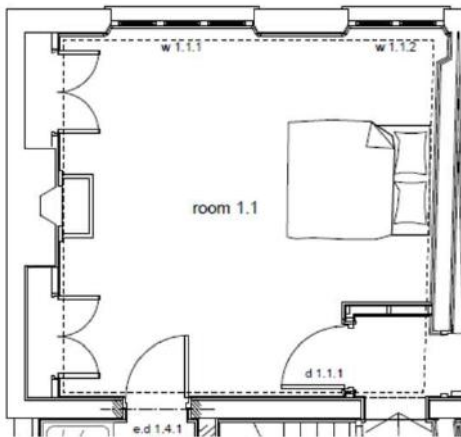


In Room 1.1 the following works have not been undertaken in accordance with the planning approval:

- \*The original skirtings have been removed
- The original lath and plaster ceiling has been completely removed.
- The original cornice has been removed.
- The original architraves, and doors have been removed.
- New Gypsum plaster applied to walls

## 2.0 Heritage Statement

Room 1.1



In Room 1.1 approval is sought for the following:

- It is proposed to provide and install a new skirting boards to match the existing. These will be to the same size and design of the original skirting boards and will be provided and installed by a specialist joiner, throughout the entire room.
- While it is acknowledged the original lath and plaster ceiling is an important part of the buildings material historic character, it is proposed to provide and install a plasterboard ceiling with a skim finish – to allow for the same appearance, however using more modern construction materials.
- New doors and architraves are to be provided and installed to the same design and style as the doors and architraves removed. They will be provided and installed by a specialist carpenter.
- The existing cupboard that is damaged is to be carefully repaired by a specialist carpenter.
- It is proposed to apply Limelite Lime plaster to the inside face of all external walls and for all internal walls.



## 2.0 Heritage Statement

### Room 1.2



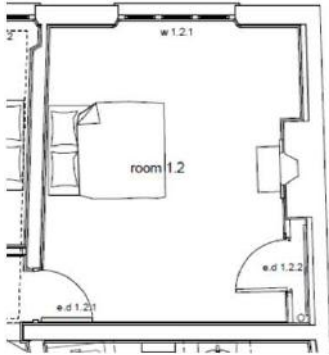
In Room 1.2 the following works have not been undertaken in accordance with the planning approval:

- \*The original skirtings have been removed
- The original lath and plaster ceiling has been completely removed.
- The original cupboard has been removed.
- The original architraves, and doors have been removed.
- New Gypsum plaster applied to walls



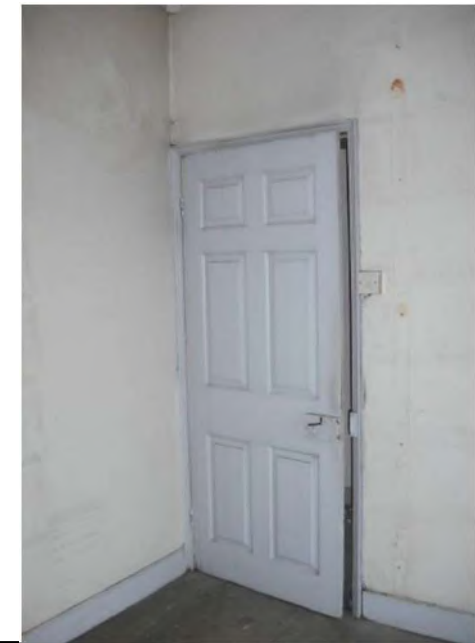
## 2.0 Heritage Statement

### Room 1.2



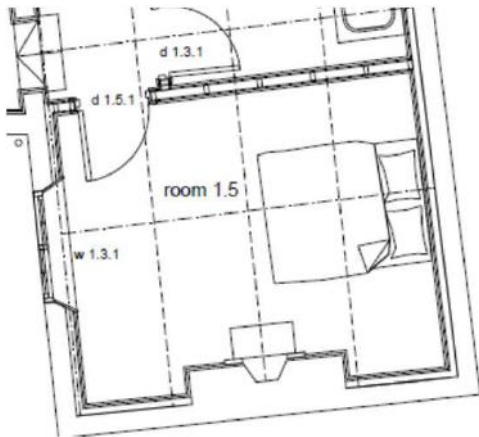
In Room 1.2 approval is sought for the following:

- It is proposed to provide and install a new skirting boards to match the existing. These will be to the same size and design of the original skirting boards and will be provided and installed by a specialist joiner, throughout the entire room.
- While it is acknowledged the original lath and plaster ceiling is an important part of the buildings material historic character, it is proposed to provide and install a plasterboard ceiling with a skim finish – to allow for the same appearance, however using more modern construction materials.
- New door and architraves are to be provided and installed to the same design and style as the door and architraves removed. They will be provided and installed by a specialist carpenter.
- The existing cupboard that has been removed and it is proposed that is not to be replaced. Its depth is not useful for modern day living and would not be a useful cupboard.
- The gypsum plaster is to be carefully removed and it is proposed to apply Limelite Lime plaster to the inside face of all external walls and for all internal walls.
- Although there is no cornice to this room it is proposed to provide and install a cornice to the same design and specification of that in room 1.1



## 2.0 Heritage Statement

Room 1.5



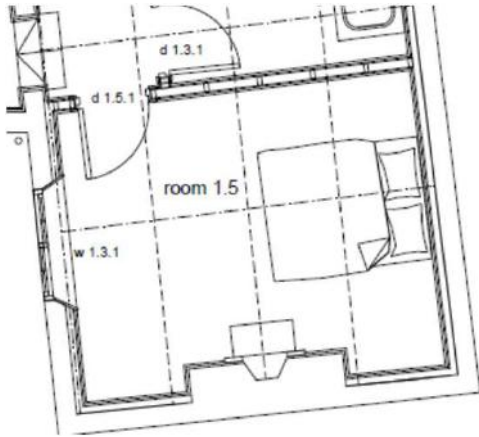
In Room 1.5 The following works have not been undertaken in accordance with the planning approval:

\* The existing fire place has been removed



## 2.0 Heritage Statement

Room 1.5

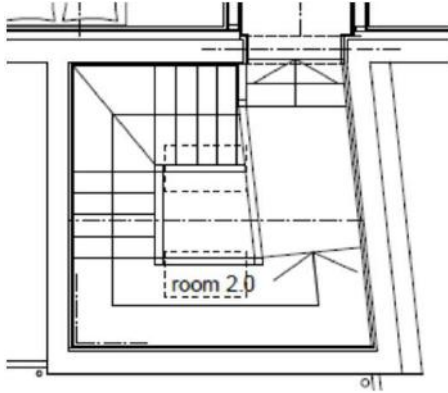


In Room 1.5 approval is sought for the following:

- The original fireplace has been set aside and will be carefully reinstated.
- It is proposed to apply Limelite Lime plaster to the inside face of all external walls and for all internal walls.

## 2.0 Heritage Statement

Room 2.0



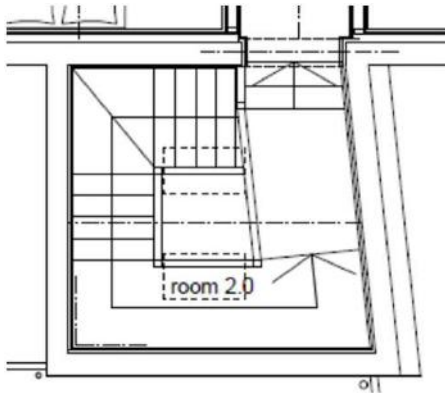
In Room 2.0 The following works have not been undertaken in accordance with the planning approval:

\* The existing staircase has been completely removed and replaced with a new staircase.



## 2.0 Heritage Statement

Room 2.0

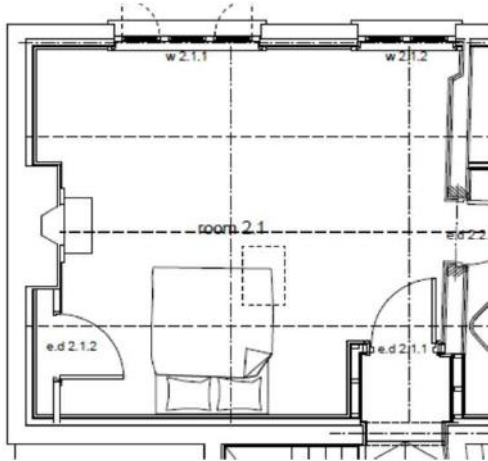


In Room 1.0 approval is sought for the following:

- A new staircase has been constructed, however it is not completed. The proposal is to provide the exact same architectural detail to the stringer by a specialist carpenter, together with providing baluster and handrail – also to the same detail as that of the original staircase.
- It is proposed to apply Limelite Lime plaster to the inside face of all external walls and for all internal walls.

## 2.0 Heritage Statement

### Room 2.1



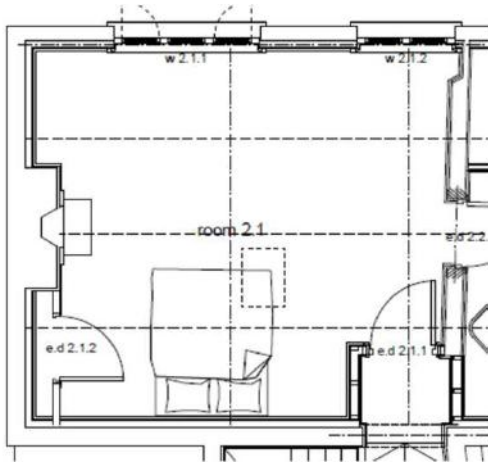
In Room 2.1 the following works have not been undertaken in accordance with the planning approval:

- \*The original skirtings have been removed
- The original cupboard has been removed.
- The original architraves, and door have been removed.
- New Gypsum plaster applied to walls



## 2.0 Heritage Statement

### Room 2.1

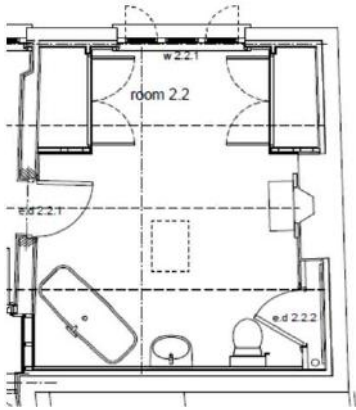


In Room 2.1 approval is sought for the following:

- It is proposed to provide and install a new skirting boards to match the existing. These will be to the same size and design of the original skirting boards and will be provided and installed by a specialist joiner, throughout the entire room.
- New door and architraves are to be provided and installed to the same design and style as the door and architraves removed. They will be provided and installed by a specialist carpenter.
- The existing cupboard that has been removed and it is proposed that it is not to be replaced. Its depth is not useful for modern day living and would not be a useful cupboard.
- The gypsum plaster is to be carefully removed and it is proposed to apply Limelite Lime plaster to the inside face of all external walls and for all internal walls.

## 2.0 Heritage Statement

### Room 2.2



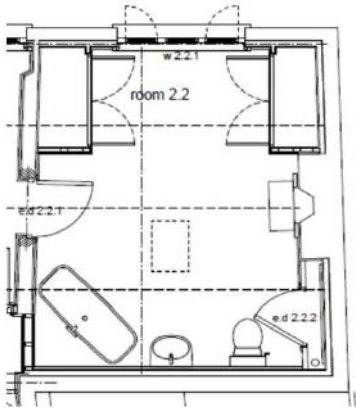
In Room 2.2 the following works have not been undertaken in accordance with the planning approval:

- \*The original skirtings have been removed
- The original cupboard has been removed.
- The original architraves, and door have been removed.
- New Gypsum plaster applied to walls



## 2.0 Heritage Statement

Room 2.2

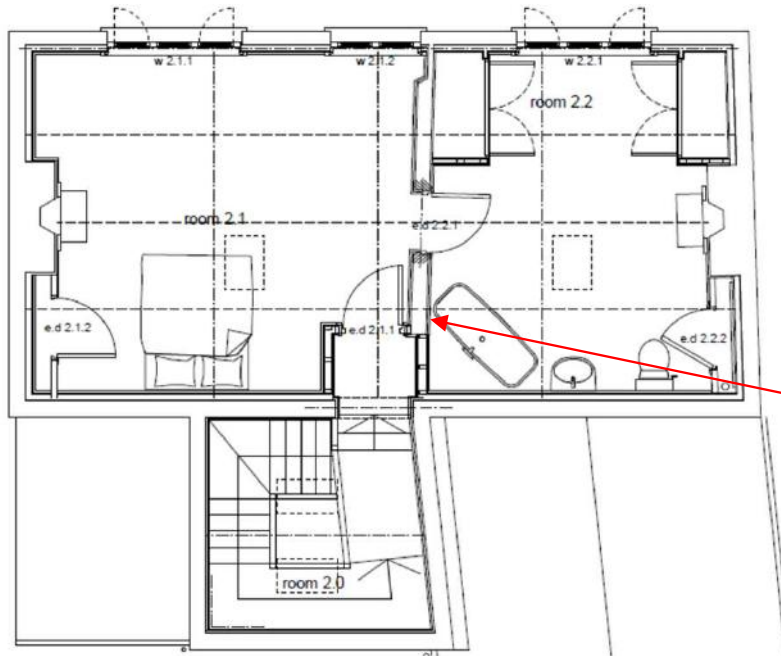


In Room 2.2 approval is sought for the following:

- It is proposed to provide and install a new skirting boards to match the existing. These will be to the same size and design of the original skirting boards and will be provided and installed by a specialist joiner, throughout the entire room.
- New door and architraves are to be provided and installed to the same design and style as the door and architraves removed. They will be provided and installed by a specialist carpenter.
- The existing cupboard that has been removed and it is proposed that is not to be replaced. Its depth is not useful for modern day living and would not be a useful cupboard.
- The gypsum plaster is to be carefully removed and It is proposed to apply Limelite Lime plaster to the inside face of all external walls and for all internal walls.

## 2.0 Heritage Statement

### Room 2.1 and 2.2



Between rooms 2.1 and 2.2 the following works have not been undertaken in accordance with the planning approval:

- Part of the existing wall has been taken down without consent.

It is proposed to reconstruct the wall using to the same shape as the approved drawing – using studwork instead of brickwork. All surfaces to made good with It is proposed to apply Limelite Lime plaster to the inside face of all external walls and for all internal walls and skirtings to match existing.



## 2.0 Heritage Statement

South Elevation – approved elevation

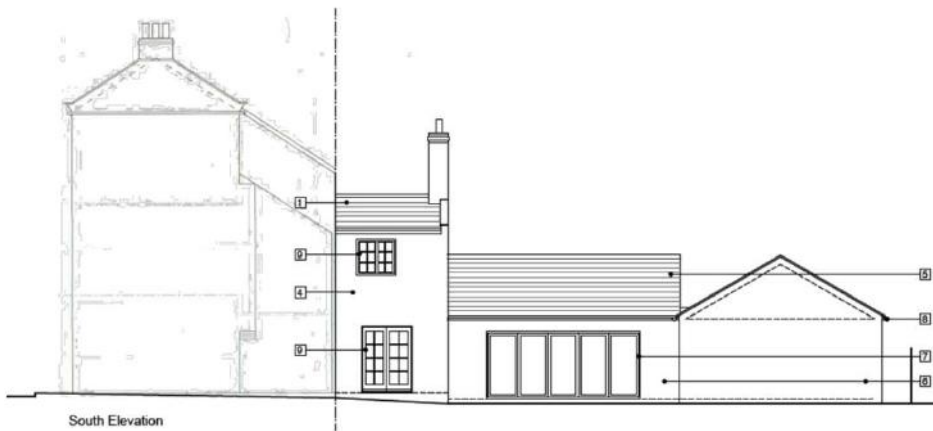


The South Elevation has not been constructed in accordance with the building regulations.

The proposal requests approval for the installation of 2 no heritage rooflights to match the rooflights installed over the staircase. Provided by the Rooflight company.



## 2.0 Heritage Statement



Above:

The approved elevation.



Above:

The proposed elevation.  
The proposal is to reduce the opening for the bi-fold doors  
And to relocate the rooflights originally on the north elevation  
To the south elevation.

### 3.0 Fire resistant plasterboard ceilings

It's a reasonably well-known fact that fire in a building will attempt to spread and grow upwards through the building, the reason for this is that heat naturally rises. When considering the protection of a building from fire, it is therefore important that the pathway between floors is appropriately protected.

When considering fire protection in a historic building, a fire-rated ceiling is the better solution, as traditional lathe and plaster offers little protection from the effects of a fire. Such solutions might involve the fitting of an additional fire-rated layer below the historic construction which can offer significant benefits in preventing the spread of fire and protecting the fabric of the building, as well as achieving life safety aims.

Some manufacturers of intumescent paints may claim that their products offer an additional fire rating to a lathe and plaster ceiling. However, without knowledge of the individual ceiling and its associated provenance and condition, little reliance may be placed in the capacity of such products to actually improve the fire resilience of a lathe and plaster ceiling.

In a similar way to the construction of fire-safe walls, it would not be an adequate solution to simply overboard and then plaster with a fire-rated plasterboard. Without test data relating to the use of such materials along with specifics such as the size of the joists and the thickness or density of the substrate to which the plasterboard would be attached, it is not possible to declare such an installation to have a suitable level of fire protection.

Unfortunately the historic fabric has been lost and it would therefore be prudent to use a fire resistant plasterboard for the protection of the future occupants of the building.

Furthermore the costs of reinstating lath and plaster ceilings throughout would be prohibitive and the costs of doing so have been provided to accompany this application.

## 4.0 Summary

The information contained in this report aims to explain the reasoning between the necessary works, details of the proposed works and the impact on the historic character of the grade II listed property.

This statement has been prepared in accordance with the guidance contained in the National Planning Policy Framework (NPPF), and East Riding Council submission requirements for planning applications.

No extensions or increase in floor space are part of the proposed development . The primary purpose of this document is to propose a remediation strategy for the building.

The scale of the existing buildings will not be affected as a result of the proposed works. The works do not alter the scale, height or size of the buildings.

No access changes are proposed as part of this development. Access to the property will remain as the existing approved planning permission..

The proposed works include a number of alterations / changes to the appearance of the grade II listed building . The design approach is to respect the historic character of the listed building and aims to restore traditionally historic features which have been removed and also removing some of the non-historic introductions.

## 5.0 Conclusion

The works and alterations proposed aim to restore the grade II listed building and retrospectively undertake remediation works to restore the properties historic features.

\* The existing features that should have been retained and have been removed from site will need to be provided and installed by specialists to reflect the original condition of the historic features.

\* No changes are proposed to the height and massing of the property.

The client did not intend to cause harm to any aspect of heritage significance to the Listed Building, and the works were undertaken without realising the implications and importance of the heritage assets.

The intention was for the former office building, parts of it which were in a considerable state of disrepair, to be converted into a family dwelling.

The aim of the proposals is to ensure the future retention of the property and create more usable living spaces, and primarily restore the historic features where possible.

We welcome the opportunity to discuss the application and possible planning conditions where necessary.