

**For:
Planning Department
East Riding of Yorkshire Council**

**Ref 15 17
November 2023**

**Erection of building comprising four holiday lodges and
associated infrastructure.**

**Former Old Joiners Shop
Land to the East of 3 Canal Side West
Newport
East Yorkshire**

Heritage Statement

Ettridge Architecture Ltd

1. The Existing Site

The site sits opposite a set of three grade II listed buildings. These are treated as one listing – see box below.

Between the site and the listed buildings is the Market Weighton Canal, along with its embankments, a dense set of trees and the road (Canal Side East).

We propose a set of buildings on the opposite side of the canal to the listed terrace. The distance between the listed terrace and the proposed buildings is 45m.

Listing : -

SE 83 SE NEWPORT CANAL SIDE EAST

(east side)

8/59

Nos 4, 5 and 6

- II

3 houses of one build. Late C18 with later alterations. Colour-washed brick, pantile roof. 2 storeys, 5 first-floor windows with higher roofline over central 3 bays. Central 6-fielded-panel door with overlight, with similar inserted door immediately to its right, both under common wedge lintel and flanked by 4-pane sashes with wedge lintels. To left bay: 4-panel door with overlight beneath segmental arch with board door under round arch to left, and 4-pane sash under segmental arch to right. To right bay: 6-fielded-panel door beneath blocked overlight and wedge lintel with 2-light fixed window in partially blocked opening with wedge lintel to right. First floor: 4-pane sashes throughout. Evidence for raising of eaves course to right bay. Dentilled eaves course to central section which also has coped gables, shaped kneelers and end stacks.

Listing NGR: SE8566430308



Image 1 - The view from the listed terrace, across the canal to the site. [Courtesy Google Earth] The trees will be retained, though thinned & maintained as per the arborist's report. The proposed buildings will then sit behind these trees mostly hidden from view. The proposed green roofs will further camouflage them.

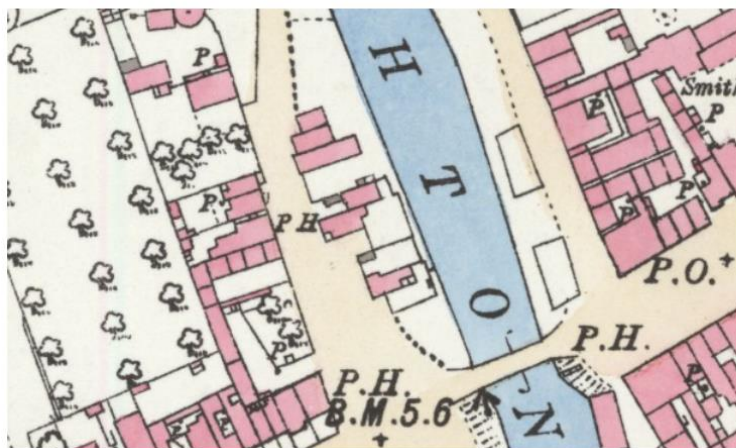


Image 2 – View of the listed terrace. [Courtesy Google Earth]



Image 3 – Site plan – listed terrace in purple – proposed lodges in green.

1890



1909

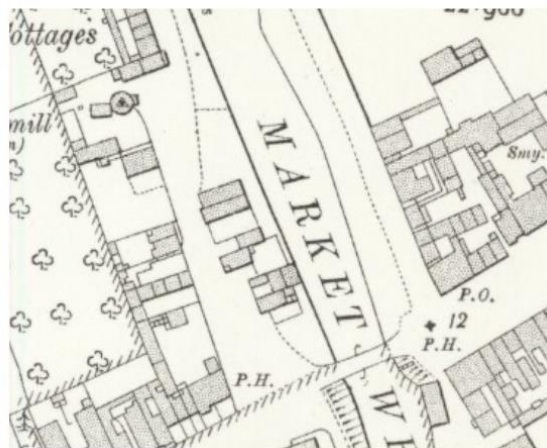


Image 4 – Site plans from 1890 & 1909 showing development on the site.

2. Proposals & Impact Assessment

We propose four holiday lodges. From the context of the listed terrace the impact of the development will be minimal.

The listing refers to the external detailing of the buildings. There will be no impact on the dwellings in terms of the appreciation of this detailing for future generations, which are best seen from Canal Side East.

The proposals do not block the view of the terrace from across the canal, as the trees already do that.

The distance from the proposed development to the terrace is 45m.

The view from the dwellings will be changed slightly, though with the trees being retained in front of the proposed lodges, it will not be greatly affected (see Image 1) at a distance of 45 metres (see image 3 & 5).

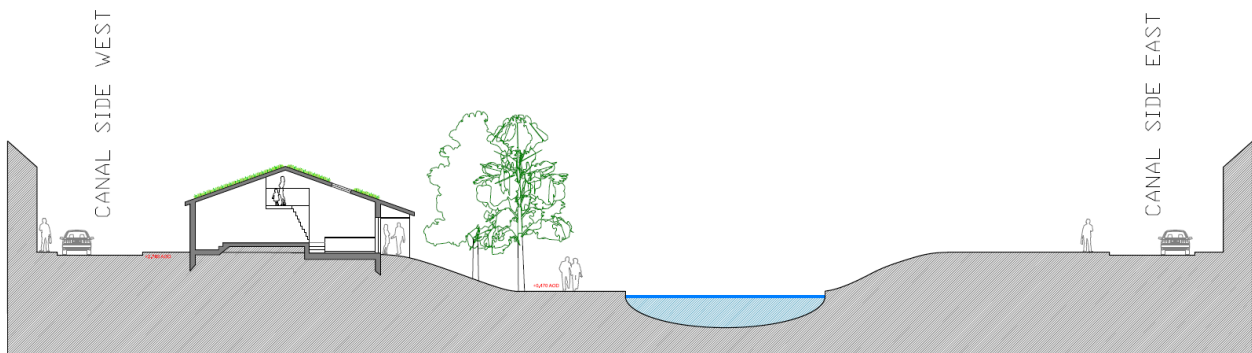


Image 5 – Site section.

3. Heritage Statement Requirements: -

3.1. Plans and Drawings

Proposed drawings uploaded via Planning Portal.

3.2. Schedule of Materials and External Components

- **Walls** – Timber
- **Roof finishes** – Green roofs + single ply-membrane.
- **Gutters & rain water pipes** – Black PVC.
- **Windows & doors** – Timber & aluminium.

3.3 Landscape

Landscaping will be minimal, based around the existing trees.

3.4. Wider Context

Sufficient information to show the proposed works in the wider context of the conservation area is included within the proposed drawings uploaded onto the Planning Portal. This information is adequate for the Council to fulfil its obligation to ensure that new development does not adversely impact the setting of a listed structure.

3.5. Demolition

N/A – Whilst there were buildings on the site (see Image 4), these were previously removed.

David Ettridge RIBA

Ettridge Architecture Ltd