

Materials and design notes for Listed Building Consent for 33 Souttergate, Hedon HU12 8JR

Reference: PP-12553615

Planning permission and Listed Building Consent is sought for two elements: 1) The creation of a single storey extension & 2) Internal alterations to the existing dwelling. The extension is to provide the much needed space for a spacious family-sized kitchen, and the proposed works to the main dwelling are to modernise this neglected property.

We hope to start as soon as application is granted and will take approximately 2 to 3 months, depending on weather conditions. I have consulted with builders, building control, heritage experts, architects and the Conservation team at East Riding, to bring together our collective application.

Please find details to the design and materials to be used for each piece of work.

Extension walls

The extension's external walls will be constructed of 7n blocks to both wall leafs, and insulated cavity battens. With an external smooth render mix (sand, cement and lime) to finish, painted a traditional colour to respect the nature of the listed building. Plaster to be gypsum insulated to external walls and plasterboard to the ceiling. All finished in gypsum multi-finish.

Extension floor

The floor will be dug to level the extension with the rear of the property, with utilities groundwork for the kitchen facilities. Strip foundation will be concrete (GEN1) and the floor will be screed (cement and sand mix) with a Kingspan insulation board. It will be finished with floor tiles.

Extension roof

The height of the extension will be 2.4m, ensuring the first floor windows are not obstructed. The roof will be a flat construction, formed from c16 timber joists and insulated with Kingspan insulation boards within the joists. This allows for a better head height and more scope between the roof height finish and the rear upstairs windows. The roof light will sit flush to minimise the visual impact. Roof top cover will be GRP (in a black colour) with fascia in black to match existing building with a black heritage PVC gutter and downpipes.

Bi-fold doors

We will closely match the new bi-fold door frames to the dark grey/black colour that the current rear window frames are. The double glazed panes in the doors will give the downstairs a much improved EPC rating.

New stud wall in old kitchen

To give us a small storage space to house the new electrical fuse board and meter, we are to construct a small stud wall in the old kitchen. It will be a wooden frame, plaster boarded and finished with a plaster mix.

Skirting

As the current skirting boards are old and some are in poor condition, we will replace and closely match the white coloured wooden skirting boards.