

HERITAGE STATEMENT

FOR
33 Souttergate, Hedon HU12 8JR



This statement forms part of a listed building consent application for restoration to elements of the property.

It is not a standalone document it must be read with the plans which constitute the principle information.

1) INTRODUCTION

1.1 This Heritage Statement has been prepared to support an application for Listed Building Consent for a number of works that are outlined within section **2) PROPOSAL**.

1.2 The property, 33 Souttergate is situated in the historic town of Hedon, of East Riding, and is a Grade II listed 18th century house. The applicant proposes to refurbish the property, making it suitable for modern living whilst retaining original features and layouts.

1.3 The proposal has been discussed informally by the applicant and Kate Harris (Conservation Officer at East Riding Council) whom has been kept informed of the proposal and scope of the intended development this has led directly to the form, design & size of the proposal.

2) PROPOSAL

2.1 Consent is sought for internal alterations to the existing dwelling and consists of:

- Installation of new loft hatch in upstairs hallway
- Replacement of five internal doors
- Replacement of the front door

2.2 The front facing of the original two storey house will remain as existing. This includes the current white front door framework arching the step.

2.3 The garden and main dwelling boundary lines will all remain as existing.

3) IDENTIFYING THE HERITAGE ASSET

3.1 33 Souttergate is Grade II and is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

The description of the listing states;

Colour-washed brick. Pitched and sprocketed pantile roof. Two storeys. Two ranges of cased sashes.

(Sourced from britishlistedbuildings.co.uk)

3.2 Coordinates for this property are as follows: Latitude: 53.7423 / 53°44'32"N Longitude: -0.199 / 0°11'56"W. Hedon was designated as a Conservation Area in January 1969.

3.3 The property was listed in 1979 with entry number 1346582. It's classified as a building of special architectural or historical interest.

3.4 The applicant has obtained a land certificate that dates the property back to 1927 and personal documentation that is connected to the property in 1908. This places the property into the Victorian era, which authenticates various features, such as the original sash window to the rear.

3.5 The air raid shelter of proposed demolition is of little function and aesthetic quality.

3.6 Internally, the property is fairly simple with 4 rooms to the ground floor comprising of a living room, dining room, utility space and a kitchen, and at first floor level there are 2 bedrooms and 1 bathroom.

3.7 The interior of the building is plain and utilitarian in nature with little detailing or ornamentation. The property does have some important windows that the applicant is to preserve. At least one of the windows are of Victorian era and has original historic glass.

4) ASSESSMENT OF IMPACT AND MITIGATION

4.1 The elements of the proposals and their likely impact and mitigation proposed can be assessed with regard to the specific elements of the scheme. These are addressed below:

4.2 The internal works to the property are minimal and will not damage the fabric of the listed building. The install of a new loft hatch will allow for access to introduce new loft insulation to help improve the energy rating. The internal doors will contribute to help modernise this neglected property.

4.3 The new front door will stop water entering the property at the front, and will help heat efficiency and security. The current door provides minimal security with one basic latch. The door is not original an appropriate timber door retaining the property's style and colour will be sought and shared with East Riding before installation.

5) CONCLUSIONS

5.2 It is to be noted that the proposed works have been discussed by the applicant and East Riding, and no objections were indicated at the time.

5.3 The applicant's intended restoration of the main building continues to be sympathetic and in keeping with the original features of the property and should be commended.

5.4 The proposals are considered to positively contribute to the character, appearance and setting of the Grade II listed building and have been discussed with the East Riding's Conservation team at various stages of design and hope as a result they should be approved.

Dated: 1st March 2024