

Design and Heritage Statement

Change of use for reduction of retail space to 1 bedroom apartment on the first and second floor.



Image: Grade II Listed Building, 17 North Bar Within, Beverley, HU17 8AP

Design and Heritage Statement

17 North Bar Within, Beverley, East Yorkshire, HU17 8AP

1 Introduction

1.1 This report was prepared to support the Planning Application for the change of use from retail space (part reduction) to 1 bedroom apartment. Proposed alterations include the replacement of one ground floor window to the side north west elevation to include new external entrance door to apartment, the introduction of two new heritage rooflights, and new internal staircase and stud partitioning to accommodate the new apartment at first at second floors.

Aerial view of 17 North Bar Within



Location

2 Heritage Statement and Design Proposal

2.1 The existing building is a grade II listed building that has, over many years, had replacement and existing glazing blocked up. The new scheme proposes to remove an existing window at ground floor on the northwest elevation to replace with a new timber painted entrance door with window above to match that of the existing apartment. A new staircase is proposed at ground floor and is to be boxed with partitioning to separate from ground floor retail space. There is to be an introduction to 2no. heritage rooflights. Provide new gas boiler and supply pipe/flue.

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1162361
Date first listed:	02-Jul-1969
List Entry Name:	17, NORTH BAR WITHIN
Statutory Address 1:	17, NORTH BAR WITHIN

Location

Statutory Address:	17, NORTH BAR WITHIN
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The building or site itself may lie within the boundary of more than one authority.

District:	East Riding of Yorkshire (Unitary Authority)
Parish:	Beverley
National Grid Reference:	TA 03140 39732

Details

TA 0339 BEVERLEY NORTH BAR WITHIN (west side) 9/210 No 17 2.7.69 GV II C18, altered. 2 storeys and attic in painted brick with pantile roof with window in north gable end, which has tumbled brickwork. Modern enlarged window at 1st floor, shallow bow casement with glazing bars, in wood case. Modern ground floor shop with shallow bow window with glazing bars, in wood case. Rounded corner to north, return to narrow roadway with 3 near flush frame windows at 1st floor.

Listing NGR: TA0313939722



Scope of Works:

- 1.) Carefully take down part of existing masonry opening to increase width. (No architectural features such as architraves or cornices will be affected by this partial removal of wall).
- 2.) To the side of the existing staircase, reduce existing masonry/timber stud wall to accommodate new bathroom. (No architectural features such as architraves or cornices will be affected by this partial removal of wall).
- 3.) Take out existing 'non-historic' window and cut out base of masonry below the fixed glass pane. This wall is partially rendered (non-historic). Install new door and infill with reclaimed bricks (from lower removed panel of masonry) and render lower wall to match existing. (No architectural features such as architraves or cornices will be affected by this partial removal of wall).

3 Conclusion:

The proposed change of use from part retail space to an additional one bedroom flat aims to follow all the same design principles as the first application that was for the addition of a two bedroom flat. Due to the minimal extent of the internal and external works that are proposed, there would be very little disturbance to the historic fabric of the grade II listed building and therefore would have a low impact on the overall character of the building.

Revision A – JS- 05.04.2024