

Heritage Statement: Proposed Alterations to 20 Whitecross Street, Barton Upon Humber, DN185EU

Description of the Existing Building and Site:

The building is a large, detached property, exhibiting a Georgian architectural style. It features a symmetrical façade with sash windows to the main house. It is adjoined to (number 22) the building next to it which is of a more modern brick, with a modern garage entrance. The site includes landscaped grounds to the rear.

History:

The building dates to the Georgian period, with an approximate construction date in the early 17th century. It is two storeys with an attic in washed brick with pantile roof with stone coped gable ends. There are three flush windows with hung sashes and glazing bars under stucco flat arches. The ground floor has two canted C19 bays. The door has six fielded panels, two glazed beneath rectangular fanlight and modern hood with a Doric door surround. The left-hand build of No 20 is early C19. It has two storeys in brick. One window has a rusticated lintel with glazing bars to the top floor. The ground floor previously had a similar window but at some point it was modified for modern garage entry. There is a door of six panels beneath a blocked rectangular fanlight, rusticated lintel with keystone. Over time, there have been alterations to the building both inside and out. No 2, Nos 8 to 20 (even), the premises occupied by Leavers Warehouse and Nos 55 and 57 form a group of which No 12 and the premises occupied Leavers Warehouse are local interest only. Historical maps indicate the property's presence in the area.

Important Site Layout and Features:

The site layout is characterized by the building's front façade, rear garden area. The building's entrances are prominently positioned, and the layout accentuates the symmetrical design of the Georgian style. Notable features include the sash windows. The construction materials consist of brick and stone, reflecting the traditional building techniques of the period.

Heritage Significance:

The property holds heritage significance due to its Georgian architectural style, which represents an important period in the local architectural history. The building is grade 2 listed mainly the front façade which contributes to the overall architectural character of the area. The remaining historic fabric, including the original sash windows and decorative elements, adds to its significance. Furthermore, the building's setting within the landscaped grounds enhances its overall appeal and contributes to the heritage value.

Impact of the Proposals:

The proposed alterations include replacing the kitchen sash window on the ground floor with Georgian French doors and replacing the first-floor bedroom window with French doors and a Juliet balcony. The schedule of proposed works indicates the specific locations for these changes. The provided context drawings and perspectives demonstrate the proposed alterations' impact on the heritage asset(s), setting, and wider context.

Considering the proposed works, it is anticipated that the alterations will align with the architectural style of the building, as Georgian French doors and a Juliet balcony are in harmony with the original design principles. From the brickwork, installing a Juliet balcony appears to be a restoration to a previous point in time. These changes are expected to enhance the usability of the property while remaining sympathetic to its heritage value.

Mitigation:

To minimize any potential harm to the significance of the heritage asset, the proposed alterations have been designed with minimal intervention and reversibility in mind. The works are essential for the desired functions and can be easily installed and removed without causing damage to the significant building fabric. Alternative options for the placement of the French doors and Juliet balcony have been explored, and the chosen positions are the most appropriate in terms of minimizing impact on the setting.

Sensitive design considerations have been considered, ensuring that the new elements are discreetly integrated to preserve the qualities of the existing rooms and maintain the physical massing and scale of the building. The choice of materials for the new and repair works has been carefully selected to avoid visual and long-term structural harm to the property.

Restoration Works:

Based on the schematic plan, the restoration works will focus on the repair and preservation of the existing architectural elements, such as the external lime pointing and brickwork. These repairs will be carried out using appropriate materials and in a sensitive, traditional manner, ensuring the retention of the building's original character.

Please refer to the separate pictures you provided to further enhance the heritage statement. If you have any additional information or specific requests, please let me know, and I'll be glad to assist.