

### Laxton Parish Council Correspondence Record

**9<sup>th</sup> August to 18<sup>th</sup> September 2017**

The Clerk will circulate correspondence when considered appropriate. If Councillors would like to see a copy of correspondence that has not been circulated, please notify the Clerk on [laxtonpc@btinternet.com](mailto:laxtonpc@btinternet.com) or 07932 016856.

Ref	Date Received	Attached?	From	Purpose of Correspondence	Additional Information
385	29 August	N	ERYC	East Riding Rural Strategy	Available to view at <a href="http://www2.eastriding.gov.uk/rural-partnership/">http://www2.eastriding.gov.uk/rural-partnership/</a>
396	11 September	N	Newsholme Trees	Christmas tree brochure	
397	12 September	N	ERYC	Letter received from Secretary of State for Health confirming that the Health OSC referral on Urgent Care Services has now been passed to the Independent Reconfiguration Panel (IRP) to undertake an initial assessment of the referral and to respond to him by 4 October.	
398	14 September	Y	ERNLLCA	Agenda for ERNLLCA Conference, Friday 17 <sup>th</sup> November at Village Hotel, Hessle	
399	18 September	Y	ERYC	Opportunity to apply to join Goole Fields Wind Farm Panel	

## Opportunity to help deliver exciting new funding for local community groups

New and exciting opportunities for community groups in Goole and the surrounding area to secure funding were unveiled at a public meeting held at the Courtyard.

Members of the public and representatives from a wide range of local voluntary and community groups heard about the new Goole Fields Wind Farms Community Fund, supported through an annual donation by the wind farms' developer, Innogy Renewables UK Ltd (innogy)

The new, much larger, Goole Fields Fund will administer the combined contributions from innogy arising from both the Goole Fields and Goole Fields II Wind Farms. The annual value of these contributions will more than triple – from around £70,000 to nearer £250,000 per annum.

The meeting also presented an opportunity to review the valuable work of the previous Goole Fields Fund to date and hear more about the impact of some of the projects that have been funded.

The process of recruiting a new decision making panel of predominantly local volunteers to oversee this fund is now underway. The fund panel is a formal body drawn together for the specific purpose of making decisions about disbursement of funds from the Goole Fields Wind Farms Community Fund.

Ideally, panel members will have a healthy interest in community issues and activities and be keen to see the fund make a real difference to their community.

Katy Woodington, community investment officer at innogy, said: "This is an exciting time for the Goole Fields Wind Farms Community Fund and I would encourage anyone interested in becoming a member to consider applying to join the fund panel."

For more information on the Goole Fields Wind Farms Community Fund or to apply to become a panel member, visit [www.eastriding.gov.uk/goole-fields-fund](http://www.eastriding.gov.uk/goole-fields-fund) Closing date for applications is 5pm on Thursday, 12 October.

The new Goole Fields Wind Farms Community Fund will open for funding applications on 1 January 2018.

## 2017 Conference

Friday 17 November 2017  
at  
The Village Hotel  
Henry Boot Way, Priory Way, Hull. HU4 7DY

**ERNLLCA is pleased to announce its 2017 Conference.**

The fee for member councils will be held at **£85+VAT** per delegate however ERNLLCA is pleased to confirm that **ten places** will be made available to member councils with an **electorate of 2000 and under** at a charge of **£42.50+VAT**. Of these places, only one per council will be guaranteed and will be allocated on a first come, first served basis. Smaller member councils can book extra places subject to their general availability. VAT is reclaimable by your council and an invoice will be issued upon receipt of a completed booking form. Lunch is included in the cost, as are refreshments which will be served during the day.

We have responded to comments arising from last year's conference and organised more break-out sessions. This year the only plenary session will be the keynote speech by the Chair of NALC.

Attendees should specify the break-out sessions they wish to attend. We will make every effort to accommodate your choices but places will be limited so – book early!

The conference programme is enclosed with this invitation.

Prices have been held at the same level as last year's event and we hope you will agree that this represents excellent value given the range of subjects to be covered.

Booking forms can be downloaded from the ERNLLCA website. **Please note that places cannot be reserved, bookings can only be accepted upon receipt of the completed booking form.**

**Please do not send payment with the booking form, a VAT invoice will be issued.**

Your booking will be acknowledged and directions to the hotel will be issued to your Clerk, together with any specific instructions about parking and access.

We look forward to meeting you on the 17<sup>th</sup> of November.

## 2017 CONFERENCE AGENDA

### Village Hotel, Hull - Friday 17 November 2016

9.00am to 9.30am	Reception and registration. Refreshments on arrival
9.30am to 9.45am	Welcome by ERNLLCA President, Councillor Gordon Thurston
9.45 am to 10.45am	<b>Break-out sessions:</b> <b>A: Disaster Planning</b> – preparing for a safe major event. Advice from the Counter Terrorism Policing Unit. <b>B: Play area risk assessments</b> – Simon Day of Streetscape will take councils through what is required in preparing risk assessments.
10.45am to 11.00am	Refreshments
11.00am to 12.00 noon	<b>Break-out sessions:</b> <b>C: Emergency Planning</b> – Examination of the role of parish and town councils in supporting emergency situations will be led by Alan Bravey of the Humber Emergency Planning Service. <b>D: How local councils can respond to planning applications</b> - Planning Consultant, Andrew Towleron, will explain how a parish or town council can make effective contributions by understanding material considerations.
12.00 noon to 1.00pm	<b>Break-out sessions:</b> <b>E: How local councils can respond to planning applications</b> - Planning Consultant, Andrew Towleron, will explain how a parish or town council can make effective contributions by understanding material considerations. <b>F: Cemetery Management</b> - Jack Startin will lead a workshop on cemetery management best practice
1.00pm to 1.45pm	<b>LUNCH</b>
1.45pm	<b>Conference re-opens</b>
1.45pm to 3.00pm	<b>Plenary</b> - Keynote speech by the Chair of National Association of Local Councils, Councillor Sue Baxter, followed by questions from the floor.
3.00pm to 3.15pm	Refreshments
3.15pm to 4.15pm	<b>Break-out sessions:</b> <b>G: Local councils and affordable housing schemes</b> – Peter Hirschfeld of Humber & Wolds Rural Community Council and David Siddle, the East Riding of Yorkshire Council Rural Housing Enabler will lead a discussion on Community Led Housing. <b>H: Funding applications</b> – How to prepare a good funding application. ERNLLCA's new Local Councils Development Officer will take attendees through the key points.
4.15pm to	Conference closure by Executive Committee Chairman, Councillor Tony Cooper.



2017 ERNLLCA Conference

Booking Form

Please specify which workshops you wish to attend. Every effort will be made to accommodate your preferences but places will be allocated on a first come, first served basis.

		Workshops							
Name	Councillor Or Clerk	A	B	C	D	E	F	G	H

Special requirements e.g. access, dietary needs:

Bookings will only be accepted upon receipt of a completed booking form – *do not send payment with the booking form*. A VAT invoice will be then be issued to enable the council to **make payment within 4 weeks unless other arrangements are made with the Executive Officer**.

We are unable to give refunds for cancelled bookings.

In making this booking, those attending agree to abide by the expectations shown on page four of this booking form.

Signed on behalf of the council

For ERNLLCA office use only

Booking rec'd:

Invoice issued:

Invoice number:



### **Our expectations of delegates attending ERNLLCA conferences and member/officer development events**

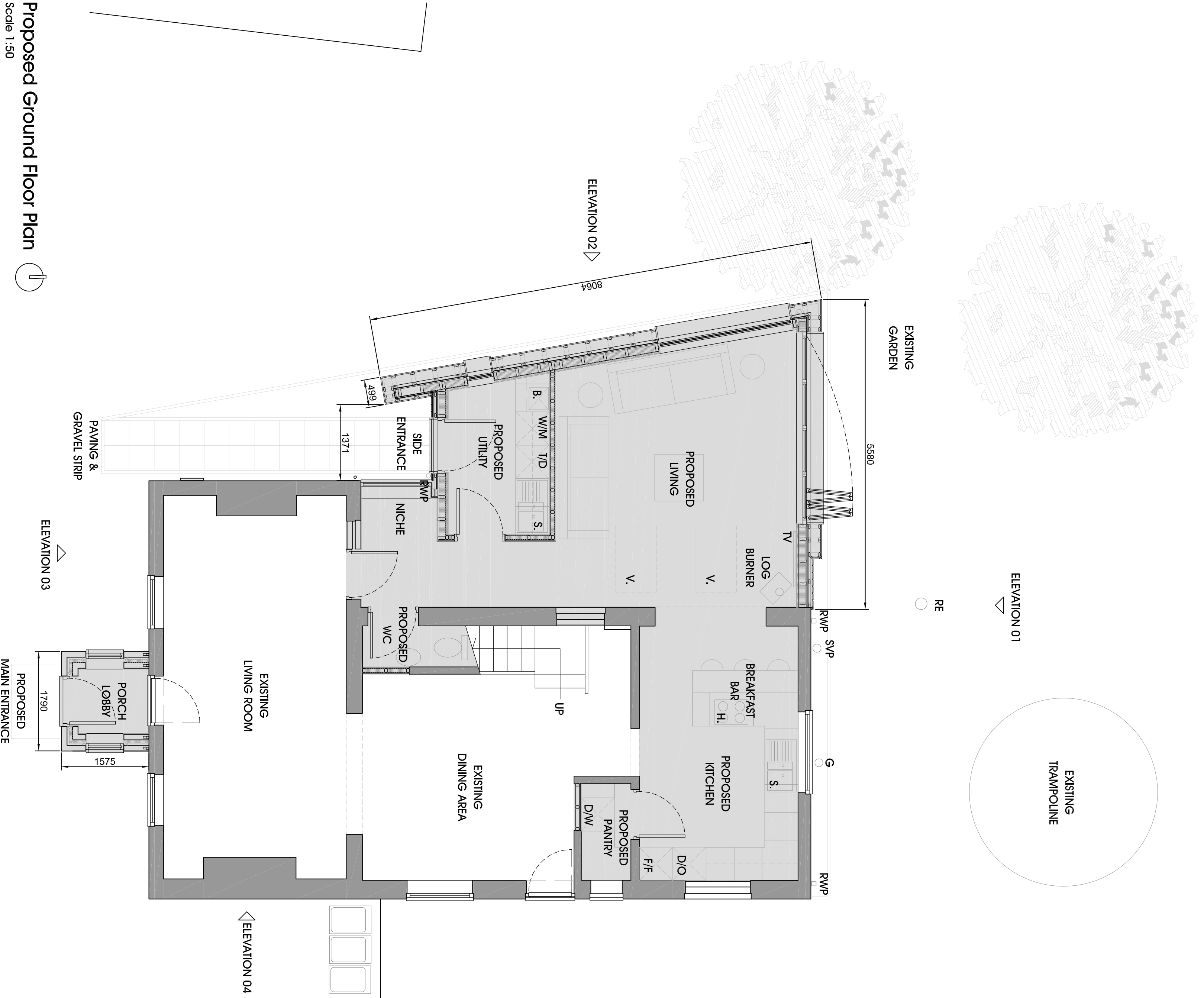
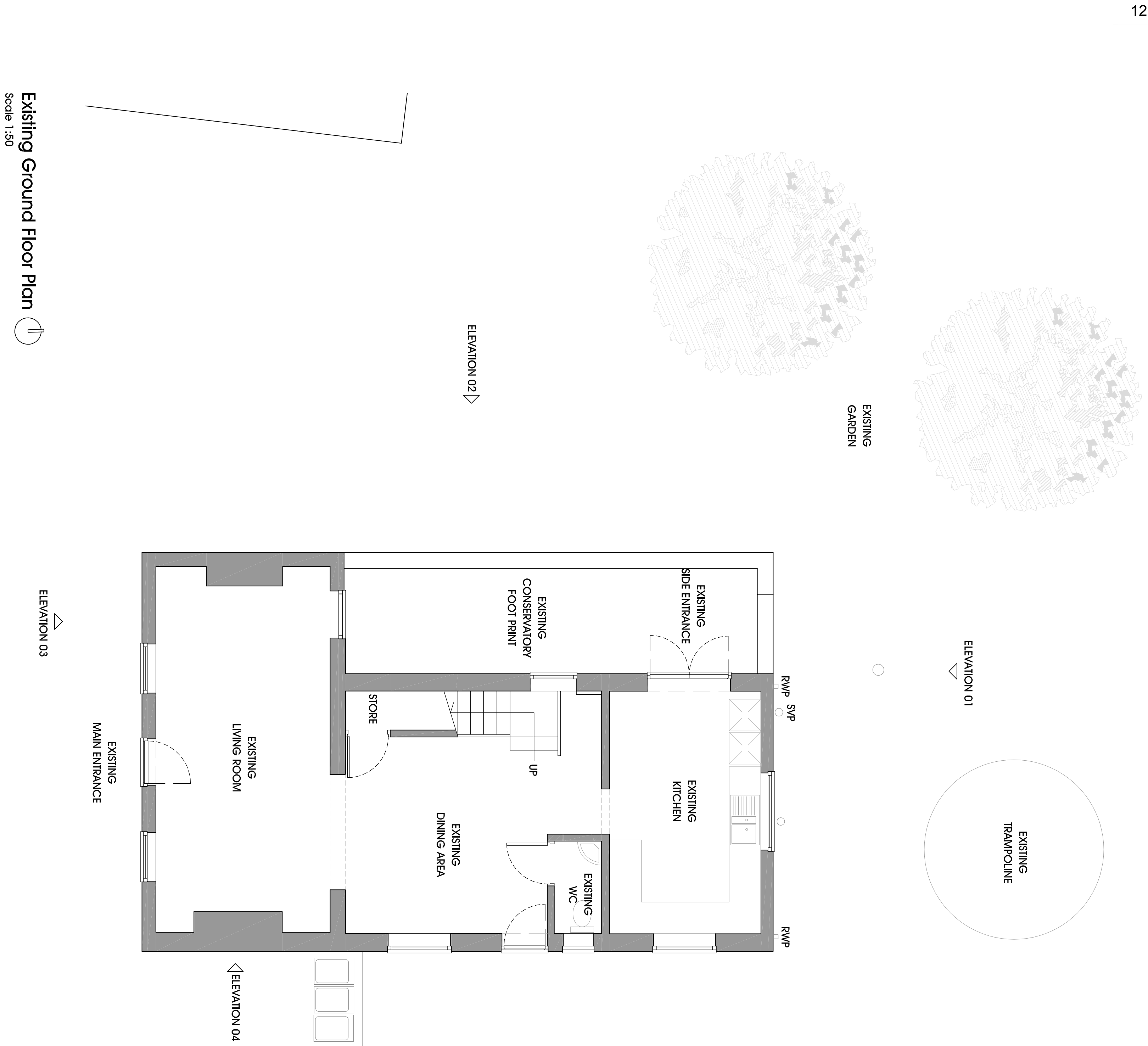
As a holder of public office, councillors and clerks represent their local authority at any ERNLLCA event for which a place has been booked.

ERNLLCA requires that delegates make themselves aware of, and observe, the following which are conditions of attendance:

- Delegates must sign the attendance sheet available at all events, this will be taken as the proof of attendance which will enable a certificate to be issued;
- Delegates must show respect to one another at all times;
- Delegates must show respect to those organising and delivering the event;
- Delegates must abide by ERNLLCA policies in respect of the health and safety of those attending, organising and delivering the event;
- Questions of the person(s) delivering the event are encouraged but they should be constructive and not framed in such a way to attack that person or others;
- Delegates wishing to ask a question should indicate by raising their hand and should not cut across another person who may be speaking;
- Delegates must not use this event to air personal differences with fellow councillors.

Where ERNLLCA reasonably believes that any of these expectations are not being met by a person or persons attending the event, the right is reserved to remove that person or persons from the room and report them to their council.

In the event that a place (or places) at the event has been booked and person or persons do not attend, the council in question will be informed of that non-attendance and the fee will still be due.



Existing Ground Floor Plan 

Scale 1:50

Proposed Ground Floor Plan



# EXISTING & PROPOSED



GNH Architecture

Design | Interiors | Visualisations | Consultancy

t: 01482 844535

e: [info@gnharchitecture.com](mailto:info@gnharchitecture.com)

39 Strathcona Avenue, Hull HU5 4AE

Client: **Mr & Mrs A Gladwell**

**Project:** Side Extension - Poplar Cottages,  
Back Street, Laxton, E Yorks DN14 7TF

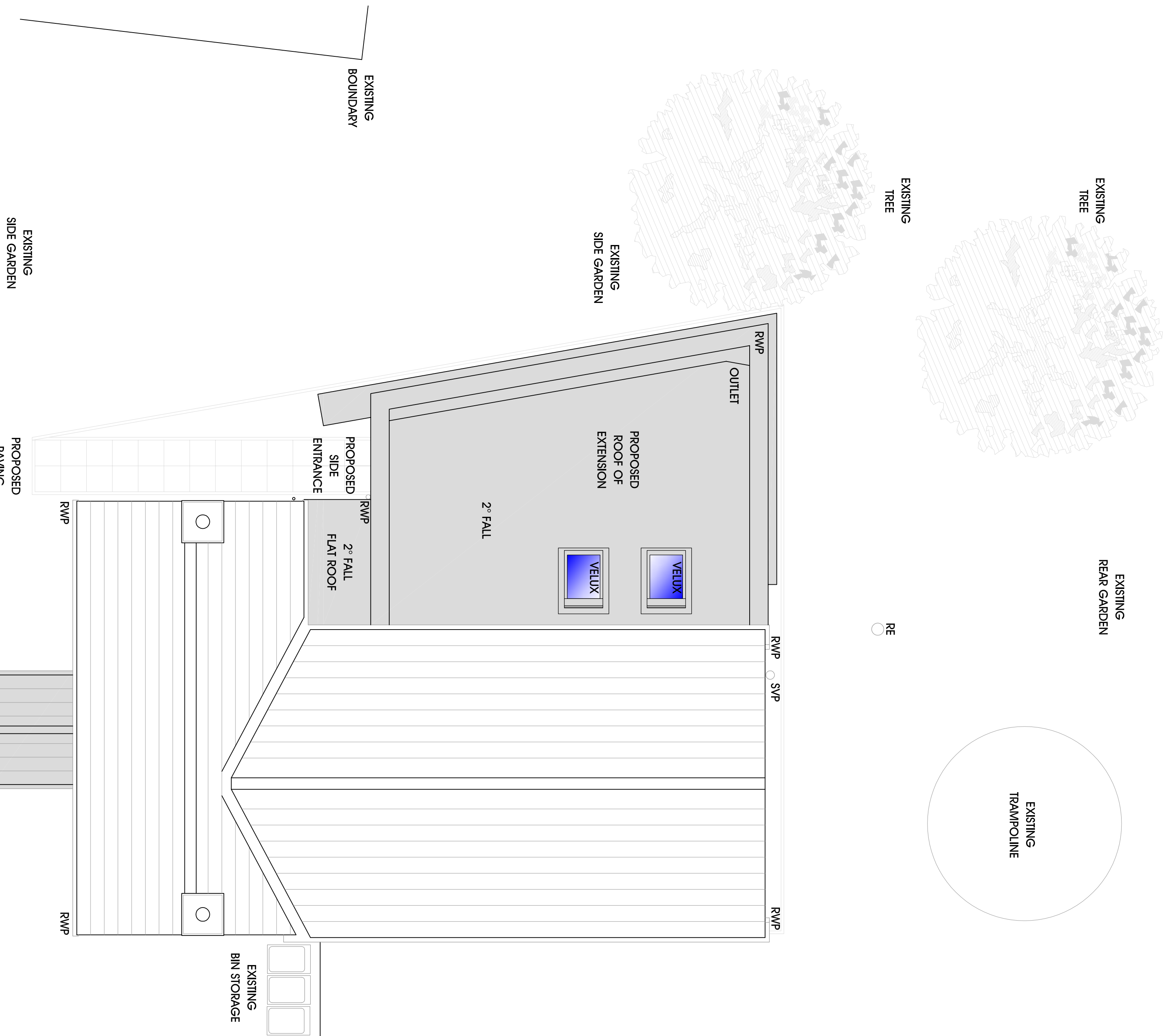
## Title: Existing & Proposed Plans

Scale: 1:50@A1 | Drawn: HC | Checked: GD | Date: 14.06.2017

Drawing: 170070 / 103P2

Rev: P2	Drawing title changed and drawing reconfigured	11.07.2017
Rev: P1	Initial drawing issue	14.06.2017

11.07.2017



**Proposed Roof Plan** 

Scale 1:50

**GNH**  
ARCHITECTURE

**GNH Architecture**

Design | Interiors | Visualisations | Consultancy

t: 01 482 444535  
m: 07148921261  
e: info@gnharchitecture.com

39 Stratford-on-Avon, HA1 1BE, UK

Client: Mr & Mrs A Gladwell

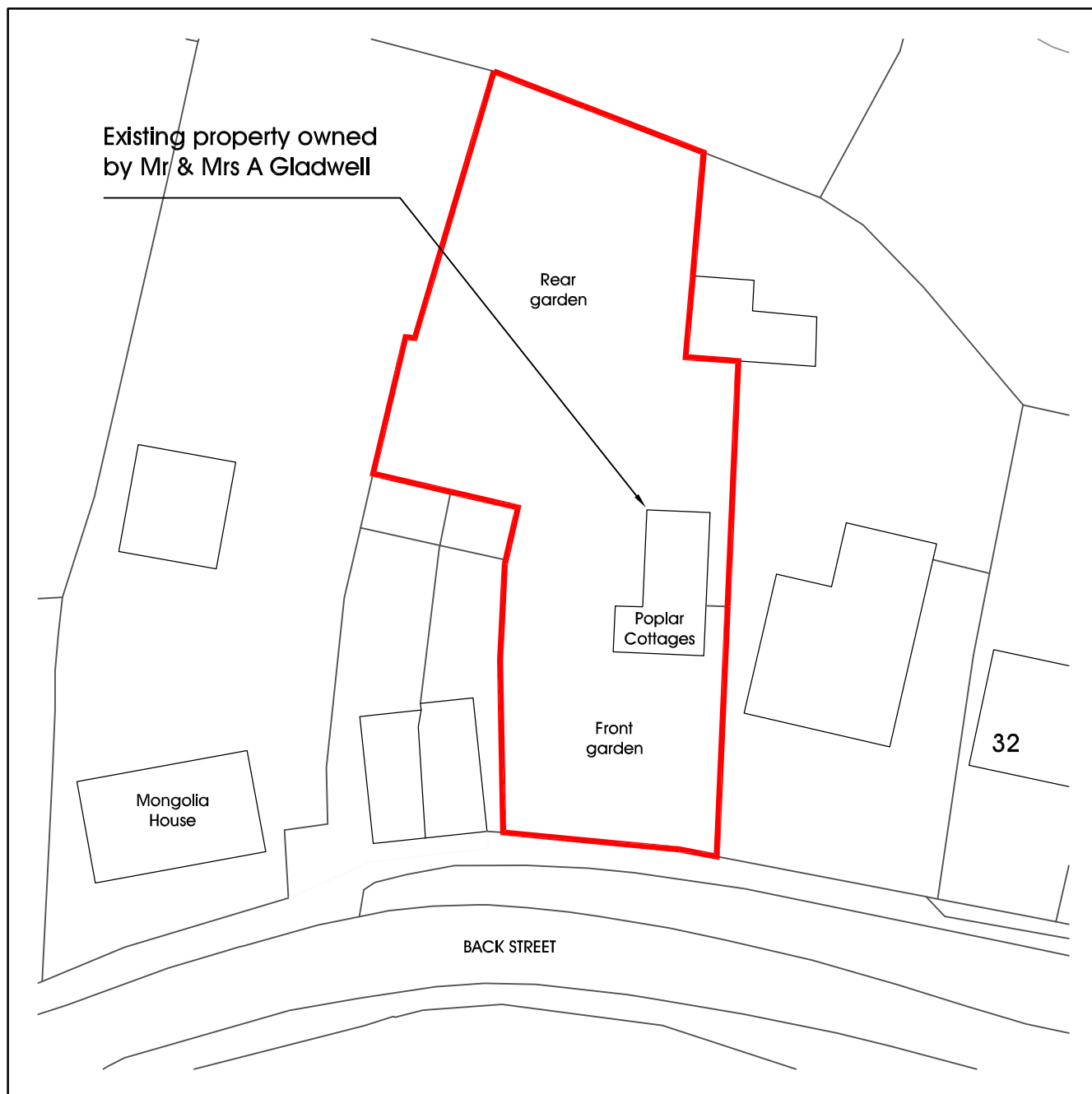
Project: Rect Extension - Poplar Cottages,  
Back Street, Laxton, E Yorks DN14 7JP

Title: Existing & Proposed Roof Plans

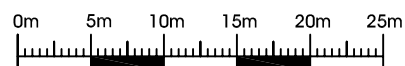
Scale: 1:500(A) | Down: (B) | Chisel: (B) | Date: 14.06.2017

Drawing: 170070 / 106P1





## Existing Block Plan



Rev: P1 Initial drawing Issue

14.06.2017



### GNH Architecture

Design | Interiors | Visualisations | Consultancy

t: 01482 844535  
m: 07849521661  
e: Info@gnharchitecture.com

39 Strathcona Avenue, Hull HU5 4AE

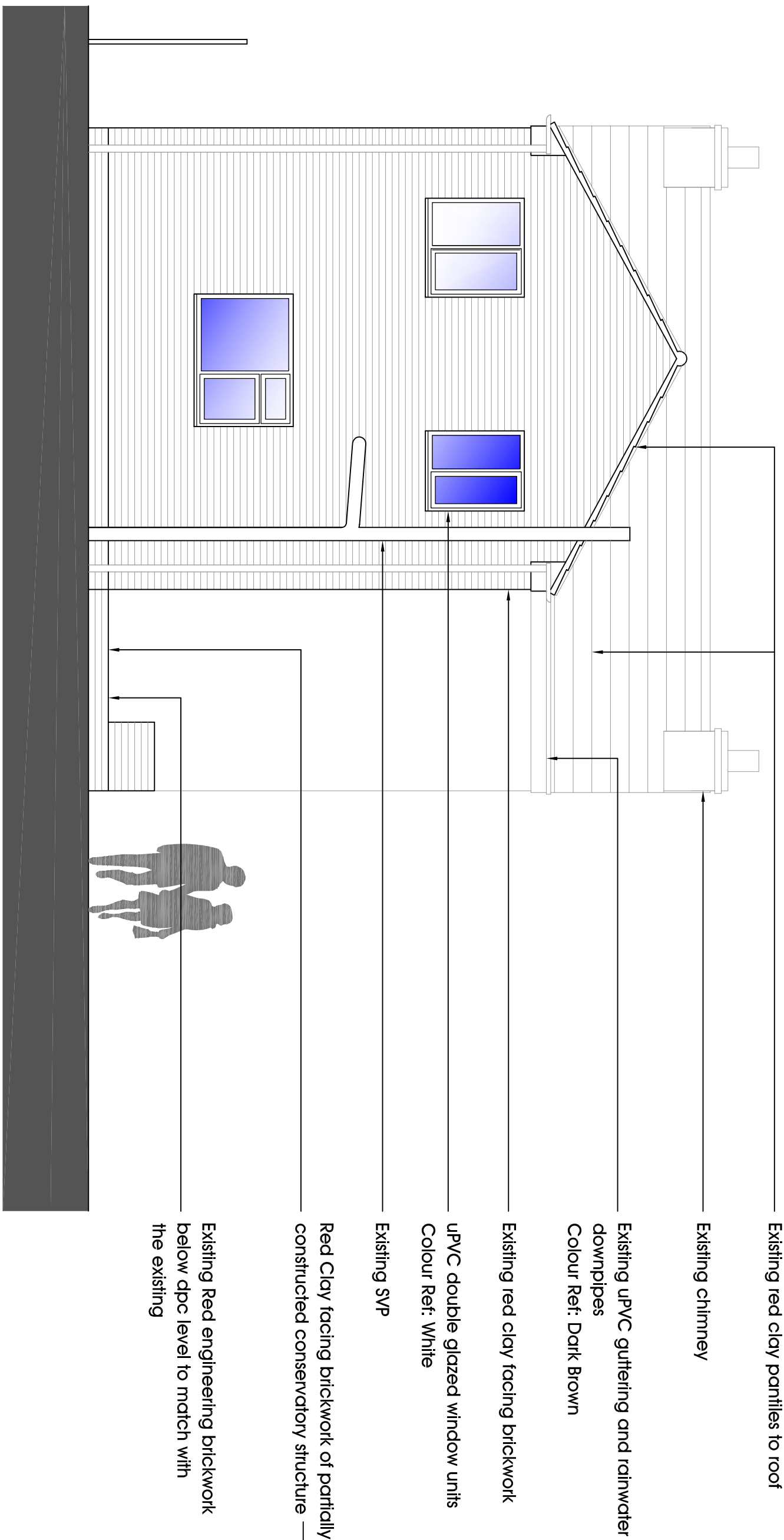
Client: Mr & Mrs A Gladwell

Project: Rear Extension - Poplar Cottages,  
Back Street, Laxton, E Yorks DN14 7TP

Title: Existing Block Plan

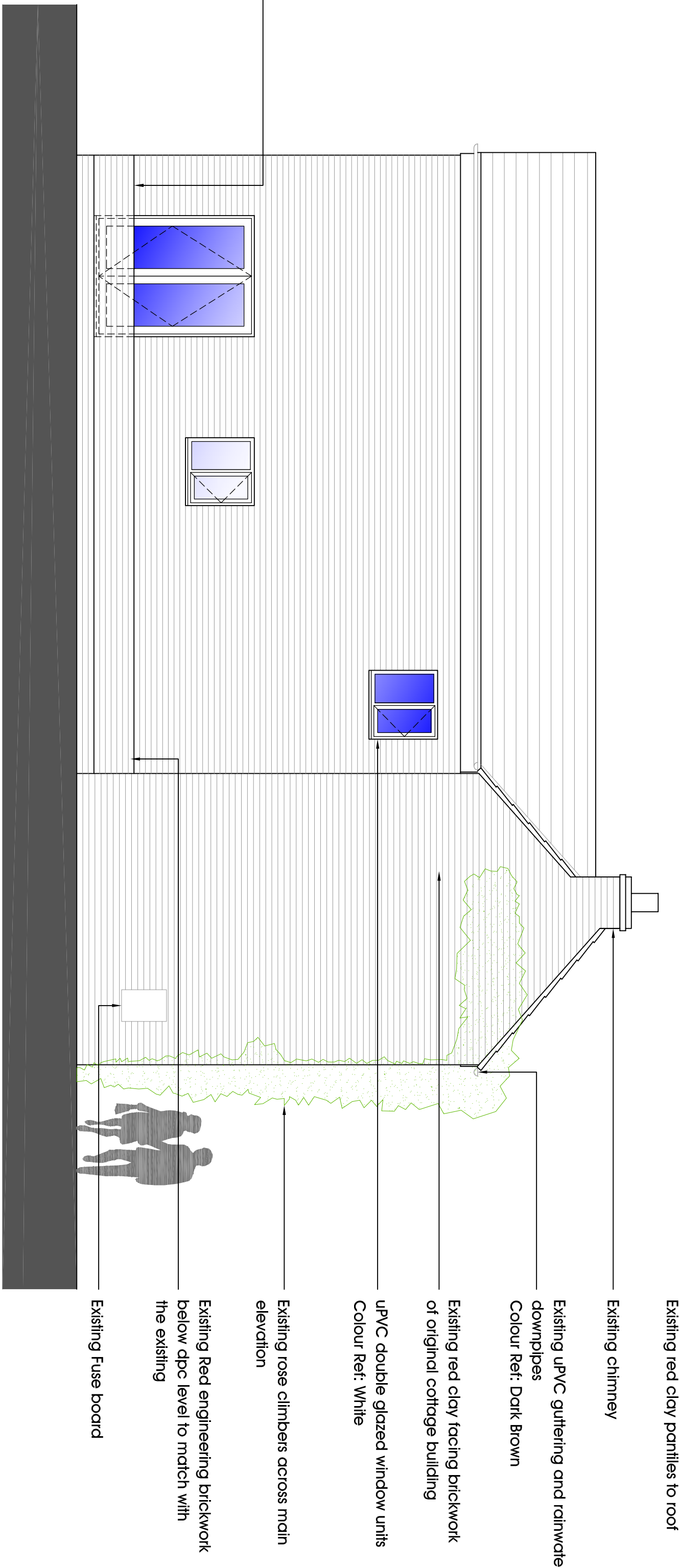
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Drawing: **170070 / 102P1**



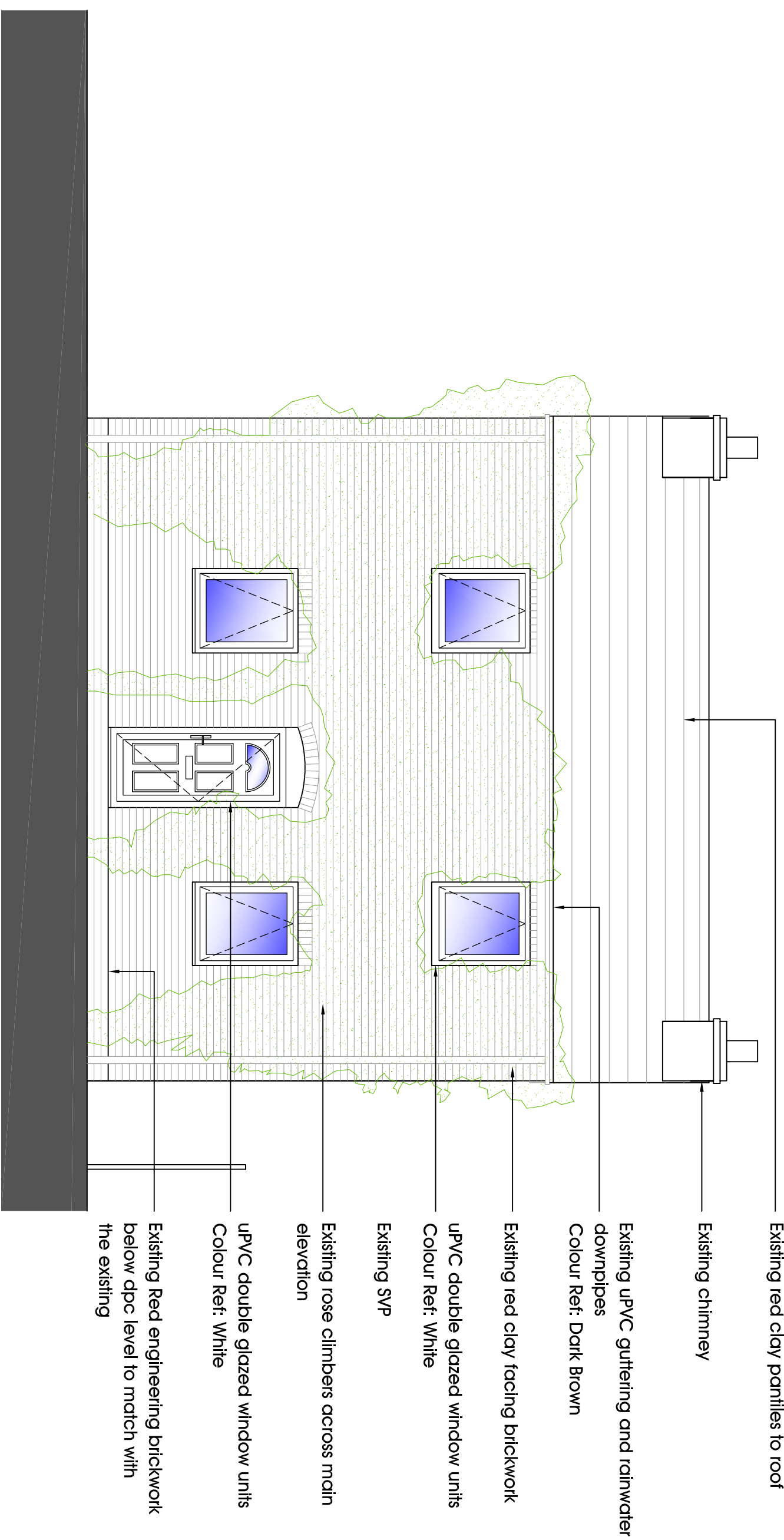
## Existing Elevation 01

Scale 1:50



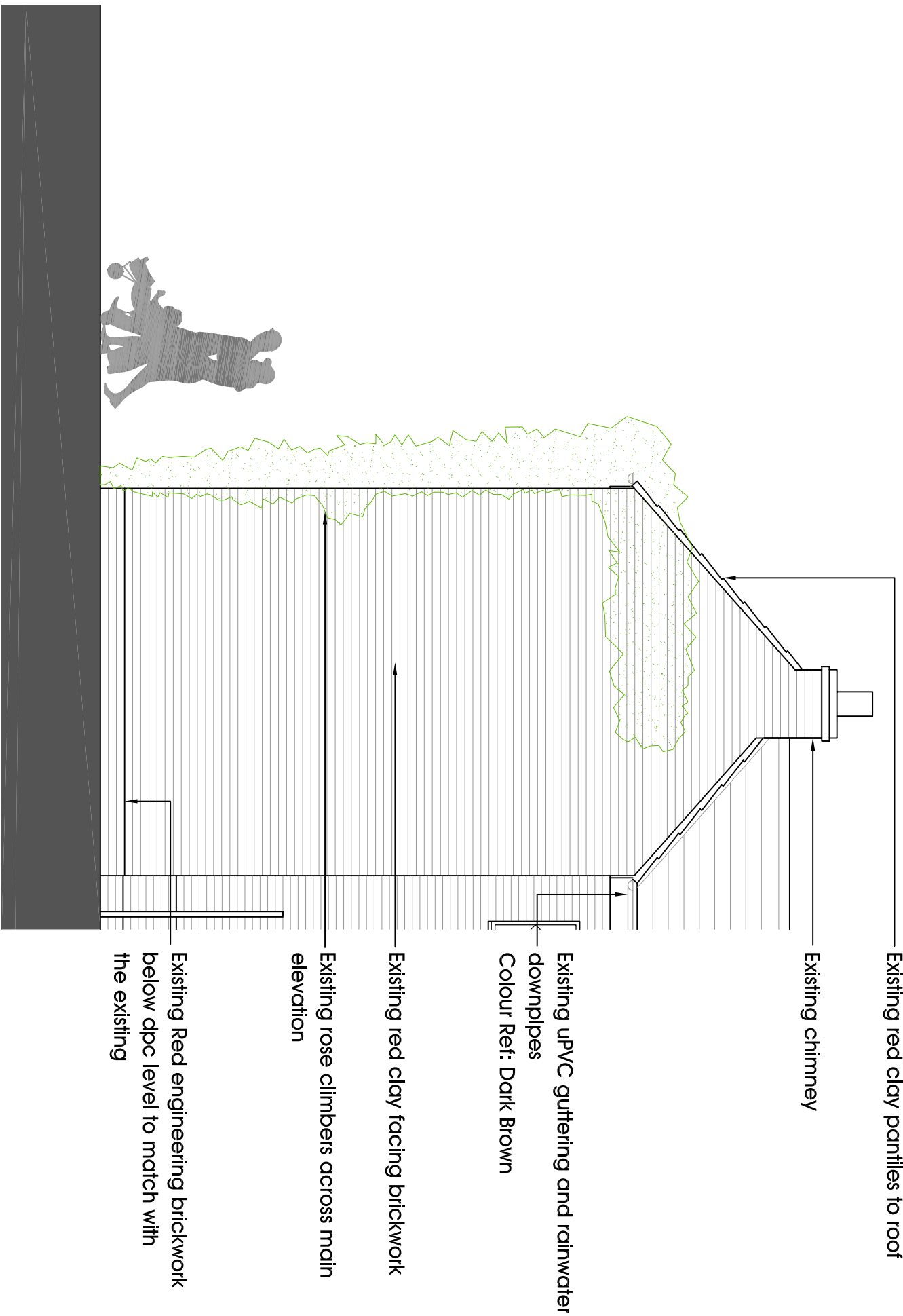
## Existing Elevation 02

Scale 1:50



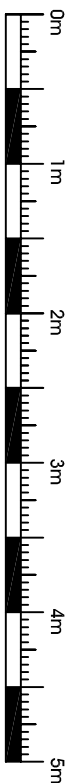
### Existing Elevation 03

Scale 1:50

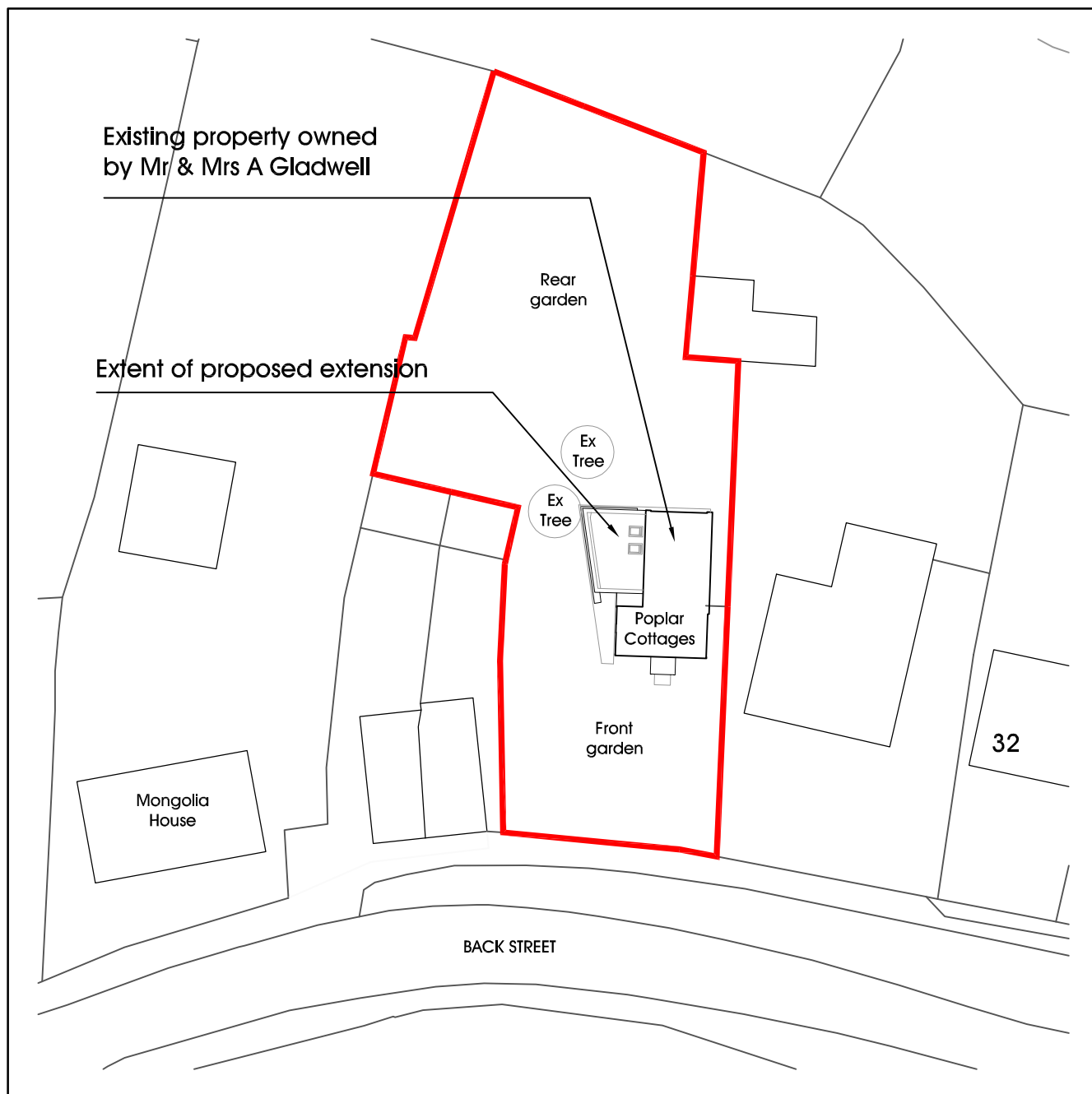


## Existing Elevation 04

Scale 1:50



# EXISTING



## Proposed Block Plan

Rev: P1 Initial drawing Issue

22.08.2017



### GNH Architecture

Design | Interiors | Visualisations | Consultancy

t: 01482 844535  
m: 07849521661  
e: Info@gnharchitecture.com

39 Strathcona Avenue, Hull HU5 4AE

Client: Mr & Mrs A Gladwell

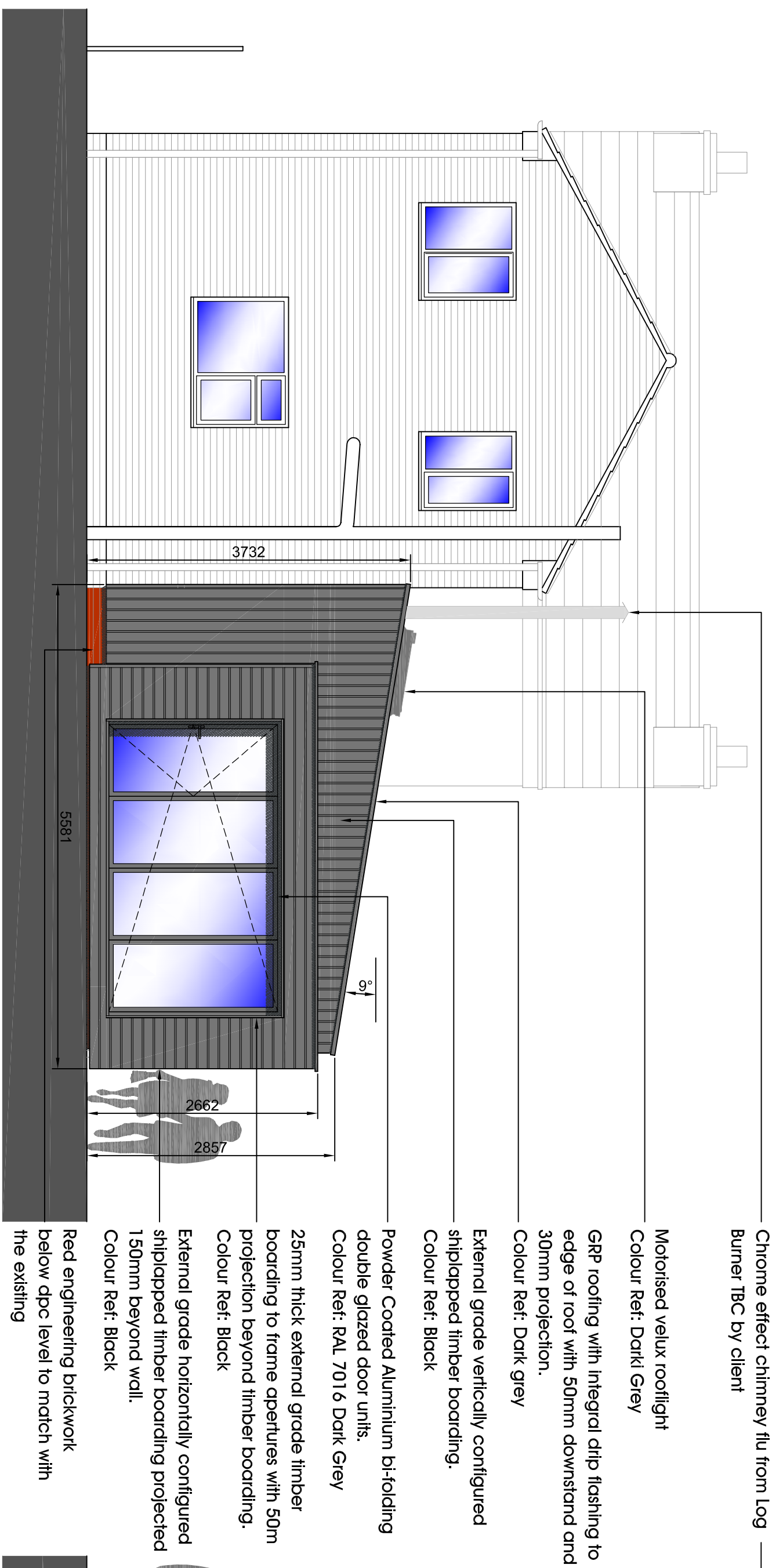
Project: Rear Extension - Poplar Cottages,  
Back Street, Laxton, E Yorks DN14 7TP

Title: Proposed Block Plan

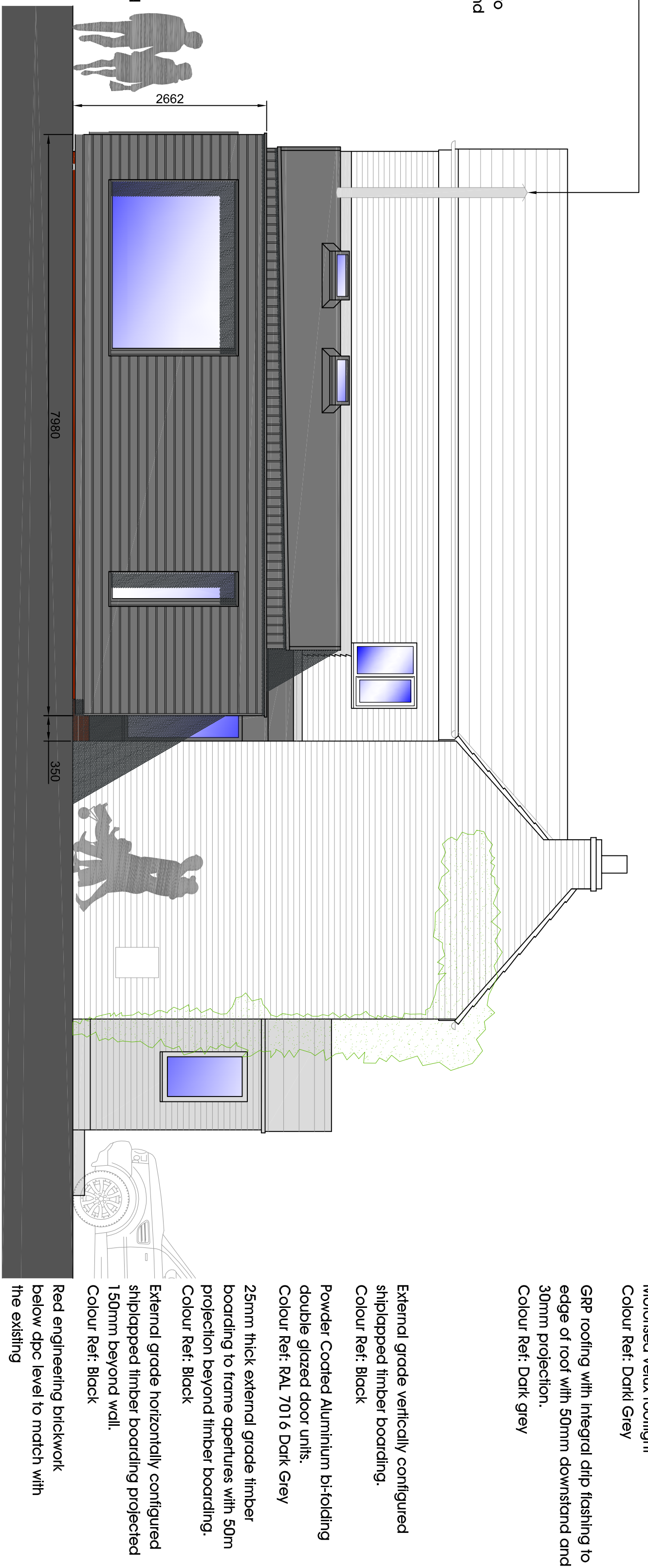
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Drawing: **170070 / 107P1**

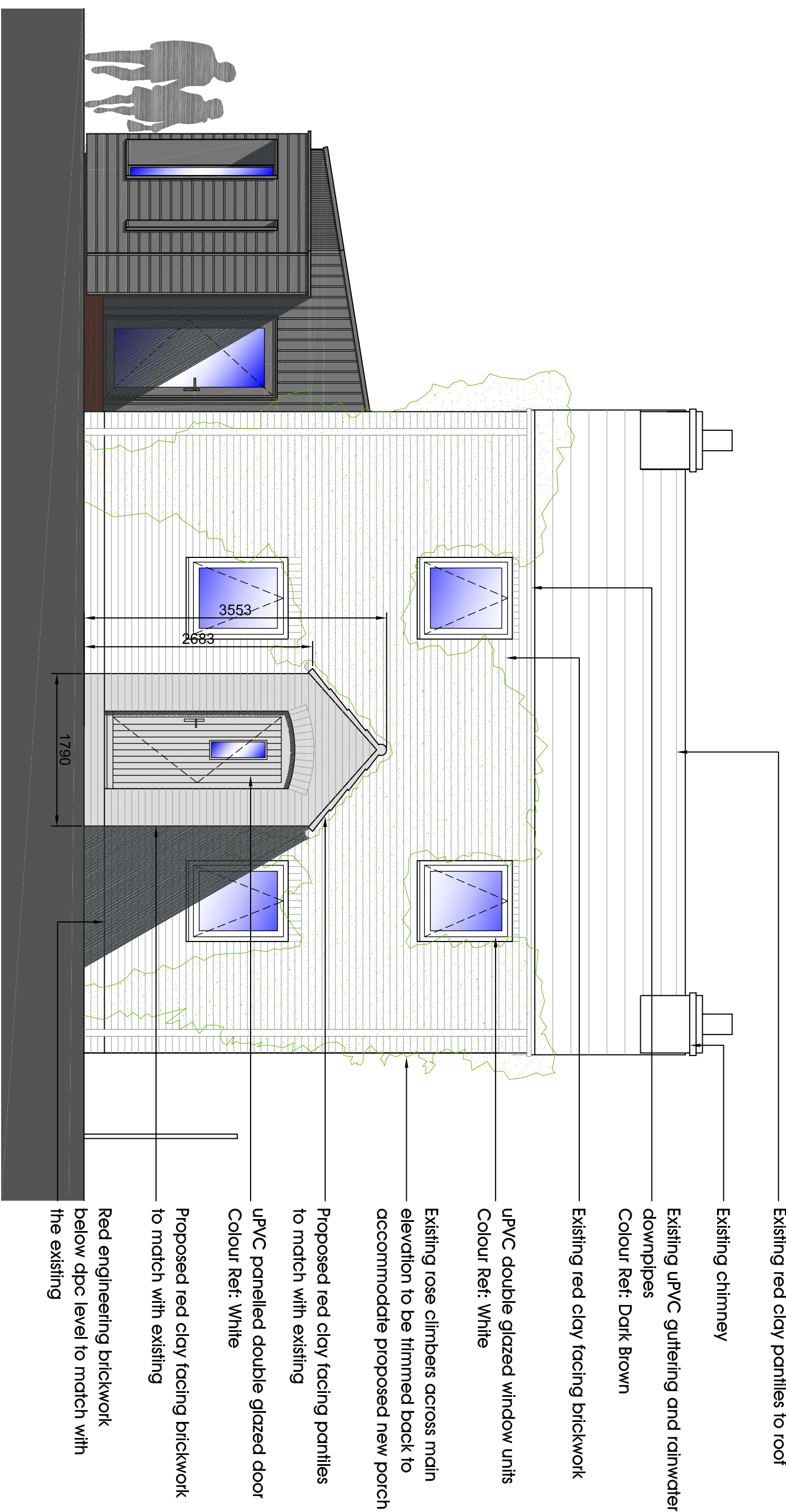




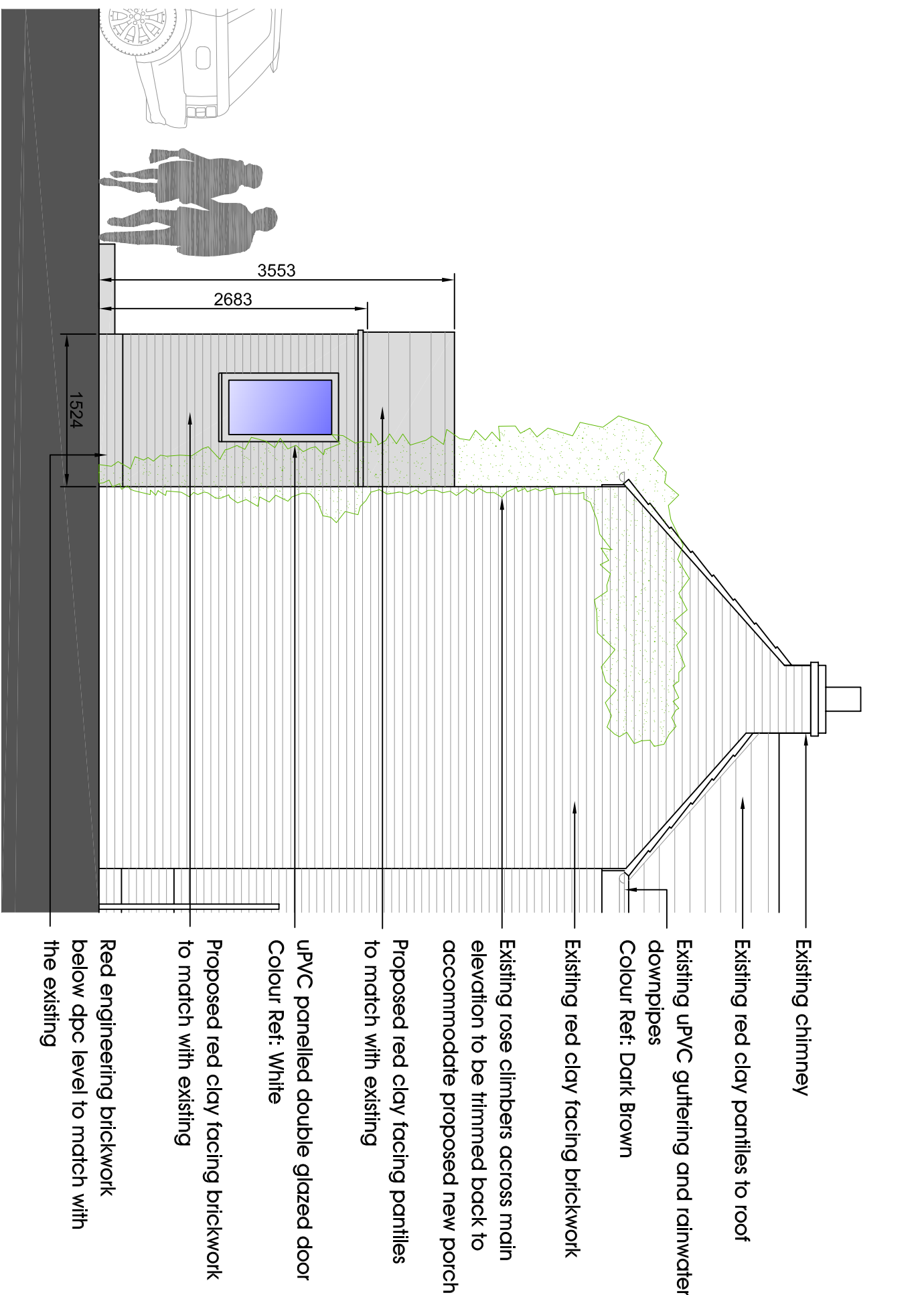
**Proposed Elevation 01**  
Scale 1:50



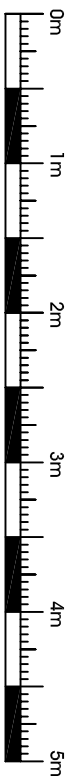
**Proposed Elevation 02**  
Scale 1:50



**Proposed Elevation 03**  
Scale 1:50



**Proposed Elevation 04**  
Scale 1:50



# PROPOSED



Application for tree works: works to trees subject to a tree preservation order (TPO)  
 and/or notification of proposed works to trees in a conservation area.

### Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting [www.planningportal.gov.uk/apply](http://www.planningportal.gov.uk/apply)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

You must use this form if you are applying for work to trees protected by a tree preservation order (TPO). (You may also use it to give notice of works to trees in a conservation area).

It is important that you read the accompanying guidance notes before filling in the form. Without the correct information, your application / notice cannot proceed.

1. Applicant Name and Address	2. Agent Name and Address
Title: <input type="text" value="MR"/> First name: <input type="text" value="JOHN"/>	Title: <input type="text" value="MISS"/> First name: <input type="text" value="KATRINA"/>
Last name: <input type="text" value="SWEETING"/>	Last name: <input type="text" value="FOTHERGILL"/>
Company (optional): <input type="text"/>	Company (optional): <input type="text" value="FOUNTAINS"/>
Unit: <input type="text"/> House number: <input type="text"/> House suffix: <input type="text"/>	Unit: <input type="text"/> House number: <input type="text"/> House suffix: <input type="text"/>
House name: <input type="text" value="DAIRY FARM"/>	House name: <input type="text" value="ALLIANCE HOUSE"/>
Address 1: <input type="text" value="SALTMARSH"/>	Address 1: <input type="text" value="CHURCH ST"/>
Address 2: <input type="text"/>	Address 2: <input type="text" value="HUNSLY"/>
Address 3: <input type="text"/>	Address 3: <input type="text"/>
Town: <input type="text" value="GOOLE"/>	Town: <input type="text" value="LEEDS"/>
County: <input type="text" value="EAST RIDING"/>	County: <input type="text" value="WEST YORKS"/>
Country: <input type="text"/>	Country: <input type="text"/>
Postcode: <input type="text" value="DN14 7RX"/>	Postcode: <input type="text" value="LS10 2AZ"/>



### 3. Trees Location

If all trees stand at the address shown in Question 1, go to Question 4. Otherwise, please provide the full address/location of the site where the tree(s) stand (including full postcode where available)

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (if known):

If the location is unclear or there is not a full postal address, either describe as clearly as possible where it is (for example, 'Land to the rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road') or provide an Ordnance Survey grid reference:

Description:

### 4. Trees Ownership

Is the applicant the owner of the tree(s): ☒ Yes ☐ No  
If 'No' please provide the address of the owner (if known and if different from the trees location)

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

Telephone numbers

Country code:  National number:  Extension number:

Country code:  Mobile number (optional):

Country code:  Fax number (optional):

Email address (optional):

### 5. What Are You Applying For?

Are you seeking consent for works to tree(s) subject to a TPO? ☒ Yes ☐ No

Are you wishing to carry out works to tree(s) in a conservation area? ☐ Yes ☒ No

### 6. Tree Preservation Order Details

If you know which TPO protects the tree(s), enter its title or number below

### 7. Identification Of Tree(s) And Description Of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out. Continue on a separate sheet if necessary. You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work. Where trees are protected by a TPO, please number them as shown in the First Schedule to the TPO where this is available. Use the same numbers on your sketch plan (see guidance notes).

Please provide the following information below : tree species (and the number used on the sketch plan) and description of works. Where trees are protected by a TPO you must also provide reasons for the work and, where trees are being felled, please give your proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.

E.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with 1 standard ash in the same place.

PLEASE SEE ATTACHED CONSENTS. ALL WORK IS CARRIED OUT TO BS 3998. FOUNTAINS ARE WORKING ON BEHALF OF NORTHERN POWER GRID.



## 7. Identification Of Tree(s) And Description Of Works continued ...

[illegible]

**Additional information may be attached to electronic communications or provided separately in paper format.**

A sketch plan clearly showing the position of trees listed in Question 7 must be provided when applying for works to trees covered by a TPO. A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes). It would also be helpful if you provided details of any advice given on site by an LPA officer.

Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application must be accompanied by the necessary evidence to support your proposals. (See guidance notes for further details)

1. **Condition of the tree(s)** - e.g. it is diseased or you have fears that it might break or fall:  
If YES, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert. ☐ Yes ☒ No

2. **Alleged damage to property** - e.g. subsidence or damage to drains or drives.  
If YES, you are required to provide for:
- ☐ Yes ☒ No

### *Subsidence*

A report by an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals. Also a report from an arboriculturist to support the tree work proposals.

*Other structural damage (e.g. drains, walls and hard surfaces)*

Written technical evidence from an appropriate expert, including description of damage and possible solutions.

### Documents and plans (for any tree)

Are you providing separate information (e.g. an additional schedule of work for Question 7)? ☒ Yes ☐ No

If YES, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application.  
If they are being provided separately from this form, please detail how they are being submitted.

CONSENTS, 360083, 360084, 360093. MAP PROVIDED BY EAST RIDING COUNCIL SHOWING AREA COVERED BY T.P.O.s. MAP SHOWING H.V NETWORK + POSITION OF WORK.



### 9. Authority Employee / Member

With respect to the Authority, I am:

- (a) a member of staff                      (c) related to a member of staff  
(b) an elected member                      (d) related to an elected member

Do any of these statements apply to you?

☐ Yes

☒ No

If Yes, please provide details of the name, relationship and role

### 10. Application For Tree Works - Checklist

Only one copy of the application form and additional information (Question 8) is required. Please use the guidance and this checklist to make sure that this form has been completed correctly and that all relevant information is submitted. Please note that failure to supply precise and detailed information may result in your application being rejected or delayed. You do not need to fill out this section, but it may help you to submit a valid form.

#### Sketch Plan

- A sketch plan showing the location of all trees (see Question 8) ☐

#### For all trees

(see Question 7)

- Clear identification of the trees concerned ☐
- A full and clear specification of the works to be carried out ☐

#### For works to trees protected by a TPO

(see Question 7)

Have you:

- stated reasons for the proposed works? ☐
- provided evidence in support of the stated reasons? in particular:
  - if your reasons relate to the condition of the tree(s) - written evidence from an appropriate expert ☐
  - if you are alleging subsidence damage - a report by an appropriate engineer or surveyor and one from an arboriculturist. ☐
  - in respect of other structural damage - written technical evidence ☐
- included all other information listed in Question 8? ☐

### 11. Declaration - Trees

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24.8.17.

(This date must not be before the date of sending or hand-delivery of the form)

### 12. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

### 13. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

017

07826 914922.

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

katrina.fortmeigill@fantainsgroup.co.uk

Electronic communication - If you submit this form by fax or e-mail the LPA may communicate with you in the same manner.

(Please see guidance notes)



## Tree and Vegetation Clearance Consent Form

Fountains is contracted to carry out vegetation management around Northern Powergrid Ltd powerlines

**fountains**

an OCS Group Company

SID

3	6	0	0	8	3
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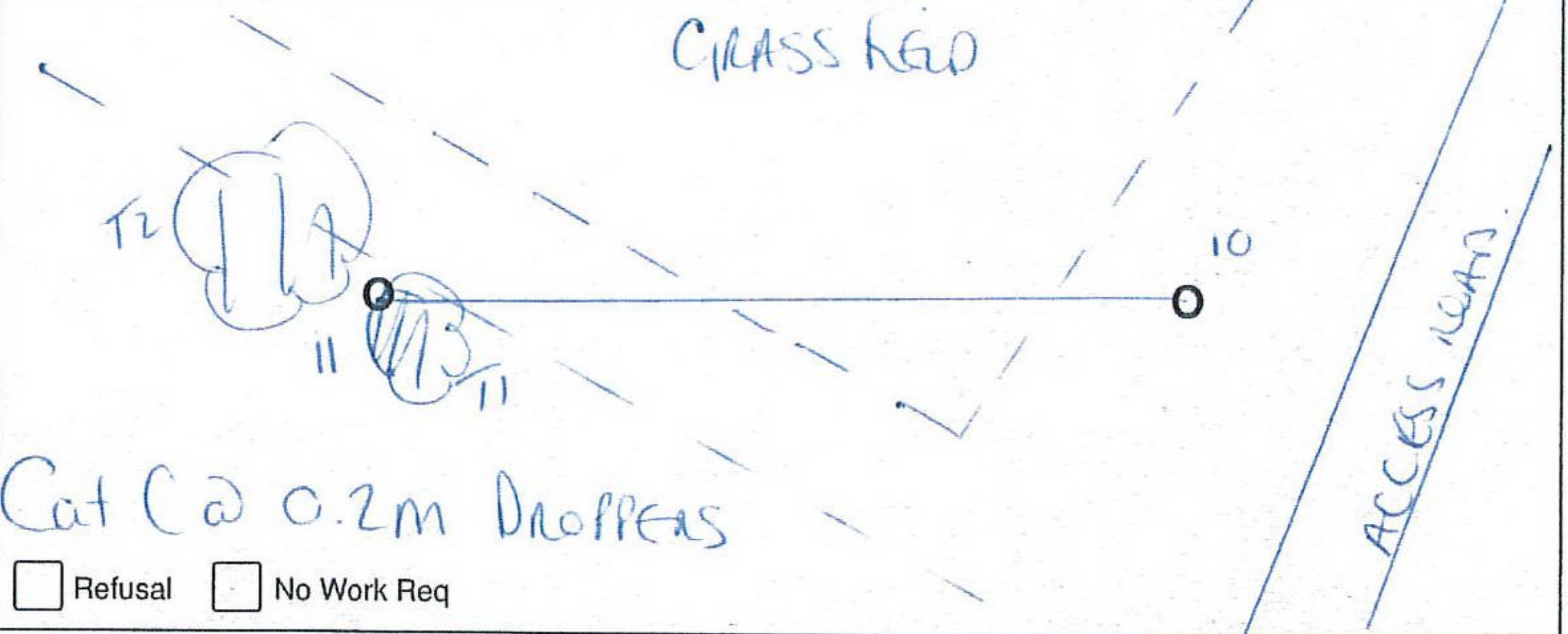
Zone:  Voltage:  Feeder:

SD Req. ☐ Yes ☒ No Breach LZ ☐ Yes ☒ No Breach VZ ☒ Yes ☐ No  
 Distance to Conductor  •  m Veg Position ☐ SU ☐ U ☐ O ☒ A Asset Clearance Req. ☐ Yes ☒ No

☐ Traffic Management  
☐ Large Saw  
☐ Lowering Kit  
☐ 4 x 4 MEWP  
☒ Tracked Chipper  
☐ Turfer Winch

Team Hours  
 (3 man team)  
 Work Prescription  
 Category

Site plan-identifying location of tree work assessed and access to site



**Landowner:** Please indicate if there are any hazards on site that our teams need to be aware of. Please detail on site specific risk assessment

Total Service Lines  Affected Service Lines

Line / pole / tower refs	Tree No.	Tree Species	Specification and outline method statement / Access / Tidy up	Required Clearance (m)
60379 11-10	1	Syc	FELL SELF SET SYCS	G
	2	OAK	SIDE PRUNE UPPER BRANCHES ON MATURE OAK TO CAN 3-4m.  BRASH! CHIP ON SITE  ACCESS: from DAIRY FARM - GIVE JOHN A CALL ON DAY.	3-4

**Environment:** Please tick the relevant boxes to identify any statutory designations you are aware to be in place affecting proposed tree work. Any relevant bodies will be informed and consulted

Tree Preservation Order ☒ Special Area of Conservation ☐ Special Protection Area ☐ Site of Special Scientific Interest ☐  
 National Nature Reserve ☐ RAMSAR Site ☐ Nesting Birds ☐ Other ☐

**Approval:** I agree to Fountains, authorised contractors engaged by Northern Powergrid Ltd carrying out tree cutting on my land to the schedule detailed above. A date for the tree works will be agreed with you. The work will be carried out at no cost to you

First Name:  +  Please fill the address section out in CAPITAL letters  
 Surname:  Date:   
 House Number:  Address:   
  
 Postcode:  Tel:  Tel 2:   
 Email:

Authorised SID  Signed

In the event of any queries please contact -

Consenter Name:  Tel:



Send Form













## NPG Span Viewer





# Not Set

Not Set



Scale 1:5,000

m 0 25 50 100 150 200 250 300 350 400

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Organisation	ERYC
Department	Planning
Comments	Not Set
Date	17 August 2017
PSMA Number	100023383



Application for listed building consent for alterations, extension or demolition of a listed building.  
Planning (Listed Buildings and Conservation Areas) Act 1990

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.  
If you require any further clarification, please contact the Authority's planning department.

**1. Applicant Name, Address and Contact Details**

Title:	Mrs	First Name:	Kate	Surname:	Whyte
Company name:					
Street address:	Saltmarshe Hall, West Lane				
Telephone number:					
Mobile number:					
Town/City:	SALTMARSHE				
Fax number:					
Country:					
Email address:					
Postcode:	DN14 7RX				
Are you an agent acting on behalf of the applicant?					
<input checked="" type="radio"/> Yes <input type="radio"/> No					

**2. Agent Name, Address and Contact Details**

Title:	Mr	First Name:	Hugh	Surname:	Mackay
Company name:	Powell Tuck Associates				
Street address:	Powell Tuck Associates Ltd				
	6 Stamford Brook Road				
Telephone number:	02087497700				
Mobile number:					
Town/City:	LONDON				
Fax number:					
Country:					
Email address:					
Postcode:	W6 0XH				
	hmackay@powelltuckassociates.co.uk				

**3. Description of the Proposal**

Please describe the proposed works:

Internal refurbishment of first floor bedrooms and staircase, reinstatement of staircase and installation of new bathrooms all within North Wing of at Saltmarshe Hall. All works associated with the existing wedding/function venue at Hall.

Has the work already started? ☐ Yes ☒ No

#### 4. Site Address Details

28

Full postal address of the site (including full postcode where available)

Description:

House:  Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference  
(must be completed if postcode is not known):

Easting:

Northing:

#### 5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

☒ Yes ☐ No

#### 6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:  First name:  Surname:

Reference:

Date (DD/MM/YYYY):  (Must be pre-application submission)

Details of the pre-application advice received:

We walked round house with the planning officer and explained in detail the proposal on a room by room basis. Advice received was to proceed with making Listed Building Application only as the works are internal and do not affect the external appearance of the property. Much of the works involves removing or reinstating finishes and items applied or taken away during renovation works carried out in the 1970's.

#### 7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

#### 8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

#### 9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

## 9. Materials

29

### Ceiling - description:

Description of *existing* materials and finishes:

Plaster

Description of *proposed* materials and finishes:

Plaster

### Internal Doors - description:

Description of *existing* materials and finishes:

Solid timber panelled doors

Description of *proposed* materials and finishes:

Solid timber panelled doors

### Internal Walls - description:

Description of *existing* materials and finishes:

Plaster or tile

Description of *proposed* materials and finishes:

Plaster or tile

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Please refer to the accompanying drawings and design statement

## 10. Demolition

Does the proposal include total or partial demolition of a listed building?

☐ Yes ☒ No

## 11. Listed building alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, will there be works to the interior of the building?

☒ Yes ☐ No

Will there be works to the exterior of the building?

☐ Yes ☒ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes ☐ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☒ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

Please refer to the attached drawings 2540 PL-002 to PL-005 & PL-010 to PL013, PL-020 to PL-022, PL-030 to PL-032, PL-040 to PL-045 and PL-050 to PL-051 for the scope of proposed works.

## 12. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know ☐ Grade I ☒ Grade II\* ☐ Grade II

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☒ No

### 13. Immunity from Listing

30

Has a Certificate of Immunity from listing been sought in respect of this building?

☐ Yes ☒ No

### 14. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

### 15. Certificates (Certificate A)

#### Certificate of Ownership - Certificate A

#### Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Title:  First name:  Surname:

Person role:  Declaration date:  ☒ Declaration made

### 16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date



# Saltmarshe Hall First Floor North Wing Refurbishment<sup>31</sup> Saltmarshe, Laxton

## Heritage Statement

August 2017



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# Saltmarshe Hall First Floor North Wing Saltmarshe, Laxton

## Heritage Statement

### EXECUTIVE SUMMARY

**Site Name:** Saltmarshe Hall  
**Address:** Saltmarshe Hall, Howden, East Yorkshire, DN14 7RX  
**Local Planning Authority:** East Riding of Yorkshire  
**County:** East Yorkshire  
**Statutory Listing:** Grade II\* hall  
**Conservation Area:** N/A  
**Scheduled Monument:** N/A  
**Date of Property:** 1825 with later extensions and alterations  
**Report Production:** Liz Humble  
**Enquiries To:** Liz Humble  
 Director, Humble Heritage Ltd  
 14 Ashbourne Way  
 York, YO24 2SW  
 Tel: 01904 340591  
 Mobile: 07548 624722  
 Email: [contact@humbleheritage.co.uk](mailto:contact@humbleheritage.co.uk)  
 Website: [www.humbleheritage.co.uk](http://www.humbleheritage.co.uk)

**Humble Heritage Ltd is a professional built heritage and archaeological consultancy operating in the specialised area of the historic environment. The practice has extensive experience of historical and archaeological research, assessing significance and heritage impact and preparing heritage statements, archaeological desk-based assessments, statements of significance, conservation management plans and so forth. Humble Heritage Ltd provides heritage and archaeological advice on behalf of a wide variety of clients across much of England.**

Humble Heritage Ltd undertook this Heritage Statement during July-August 2017 on behalf of the owners and applicants Mr and Mrs Whyte. This assessment is intended to inform and accompany an application for listed building consent for refurbishment/re-decoration and associated alterations to the first floor of the north wing of the Grade II\* listed Saltmarshe Hall. The intention is for this area to form part of the guest accommodation associated with the wedding/function venue at the house. The works can be summarised as follows:

- General redecoration/refurbishment of existing rooms.
- Re-establishment of service stair from servants wing mezzanine floor to first floor.
- Re-establishment of service stair from ground floor to first floor.
- Installation of three en-suite shower rooms.
- Limited reconfiguration of internal partitions.
- Installation of new doors.

The focus of this report is upon the north wing itself rather than the wider house, grounds and parkland setting, although these are referenced as part of the context of the application site. This report assesses the historical development, current character and significance of the north wing, in particular its first floor, and places it in the wider context of Saltmarshe Hall and park. Documentary and cartographic materials were consulted in order to provide a summary of the historical development and significance of the application site and its setting. A visit to the site was made on 5 July 2017.



Saltmarshe Hall is a country house that was built in 1825-1828 to a Neoclassical design by architects James Pigott Pritchett and Charles Watson for the Saltmarshe family. The north wing is located at the front of the house and is visible on the approach through the immediate grounds. It was constructed in the 1820s but has been refurbished and altered in various modernisation and refurbishment campaigns since that date, in particular in and after c.1974.

This report finds that although Saltmarshe Hall is of national significance, none of the significant features and elements that strongly contribute to the special interest of the listed building will be affected in a way that would notably compromise them. No changes will result in moderate, high or substantial harm to the listed building and most changes will have a negligible or minor impact. This is because the fabric targeted for intervention is typically relatively modern in date. Furthermore, a number of the proposals will result in a beneficial heritage impact helping to restore or reinforce significance where it has been eroded. The proposals will enhance the long-term sustainability of the listed building and its communal heritage values by promoting public access and supporting the business based at the house; a business that is appropriate to the listed building.

It is considered that the proposals preserve the special interest of the listed building. As a result, they accord with the objective of Sections 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990*. It is also considered that the proposals accord with the Local Plan and those sections of the National Planning Policy Framework that relate to heritage assets and the historic environment, while bringing public benefits. This report finds no conservation grounds for refusal of consent.

## INTRODUCTION AND METHODOLOGY

1.01 This Heritage Statement has been prepared by Liz Humble (MA, MA, MCIfA, IHBC), Director, Humble Heritage Ltd, on behalf of owners and applicants Mr and Mrs Whyte, their project architects Powell Tuck Associates during July-August 2017.

1.02 The aims of this report are to:

- Inform the owners of the site and their specialist project team with respect to the significance of the first floor of the north wing at Saltmarshe Hall and the heritage implications of the proposed refurbishment works.
- To provide a tool to help the planning authority to understand the development of the application site and its significance and capacity for change.
- Assist those in the planning system advise and assess future plans for change at the site and satisfy the requirement of paragraph 128 of the National Planning Policy Framework, which indicates that applicants should provide a description of the significance of any heritage assets affected by their proposals (including any contribution made by their setting).

### Methodology

1.03 This assessment is based on a site visit made on the 5 July 2017, analysis of historic Ordnance Survey maps of the area and a series of sources – as listed in section 8 of this report. This source material includes sales particulars from 1971 and architectural drawings from 1974 both held in the Historic England Archive, the listing description, and historians Neave & Neave's research into the parkland. The East Riding SMR was consulted but no further information was available.

### Site Location

1.04 Saltmarshe Hall overlooks the River Ouse in the East Riding of Yorkshire (**figure 1**). Sited in 17 acres of parkland in a rural landscape in the parish of Laxton to the west of Saltmarshe, the house is located about 4 miles south of Howden and 25 miles from York. The north wing contains, on the ground floor, the principal entrance to the house.

### Geology and Topography

1.05 The parkland at Saltmarshe Hall lies immediately north of the River Ouse, below the raised riverbank on a flat low lying area below 5m AOD. It is surrounded by open arable fields and lies in the East Riding Landscape Character Type 4 River Corridors (Countryside Character Area – Humberhead Levels) subsection 4C River Ouse Corridor: Howden Dyke to Trent Reach. The Humber Estuary is a SSSI (Site of Special Scientific Interest) and there are trees subject to TPOs (Tree Preservation Orders) within the grounds. The bedrock is mudstones and siltstones (Mercia Mudstone) and the superficial deposits are alluvium.

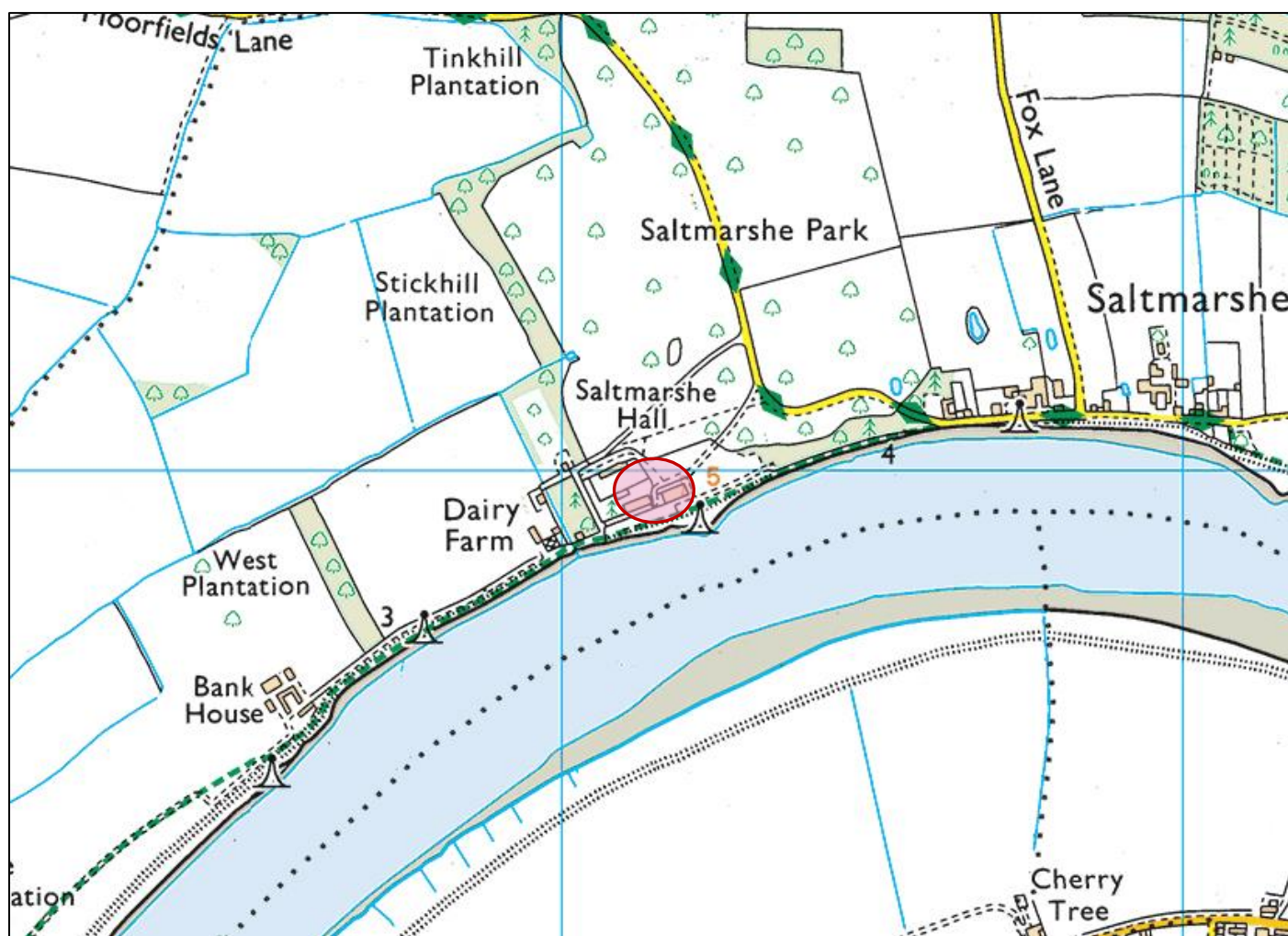


Figure 1: Location plan (house and stables shown in shaded red circle)

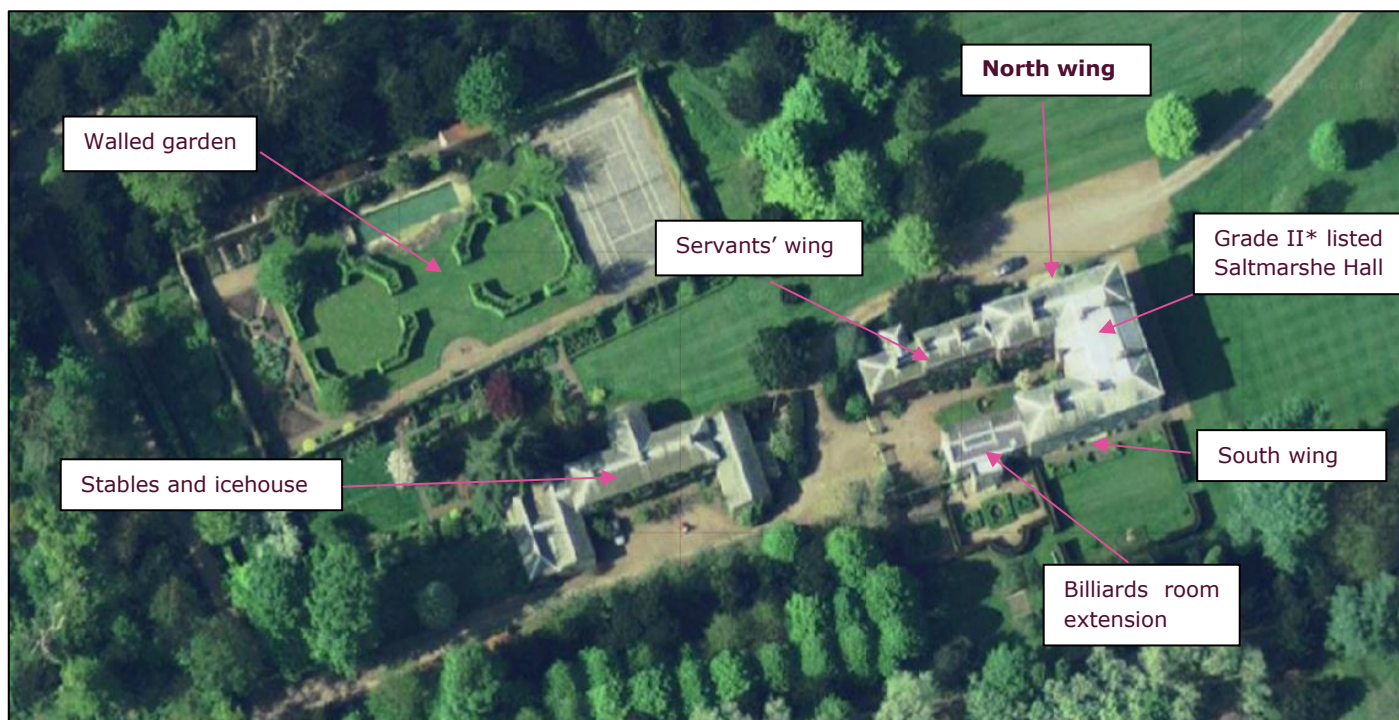


Figure 2: Aerial view of Saltmarshe Hall in its immediate garden and parkland context and with key components identified





- 2.04 In the NPPF, paragraph 17 sets out the 12 core land use principles that should underpin decision making, this includes, *'conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations'*.
- 2.05 Paragraph 128 of the NPPF states, *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contributions made by their setting'*.
- 2.06 Paragraph 132 of the National Planning Policy Framework states, *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'*.
- 2.07 Paragraphs 133 and 134 of the National Planning Policy Framework make a distinction between proposals that will lead to *'...substantial harm to or total loss of significance...'* of a designated heritage asset (paragraph 133) and proposals which will have *'...less than substantial harm...'* (paragraph 134). Paragraph 135 relates to the impact of proposed developments upon non-designated heritage assets.

### **East Riding Local Plan**

- 2.08 The East Riding Local Plan 2012-2029 is the suite of planning documents that together provide the long-term development plan for the East Riding. They are the starting point for determining planning applications and guiding investment decisions. The Strategy Document sets the overall strategic direction for the Local Plan, providing strategic policies to guide decisions on planning applications. It was adopted by the Council at its meeting on 6 April 2016.
- 2.09 The Strategy Document Policy S1: Presumption in favour of sustainable development sets out that - *'When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the East Riding of Yorkshire.'*
- 2.10 Policy ENV3: Valuing our heritage, regards heritage assets and states that -
- 'A. Where possible, heritage assets should be used to reinforce local distinctiveness, create a sense of place, and assist in the delivery of the economic well-being of the area. This can be achieved by putting assets, particularly those at risk, to an appropriate, viable and sustainable use.*
- B. The significance, views, setting, character, appearance and context of heritage assets, both designated and non-designated, should be conserved, especially the key features that contribute to the East Riding's distinctive historic character...*
- C. Development that is likely to cause harm to the significance of a heritage asset will only be granted permission where the public benefits of the proposal outweigh the potential harm. Proposals which would preserve or better reveal the significance of the asset should be treated favourably.*
- D. Where development affecting archaeological sites is acceptable in principle, the Council will seek to ensure mitigation of damage through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development.'*

### **Planning Applications**

- 2.11 A review of on-line planning applications (<https://newplanningaccess.eastriding.gov.uk>) has found three planning applications pertaining to Saltmarshe Hall.

Proposal	Reference	Date	Decision
Conversion of former servants' wing, internal and external alterations to provide guest accommodation associated with wedding/function venue	16/03657/PLB	2017	Approved
Installation of 2no. biomass boilers and associated flues at the stables	14/02520/PLB	2014	Approved
Additional use of hall and grounds as private residence and as a wedding/function venue with associated guest sleeping accommodation.	13/00268/PLF	2013	Approved

## HISTORY OF THE SITE

- 3.01 Saltmarshe Hall was built by the Saltmarshe family in the 1820s. In their *History and Topography of the City of York*, Sheahan and Whellan (1856) state:

*'Saltmarshe Township Area 1,190 acres population 144 souls rateable value 1,092. The family of Saltmarshe have flourished here since the time of the Norman Conquest and most probably assumed their name from the place. Allen says that Sir Lionel Saltmarshe lived in the reign of Harold and did homage to William the Conqueror who knighted him at the Castle of Knore Nov 14 1067 where he gave him under the royal letters patent the lordship of Saltmarshe<sup>1</sup>.*

- 3.02 The settlement was referred to as *Saltmerse* in the Domesday Book when granted as part of Howdenshire to the Bishop of Durham by William the Conqueror. In the later Middle Ages Neave & Neave (2013) have noted that the Saltmarshe family amassed a considerable estate, but in the late 16th and early 17th centuries much land was sold. The estate was built up again in the 18th century. The Saltmarshe family apparently had a hall close to the site of the present one in the Middle Ages (possibly the site of 'Old Hall' shown on the first edition Ordnance Survey map). This had been abandoned by about 1700, and the family had moved to a property closer to Saltmarshe hamlet. Philip Saltmarshe died in 1791 and the estate passed to his son, also Philip (1780-1846) who created the landscape park from 1805. A couple of rough sketch plans, one on paper watermarked 1805, show Saltmarshe's proposed layout of the park and plantations (plans in private collection referenced by Neave & Neave 2013). Gradually parkland trees were planted, fences removed and arable laid to grass. As part of these improvements Philip Saltmarshe obtained permission to build a new road through the park, located east of the then existing one, which was too close to the site of his proposed new house. Accounts show the new road was built 1819-20, and the old one removed in 1823 shortly before the new family house was built (East Riding Archive Service, DDSA/1055). According to sales particulars (dated 1971) the ground was raised in 1819 to form a more commanding position for the new house.
- 3.03 Philip Saltmarshe built the current Saltmarshe Hall in 1825-1828 and the stables/coach house in 1840-1842. Saltmarshe Hall was designed by architects James Pigott Pritchett and Charles Watson. A billiard room was added to the south front in 1859 by J.B. and W. Atkinson and the servants' wing extended in two phases in the mid-late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Within the grounds the detached stables/coach house with attached ice house were also designed by Pritchett and a wooden game larder, square with hipped roof and louver, dates from the early to mid-19<sup>th</sup> century according to Pevsner & Neave (2005).
- 3.04 Sheahan and Whellan (1856) write: *'The present representative of this ancient family Philip Saltmarshe Esq whose seat is here is the chief proprietor of the soil. His fine mansion was built by his father of the same name who died in 1846 and stands in a well wooded lawn and neat pleasure grounds on the north bank of the Ouse. The prospect from the house is beautiful. The Village which was much improved by the late Mr Saltmarshe is very pleasantly situated about 4 miles SE of Howden and opposite to Reedness on the other side of the Ouse to which there is a ferry at this place. The School is endowed with 20s per annum and is chiefly supported by Mrs Saltmarshe. The poor have other charitable bequests amounting to about 9 per annum.'*

<sup>1</sup> This early history of the Saltmarshe family is also given by Thomas Langdale writing in 1822.



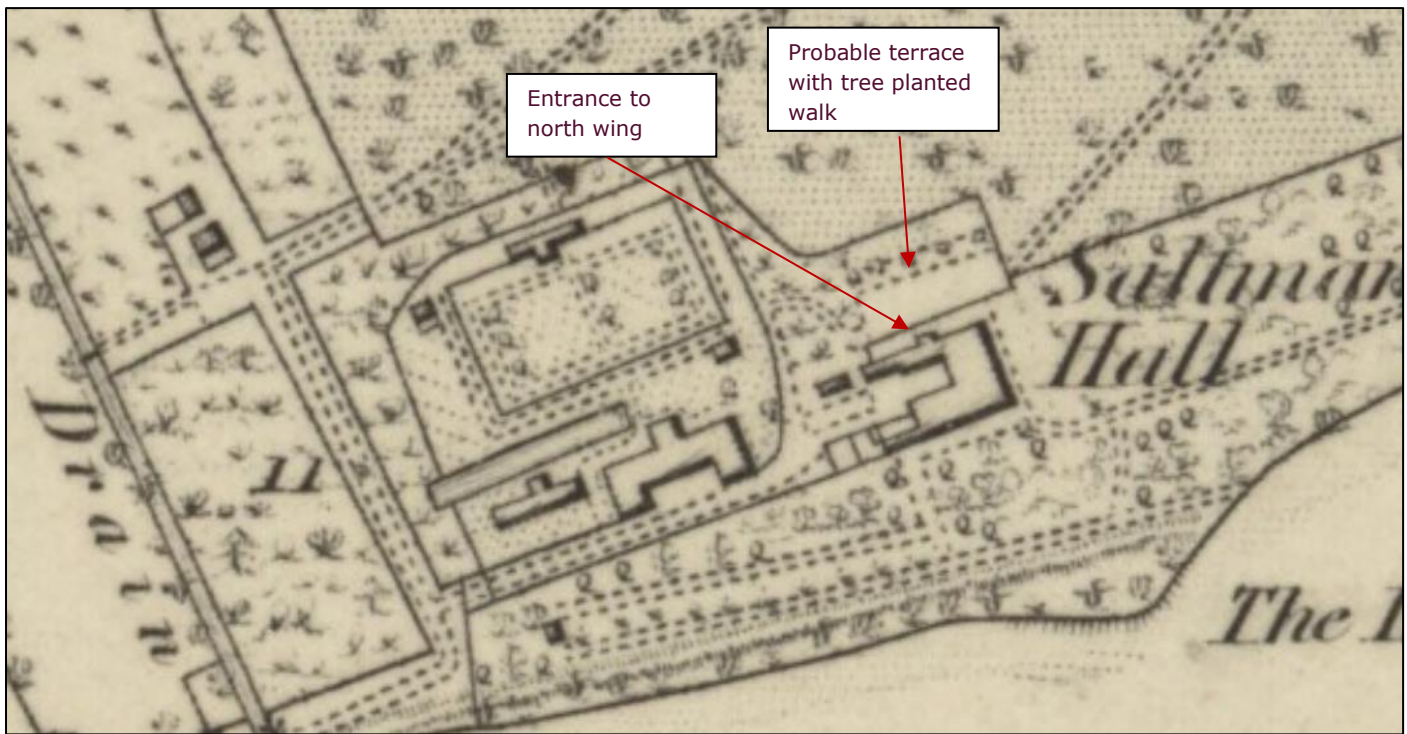


Figure 4: Ordnance Survey map, 1853-1855

3.05 The Ordnance Survey map extract from 1853-1855 (**figure 4**) records Saltmarsh Hall, including the servants' wing, billiards room, stables, icehouse, walled garden etc set within a landscape park. The north wing is shown on the first edition Ordnance Survey map, although the area before it, currently a forecourt for car parking, is formed from an enclosure, presumably a terrace. At first glance this appears rather odd as this is the principal entrance to the hall but was likely a low wall to hold urns and statues rather than a more substantial feature.

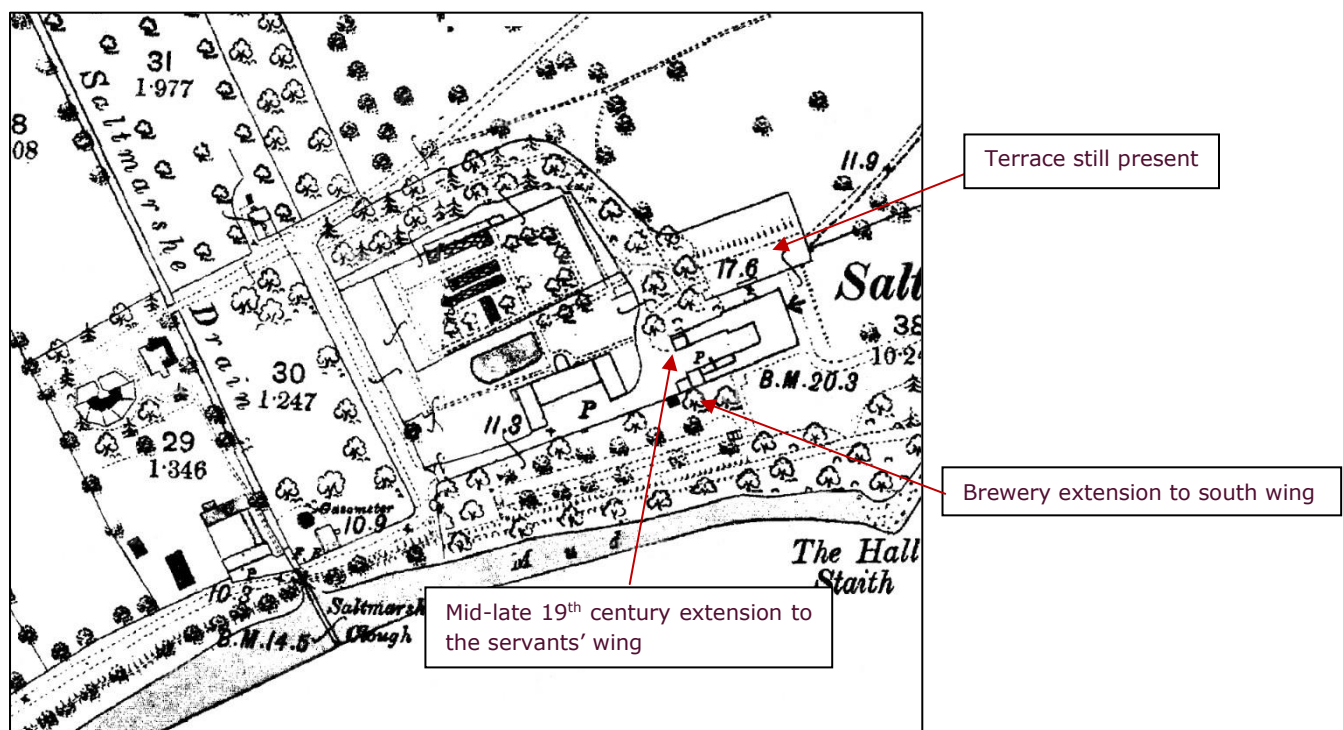


Figure 5: Ordnance Survey map, 1888-1890

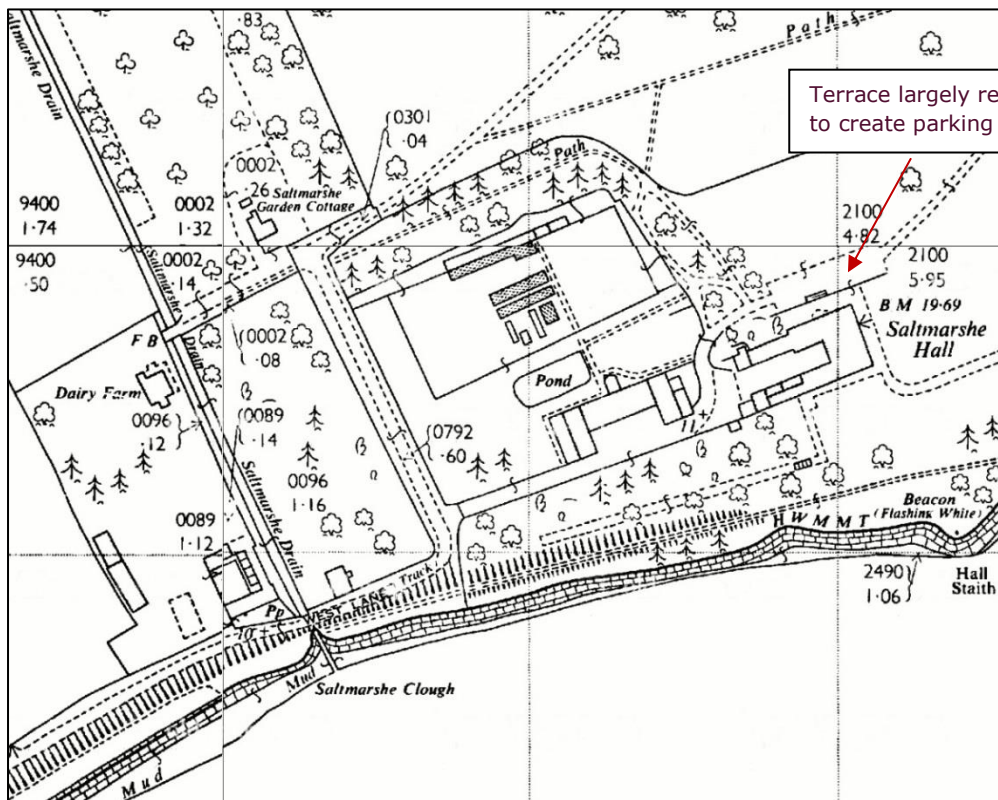


Figure 6: Ordnance Survey map, 1965 (above) and Saltmarshe Hall captured in c.1952, which shows the terrace outside the north front (below)





- 3.06 The last member of the Saltmarshe family, Captain Philip Saltmarshe, died in 1970. The Saltmarshe estate was offered for sale by auction in 1971 by Jackson-Stops & Staff. The Saltmarshe Estate comprised 2,282 acres at this date and included the hall set in its grounds and a 75 acre park, 12 arable and stock farms, the hamlet of Saltmarshe and much of Laxton village, with almost 100 acres of dispersed woodlands (sales particulars 1971). The sales particulars describe the first floor as bedrooms (8 in total) with two dressing rooms, a bathroom and a separate WC. Of these the north wing (running east to west) contained the following:
- Bedroom with alcove and built in cupboard (i.e. room 1.09 on the 'as existing' floor plan).
  - Separate WC and bathroom with bath, wash basin and cupboard (possibly room 1.07-1.08 or 1.06)
  - Landing to secondary stairs (room 1.05).
  - Bedroom with fitting cupboards (room 1.04).
  - Bedroom with fireplace and built in cupboards (room 1.03).
- 3.07 In 1974, Philip and Sally Bean purchased the hall and about 17 acres, which include about 7 acres of the old park. Neave & Neave record that: *'A lime avenue in the gardens was planted in the late 20th century to replace elms lost to Dutch Elm disease. (Inf. from Sally Bean). Much of the former parkland, now in separate ownership, has been ploughed up, although some trees have been retained and all the former park, except the easternmost fields along Fox Lane comprising 40 acres (16 ha) is marked as parkland on a current Ordnance Survey map (see below p. 10). The short avenue of chestnuts on the road through the park is a recent addition to the landscape. The perimeter plantations survive.'*
- 3.08 Following their purchase, the new owners' commissioned architect Francis F. Johnson & partners to survey the house 'as existing' and also to set out a series of proposed changes. From the 1970s the house has gone through three main periods of refurbishment. These have been summarised by Powell Tuck Associates as follows:
- c.1974: extensive refurbishment and internal and external alterations, including -
- Demolition of brewery extension to the south west wing.
  - Removal of internal service stair from ground to first floor in north wing.
  - Removal of mezzanine level connection to servants wing.
  - Infill of floor of former server.
  - Installation of boiler to lower ground floor.
  - Concrete topping to rooms on southern side of lower ground floor.
  - Relocation of kitchen to ground floor.
  - Refurbishment and creation of new window openings to the billiard room.
  - WC formed within stairwell of former service stair with creation of new window opening.
  - Redecoration and refurbishment of ground and first floor.
- 2013 – (13/00268/PLF) refurbishment associated with additional use of hall and grounds as private residence and as a wedding/function venue with associated guest sleeping accommodation.
- 2017 – (16/03657/PLB & 16/03656/PLF) conversion of former servants' wing, internal and external alterations to provide guest accommodation associated with wedding/function venue. Works were mainly focused on the ground and mezzanine floors and include:
- Installation of tie bars to stabilise structure of wing.
  - Refurbishment of roof.
  - Internal reconfiguration of servants' sleeping quarters to form six additional guest bedrooms and en-suite shower rooms.
  - Installation of new stair.
  - New services installation.
- 3.09 'As existing' and 'as proposed' plans from 1974 showing the application site are reproduced below (**figures 7-10**). The actual scheme as implemented (and seen in the historic fabric today) varies in many respects from that proposed.



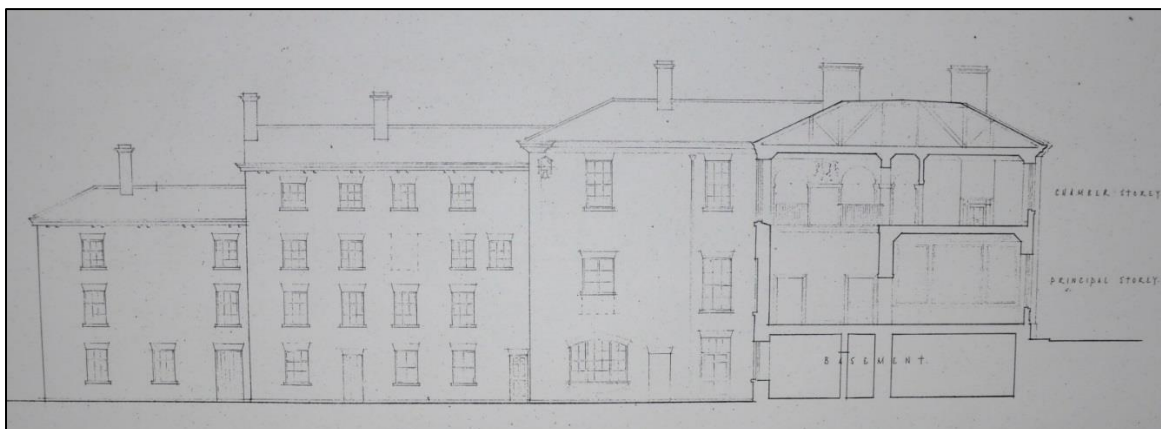


Figure 7: Courtyard elevation, 1974

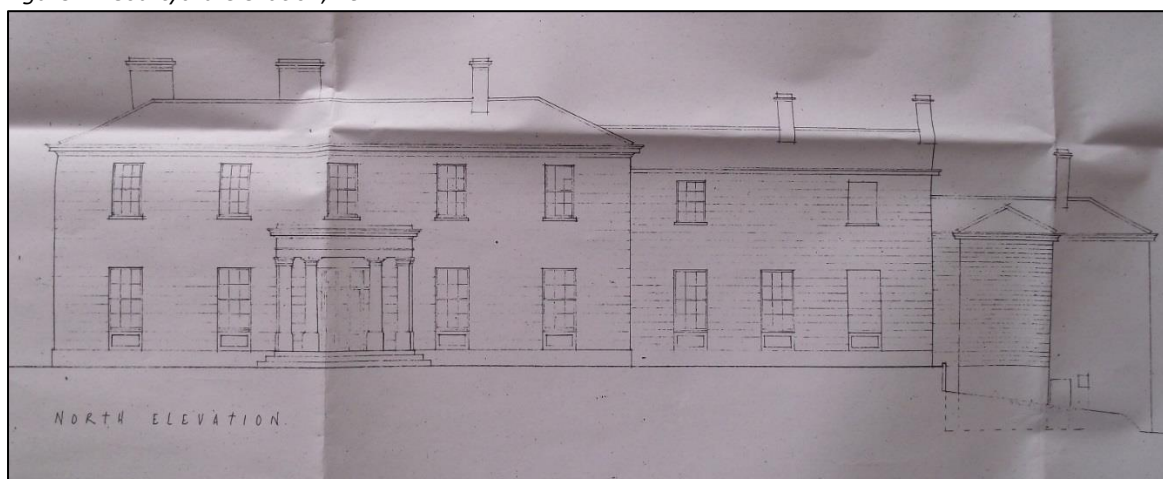


Figure 8: North elevation, 1974

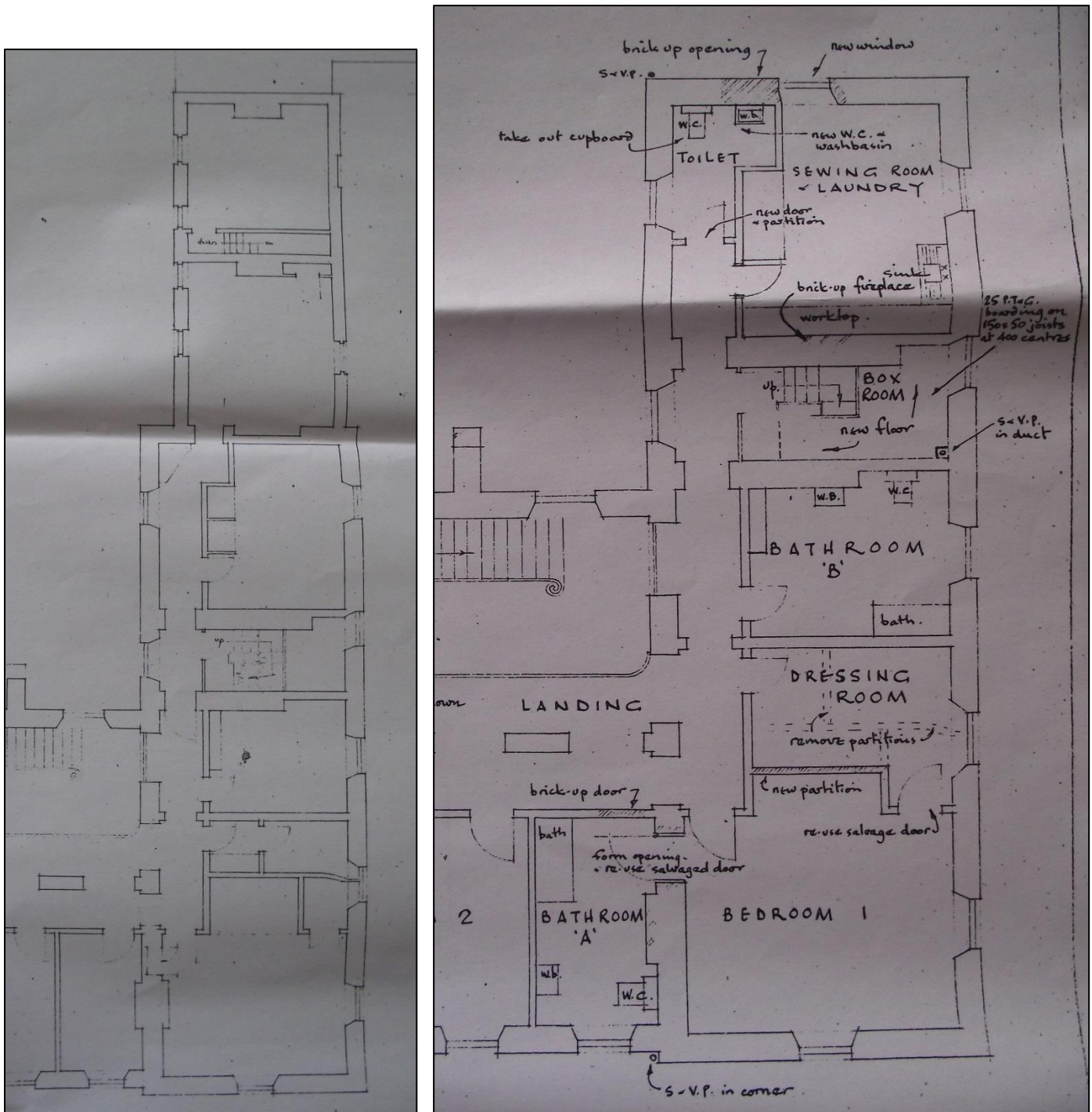


Figure 9 & 10: As existing (left) and as proposed (right) plans of the first floor north wing, Francis F. Johnson, 1974



## DESCRIPTION OF THE SITE

- 4.01 This section of the report describes the first floor north wing at Saltmarshe Hall as it appears today and briefly describes the country house and designed landscape context within which it is encountered.
- 4.02 Saltmarshe Hall is reached via a drive leading off from West Lane running through the parkland from Main Street, and Moorfields Lane. There is no entrance lodge and instead visitors move from arable fields to a designed country house parkland landscape with tree plantations and managed grassland. The drive approaches the north-east corner of the house and the north and east elevations are displayed. The drive now terminates in a small entrance courtyard to the main north elevation, framed by a forecourt now used for car parking. The north elevation provides the principal entrance via a portico.



Figures 11 & 12: Approach to Saltmarshe Hall today



Figure 13: House in a simple Neoclassical style with ashlar facades, portico, sash windows and a hipped slate roof set in a designed landscape overlooking the River Ouse (photograph by Ally Byrom and Nigel Clarke)

- 4.03 The house is a two storey building arranged over a lower ground floor, partially subterranean. It is designed in a simple Neoclassical style, with fine ashlar masonry concealing brickwork (**figure 13**). The floor plan forms a U-shape with the south elevation and associated wing overlooking gardens and the River Ouse while the parallel north wing extends westwards with a former servants' wing that overlooks a rear courtyard to the south (**figure 15**). The servants' wing to the north west and former billiards room to the south west are 19<sup>th</sup> century extensions. There is a belt of tree planting to the north with the stables and walled garden to the west and north-west. The stables lie to the west of the house, and were not built until 1842. They are two storey and built of grey brick.

Attached to the rear is a U-shaped ice-house which is entered from the first floor of the stable block and, unusually, is above ground.



Figure 14 & 15: North elevation (left) and rear view of servants' wing and north wing (right) (photograph by Ally Byrom and Nigel Clarke)

- 4.04 The entrance façade of the house comprises two storeys and five symmetrical bays (**figure 14**). The entrance is reached via steps to a semi-circular portico with Tuscan columns containing a glazed door. There are sash windows with glazing bars throughout, those to the ground floor of the main house have recessed aprons. The main house has a moulded cornice and overhanging eaves. The south (garden) façade is similar but with three narrower central bays recessed. The interior of the main house is finely designed with a large central hall with cantilevered staircase and cast-iron balustrade leading to a first floor gallery (**figure 16**). The listing description notes that the dining room has a fine parquet surround to the floor, a good plain black marble fire surround, and a cornice enriched with swastikas and paterae. The drawing room is elaborated with acanthus moulding to the skirting board and panelled walls with relief urns and foliage drops, and a fine moulded cornice with egg-and-dart and acanthus motifs. The drawing room has an Adams style plaster ceiling with central circular motif with medallions with figures and foliage flanked by plaques depicting putti. The plasterwork was by William Crabtree of York.

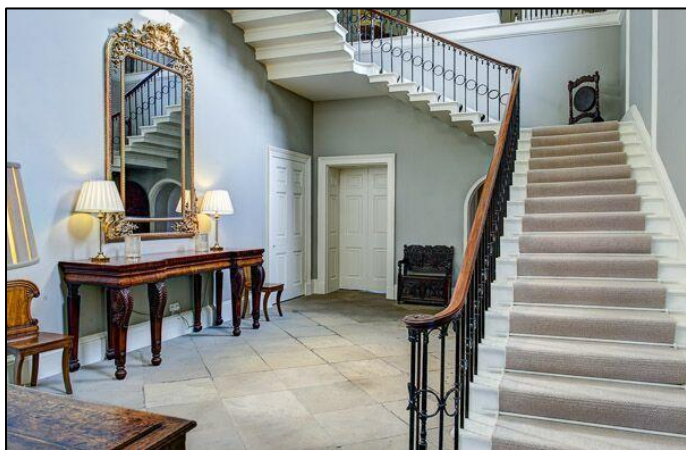


Figure 16: View of principal staircase in hall (photograph by Ally Byrom and Nigel Clarke)

- 4.05 The first floor of the north wing is reached via the principal staircase with wrought iron balustrading and stone steps (**figure 16**). This leads to an arched galleried landing. This landing runs around three sides of the inner hall and the rooms off it were designed as bedrooms, dressings rooms and bathrooms.
- 4.06 In terms of internal character the rooms retain a domestic bedroom character (with associated sanitary facilities) and are currently in use as the private accommodation for the family. Moving from east to west across the first floor north wing it is clear that much of the current circulation and fixtures and fittings (including most cornices and skirting) date from 1974 or later. These rooms are illustrated below (**figures 17-24**) and any room numbers given correspond with those on the 'as existing' floor plan produced by Powell Tuck Associates.





Figure 17: North west bathroom (room 1.01) above servants wing with modern divisions forming a bath, shower and WC



Figure 18: Modern and historic cornicing in the north east bedroom (above) and corridor to the principal staircase (below)



Figure 19: Modern cupboard in north bedroom above servants' wing (room 1.03)





Figure 20: 20<sup>th</sup> century cupboard in bedroom. The other cupboard in this room dates to c.1974 (room 1.04)



Figure 21: Incongruous 20<sup>th</sup> century glazed timber panelled screen (to room 1.04)

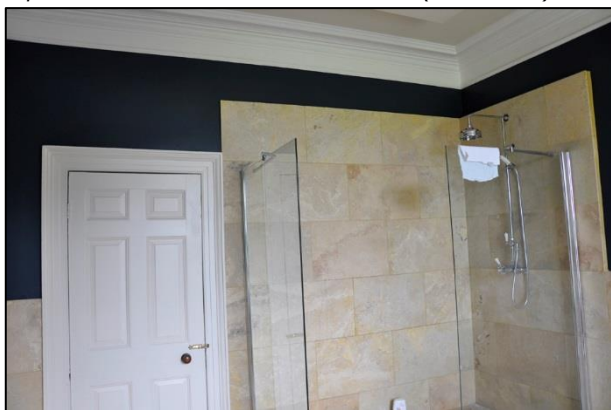


Figure 22: Bathroom (room 1.06)



Figure 23: North east bedroom with alcove formerly containing cupboards (in 1971) (room 1.09). Note fireplace

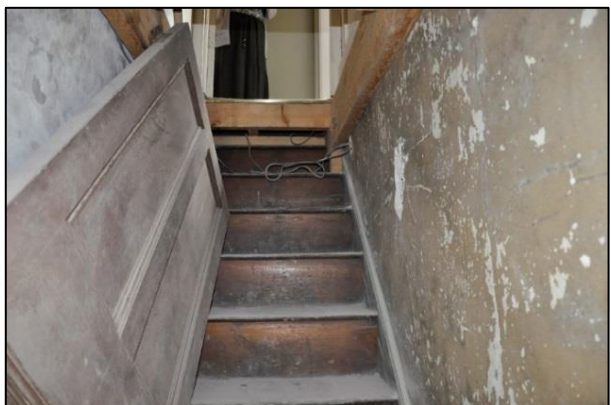


Figure 24: Historical, probably original, stairs linking servants' rooms with north west room (1.01)

## ASSESSMENT OF SIGNIFICANCE

- 5.01 Significance is the concept that underpins current conservation philosophy. The significance of heritage assets is defined in the National Planning Policy Framework as, *'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'*.
- 5.02 The assessment of significance below has been informed by the English Heritage document *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*, in particular the identification of heritage values: evidential value, historical value, aesthetic value and communal value.
- 5.03 The significance of Saltmarshe Hall's first floor north wing is considered below (in no particular order), including a brief analysis of the significance of its wider physical context.

### Topography and Location

- 5.04 The rural setting of the hall and its proximity to the River Ouse, parkland and agricultural land with low-lying flat topography contributes to its significance through aesthetic heritage values.

### Historical and Landscape Context

- 5.05 The north wing is the principal part of Saltmarshe Hall, an early 19<sup>th</sup> century country house set within a slightly older parkland landscape with planting from 1806. Saltmarshe Hall was built at the end of the picturesque movement and the building's integration into and manipulation of the landscape was an important part of the design. Neave and Neave (2013) note that the parkland is *'A good example of a park with perimeter plantations gradually laid out from the early 19th century onwards to provide a setting for a new house, Saltmarshe Hall'*. The kitchen garden was laid out in 1817 and redesigned in the 1970s. The present gardens were created in the last quarter of the 20th century after Sally and Philip Bean purchased Saltmarshe Hall. The historical and physical landscape context is of high aesthetic and historical heritage value despite later alterations.
- 5.06 Saltmarshe Hall has been described as an *'austere Neoclassical house in an attractive setting on the River Ouse'* (Pevsner & Neave 2005). The national significance of the house is reflected in its Grade II\* listing and it has high aesthetic and historical heritage values and also moderate evidential values due to the potential for earlier decorative and other schemes to survive hidden within the current fabric.
- 5.07 The north wing forms the principal entrance to the house and has a visible (from the approach) and attractively designed elevation. Most of the bedrooms that form the application site are located directly above the principal polite spaces of the house.

### Historical Associations

- 5.08 The primary association of the north wing is with the Saltmarshe family who built the house and wing and were resident owners until 1970 and with the architects who designed and built the wing in the 1820s and then with Francis F. Johnson and Partners who are thought to have remodelled and refurbished the wing in c.1974.
- 5.09 The Saltmarshe family were important local landowners and benefactors who funded the erection of public buildings in Saltmarshe and were a major employer locally. The family reputedly traces back its history to the Norman Conquest. However, there are no known nationally important associations with the family during their ownership of the present hall. It is likely that during this period the family were gentleman farmers as until the 1870s the country estate represented a good investment as agriculture was profitable and landownership guaranteed some sort of social position and prestige.
- 5.10 The north wing was designed by architects James Pigott Pritchett and Charles Watson when they designed the house. Pritchett also designed the stables. These architects were in partnership from 1813 to 1831 when Watson retired. In his *Biographical Dictionary of British Architects 1600-1840* Colvin states that Charles Watson was *'During the first decade of the nineteenth century...the leading architect in Yorkshire'* (1995, 1024). Pritchett was also a significant regional architect and together they formed a prolific and successful partnership, working, for example, at Burghwallis Rectory, Yorkshire (rebuilt 1815), Lendal Independent Chapel, York (1816), The West Riding Lunatic Asylum, Wakefield (1816-1818), Copgrove Hall, Yorkshire (remodelled c.1820), York Assembly

Rooms (new façade and portico 1828), Lotherton Hall, Yorkshire (alterations c.1828), part of the stable block at Nostell Priory, Yorkshire (1828-1829) and St Peter's School, York (1830-1833) amongst many others.

- 5.11 The house is also associated with architect Francis Johnson, an important and prolific regional architect operating from his office in Bridlington. However, within the north wing the changes designed by Johnson (or a subsequent architect) have a largely neutral or slight adverse heritage value in that the new work has been generally well designed to harmonise with the house but did result in changes to floor plan, circulation and loss of original fabric (such as the stairs that previously provided a direct link to the first floor north wing from the ground floor).
- 5.12 The north west bedroom (room 1.03) was originally separated from the rest of this wing with no internal communication. Rather this room was accessed directly from the servant's rooms below and was therefore a service room. It was not associated with the family bedrooms elsewhere in this wing until the alterations of c.1974 which concealed the stairs and created the current physical communication route. This room and the servants' quarters below it illustrates that servants were a key part of the functioning of country houses and estates such as Saltmarshe. They ensured the smooth running of the place. Domestic service occupies an important role in the history of the working classes during the Georgian, Victorian and Edwardian periods and is key to understanding how country houses were run.

### Design, Form, Fabric and Circulation

- 5.13 Saltmarshe Hall is rare survivor of a relatively modest late Regency/early Victorian country house with a high level of staffing as an emblem of status where both the key polite spaces and the service areas and arrangement survives largely intact.
- 5.14 The external design and materials strongly contributes to the aesthetic heritage values and highlights the craftsmanship in the construction. Within the north wing's first floor the original floor plan has been somewhat eroded through later changes but generally remains readable, especially with the survival of the 1974 survey, and therefore evidence of original floor plan and circulation does positively contribute to significance. The survival of the 19<sup>th</sup> century timber stair linking bedroom 1.01 with the servants' wing below is particularly important with regards to original circulation.
- 5.15 The level of intactness is low for fixtures and fittings due to comprehensive late 20<sup>th</sup> century refurbishment programmes. This enables some capacity for change as most fixtures and fittings, decorative finishes etc do not contribute to the historical heritage values as they are not authentic. Earlier decorative schemes may survive concealed behind later work (potential evidential value). Notable exceptions to this are the original fireplace that survives in bedroom 1.09 and the original cornice in the corridor. The cornice in bedroom 1.04 also appears to be historic, but the date here is uncertain and it may not be original.
- 5.16 The wing has a low **communal value** on the basis that the accommodation is still used today – as private accommodation for the family – and the original bedroom/bathroom use continues despite changes to the fabric.

### Summary Statement of Significance

The English country house is one of the most important physical elements in the English landscape and Saltmarshe Hall was formerly the heart of a working estate. The design effort lavished upon it highlights how it represented the culture of the elite Saltmarshe family who constructed and owned the house. The estate was sold in 1971 and now the house gains significance from its parkland setting and historical relationship with the surrounding farming landscape and settlements at Laxton and Saltmarshe. There is a strong group value between the house, stables, icehouse, game larder, gardens and parkland.

The north wing is a significant part of the house, particularly at ground floor level as these were the major "polite" entertaining spaces. The first floor bedrooms have less significance and less heritage sensitivity to change as they have been much altered decoratively and in terms of fixtures and fittings due to late 20<sup>th</sup> century refurbishments.

One original (Regency style) fireplace survives – in bedroom 1.09 – and is a very rare survival of a historic feature within the application site giving this room a higher significance relative to the other rooms in the first floor north wing. The survival of the stairs between bathroom 1.01 and bedroom 1.03 is also significant. In contrast, the rooms that have been much altered – such as the laundry (room 1.05) and dressing room/lobby (rooms 1.07-1.08) and bathroom (1.06) have very little significance other than the structural components where original walls, floors and ceilings survive.

## HERITAGE IMPACT OF THE PROPOSED DEVELOPMENT

### The Proposal

- 6.01 This assessment has been prepared in connection with the proposed internal alterations associated with the conversion of the rooms at first floor level in the north wing at Saltmarshe Hall from private family rooms to guest accommodation. This will support the existing business here in that 80-90 guests are commonly invited to weddings but only 70 guests can currently be accommodated. In essence the proposals seek to install en-suites to serve the bedrooms and to recapture two staircases (removed or encapsulated c.1974 or later) to provide direct access from the former servants' wing (now guest accommodation) and lower ground floor. The rooms will also be refurbished.
- 6.02 The assessment below is based upon the proposals as designed on a drawing package by Powell Tuck Associates and set out in their Design & Access Statement:
- PL-001\_rev PL1 Location Plan
  - PL-002\_rev PL1 First Floor Plan c.1974
  - PL-003\_rev PL1 Current/Existing First Floor Plan
  - PL-004\_rev PL1 Proposed First Floor Strip Out Plan
  - PL-005\_rev PL2 Proposed First Floor Plan
  - PL-010\_rev PL1 c.1974 First Floor Section AA
  - PL-011\_rev PL1 Current/Existing First Floor Section AA
  - PL-012\_rev PL1 Proposed First Floor Strip Out Section AA
  - PL-013\_rev PL2 Proposed First Floor Section AA
  - PL-020\_rev PL1 Proposed New Ensuite A & B
  - PL-021\_rev PL1 Proposed New Ensuite C
  - PL-022\_rev PL2 Proposed Bathroom 1.07
  - PL-030\_rev PL1 c.1974 Stair ST02
  - PL-031\_rev PL1 Current/Existing Stair ST02
  - PL-032\_rev PL1 Proposed Stair ST02
  - PL-040\_rev PL1 c.1974 Stair ST03 Section AA
  - PL-041\_rev PL1 c.1974 Stair ST03 Plan layouts
  - PL-042\_rev PL1 Current/Existing Stair ST03 Section AA & BB
  - PL-043\_rev PL1 Current/Existing Stair ST03 Plan layouts
  - PL-044\_rev PL1 Proposed Stair ST03 Section AA & BB
  - PL-045\_rev PL1 Proposed Stair ST03 Plan layouts
  - PL-050\_rev PL1 Proposed Door D102
  - PL-051\_rev PL1 Proposed Door D115
- 6.03 No external alterations are proposed. The proposals (all internal alterations) involve the following main interventions set out on the table below with associated impacts to heritage significance.

### Heritage Impact upon the Listed Building

Proposal	Overall Impact to Heritage Significance
<p>Bathroom 1.01</p> <p>Converted into bedroom with loss of late 20<sup>th</sup> century sanitary fittings and enclosure, a new cornice to match existing (partly removed to allow new works) and new en-suite shower room. Removal of existing modern furniture fittings.</p>	<p><b>Neutral</b></p> <p>This room was proposed for demolition in 1974, together with the servants' wing. The current internal fixtures and fittings are modern as is the cornice and skirting. The room already contains modern bath/WC/shower facilities and their replacement with a more up to date suite would not therefore affect the room volume/spatial qualities and the cornice would be continued around the new partition to match the existing modern cornice. The en-suite will have the character of a built in cupboard to harmonise with the room. This is a reversible change which will not result in the loss of any historical fabric.</p>



<p>Stair ST02 and lobby 1.02</p> <p>New stair to be installed over existing and door opening to bedroom 1.03 from lobby 1.02 adjusted to suit opening opposite.</p>	<p><b>Minor Beneficial</b></p> <p>Historical single flight timber stair has been encapsulated and closed off with a trap door at first floor level with top step removed. Enclosed within cupboard at first floor level by 'hidden' flush door. A window on the south wall overlooking the courtyard was also removed and the opening infilled as part of post 1974 refurbishment works. An opening was formed through the wall to bedroom 1.03 to allow access to end room (bathroom 1.01), as prior to 1974 the stairs here provided the only access to the end room.</p> <p>Reinstating a stair here to meet modern standards and being steeper (prevents installing awkward changes in level to the lobby and flanking bedrooms). Retaining and encapsulating the old stair is a positive enhancement to the current situation as it restores the historical circulation route without loss of historical fabric. The new stair will have a very similar character to the existing. The removal of modern cupboard doors and adjustment of the opening from the lobby is a neutral change as this arrangement was created in or post 1974 when the former solid partition wall here was opened up. The floor here is also modern and thus changes here will not impact any historic fabric.</p>
<p>Bedroom 1.03</p> <p>Addition of en-suite, to partially use modern cupboard and wrap around chimney breast (fireplace previously removed). New cornice and skirting to match existing (partly removed to allow new works). Modern cupboard doors removed and opening increased.</p>	<p><b>Neutral – Minor Beneficial</b></p> <p>This room was proposed for demolition in 1974, together with the servants' wing. Since 1974 a large walk-in cupboard has been created and access to lobby 1.02 provided. As with bathroom 1.01 this is a reversible change that will result in no loss of any historic fabric. The existing cornice and skirting is modern, presumably dating to 1974, as does the cupboard. A small amount of partition walling will be removed around the modern cupboard doors but this also appears to be modern (compare 2017 'as existing' with 1974 'as existing' plans. The en-suite will have the character of a built in cupboard.</p> <p>A new partition to separate en-suites A and B in bedrooms 1.01 and 1.03 will result in a minor beneficial impact as it reinstates a historical partition here lost in the late 20<sup>th</sup> century.</p>
<p>Bedroom 1.04</p> <p>New en-suite shower room to be inserted with new cornice and skirting to match existing. Existing cupboards to be removed. Existing cornice to be retained behind new installations. Modern picture rail to be repositioned to suit new room layout.</p>	<p><b>Slight Adverse to Slight Beneficial</b></p> <p>The 1974 proposal plan labels this room as a sewing room &amp; laundry. The removal of the fitted cupboards will result in a slight beneficial impact as these are 20<sup>th</sup> century cupboards of no heritage value and their removal will restore the original room dimensions to the east and south and improve the room volume. For this reason the insertion of the en-suite will result in a slight adverse impact but given that the room has an elongated dimension at present it will create a squarer room with pleasing proportions and is also a fully reversible change. Furthermore, the en-suite will have the character of a built in cupboard. Discussion on site included whether a "pod" would be preferable. This would be a more obvious modern change but would allow the existing cornice to be fully retained. However, the impact upon the aesthetic character of the room would be greater and would result in an unsatisfactory design aesthetic.</p> <p>NB – the historical cornice survives behind the eastern cupboards.</p>
<p>Door D115 in corridor</p> <p>New timber door to be installed within existing door frame. Door to match existing door on opposite opening.</p>	<p><b>Minor Beneficial Change</b></p> <p>A door in this location has been removed in the past but the doorframe retained. A new door and partition was proposed here in 1974 but may not have been implemented. The new door here will complement the existing in the opposite opening (D107) in order to be in keeping with the historical character. It will help recapture the former arrangement and reinforce the historical character.</p>

<p>Stair ST03</p> <p>New staircase installed linking lower ground floor to first floor with removal of the cornice to allow these works and removal of a section of floor. The door and glazed screen from the corridor here are to be removed.</p>	<p><b>Minor - Moderate Beneficial</b></p> <p>The cornice is modern, skirting, floor and general character in this room are all modern as these date to 1974 or later when a former stair here was removed to create a laundry room. The line of the former partition wall to the stairs is visible as a wall scar today. The proposed new staircase, while having a different form to the previous one at this level, nevertheless recaptures the historical circulation pattern and is therefore a beneficial change. Its form also more closely resembles that which survives to the lower ground floor and the proposed handrail balusters etc will match the existing.</p> <p>The door and screen here has a character and appearance alien to its context within the bedroom suite and circulation route of a historic country house. It was likely inserted in the mid-20<sup>th</sup> century and its removal would be to the benefit of the traditional character of the house in this location.</p> <p>NB - the modern WC on the ground floor stairwell (inserted in or after 1974) will be removed to allow adjustment to the stair here. The proposed stair arrangement will more closely resemble the historical plan and removes a rather incongruously sited WC.</p>
<p>Bedroom 1.06</p> <p>Door opening in partition wall to stair ST03 to be infilled and room converted from a bathroom to a bedroom with the removal of existing sanitary ware.</p>	<p><b>Minor Beneficial Change</b></p> <p>The current bathroom fittings and finishes were installed in 2013-2014 when the lowered ceiling panel containing recessed lights was inserted as part of refurbishment works. The door opening to be infilled was inserted here after 1974. Infilling it therefore recaptures the original circulation/partition arrangement here and so is a minor beneficial change. The cornice will be retained and the ground floor level adjusted back to its original level.</p>
<p>Bathroom 1.07 and lobby 1.08</p> <p>Position of door (D112) altered and new partition to replace existing. Conversion of closet to a bathroom with existing door from corridor (D109) to be fixed shut and retained in situ. New timber joinery.</p>	<p><b>Neutral</b></p> <p>These rooms were reconfigured in c.1974 with the current north partition wall separating them being installed in that period when the pre-existing partition was removed as part of enlarging 1.07 and converting it to a dressing room. The changes to the partition wall to bedroom 1.09 are covered below and enable a bathroom to be installed in room 1.07. The installation of services associated with a bathroom may result in an impact depending upon what connections are present already and how they can be connected and what fabric will need to be disturbed. The intention is to link with drainage currently utilised by the bathroom located in room 1.06 in order to minimise any such disturbance.</p> <p>The cornice is not historic and replacement with suitable new cornice and skirting is a neutral change.</p>
<p>Bedroom 1.09</p> <p>Remove and reform part of partition wall in new location c.1250mm further east. New timber joinery.</p>	<p><b>Minor Adverse Change</b></p> <p>New partition to recess in west wall to bathroom 1.07. The recess itself is significant as such recesses are found at some other country house main bedrooms, such as at Harewood House. They reduced drafts/allowed the headboard and upper part of beds to be situated within them increasing the sense of cosy enclosure. In this case impact is minimised through keeping the recess but slightly moving forwards the wall so that it is less deep. Indeed the depth here is out of keeping with the typical arrangement and may instead indicate former dressing room or fitted wardrobes removed in the past (pre-1974) and so moving the wall to create a shallower recess is more in keeping with the traditional arrangement, despite some impact from moving a section of wall that is presumably historical. Indeed the 1971 sale catalogue mentions built-in cupboards in an alcove in this room, which must refer to this recess.</p>
<p>All existing skirting, cornices and architraves are to be retained where</p>	<p><b>Neutral</b></p>

possible and replicated where retention is not possible.	This is good conservation practice when conserving and developing historic buildings. In this case, the skirting and cornices have been substantially installed as part of the post 1974 refurbishment works and (typically) are not therefore significant.
All new fittings to be similar to existing. All en-suites to have a fitted joinery appearance.	<b>Neutral</b> Maintains character and avoids introducing items alien to the historic character, albeit the items proposed for removal are all modern.
Unless stated otherwise on the drawing package, all rooms to be fitted with new floor, wall and ceiling finishes.	<b>Neutral</b> The current finishes date from 1974 or later.
Some changes to sanitary services, light and electrical positions.	<b>Negligible</b> Most likely negligible, although potential for very minor and localised disturbance to historic fabric.
Doors to be assessed for fire rating and upgraded with intumescent/fire retardant paint where necessary.	<b>Neutral</b> The upstairs bedroom doors are probably already FD30 rated because every door in the house has been refurbished with fire retardant paint and a fire rated board placed inside the mouldings of the thinner door leaves (where the door did not meet the required thickness for the FD30 rating). This method preserves the historical character of the doors and minimises change.

#### **Mitigation: Minimising Harm and Maximising Enhancement**

- 6.04 The proposed interventions set out on the table above will generally have modest impacts - mainly neutral or minor in character. When moving from a fine-grained resolution to the bigger picture it is clear that the interventions target fabric that post-dates 1974 and that the vast majority of the changes are reversible. The extent of changes that will disturb historic fabric is very low as they have been sensitively designed and responded to comments from Humble Heritage Ltd and the Local Planning Authority Conservation Officer during site visits. In a number of cases the changes recapture former character and circulation that have been lost.

#### **Sustainability and Public Benefits**

- 6.05 The proposals expand the business use at the building and are compatible with its character. This is sustainable development in a sustainable location as defined in the National Planning Policy Framework. There are public benefits associated with the scheme in terms of employment for local tradesmen during the works (economic benefit), social benefit to the owners and guests at the venue (through expanding the business and opening the venue to larger wedding parties) and environmental benefits from refurbishing historic fabric i.e. *'contributing to protecting and enhancing our historic environment'* (NPPF paragraph 7). Minor environmental benefits may also arise from upgrading services and facilities.
- 6.06 The most important public benefit is arguably the enhancement of communal values from opening these bedrooms to visitors. Furthermore, in supporting this flourishing local business it helps secure the long term sustainable future of the listed building as a building used, repaired, maintained and enjoyed by this and future generations.
- 6.07 The proposals are in-line with the East Riding Local Plan 2012-2029 in that they help *'create a sense of place'*, they maintain *'local distinctiveness'*, and are an *'appropriate, viable and sustainable use...that improves the economic, social and environmental conditions in the East Riding of Yorkshire'*.



## CONCLUSION

- 7.01 This Heritage Statement has been prepared in connection with the proposed refurbishment and redecoration with associated alterations to the first floor bedrooms in the north wing of the Grade II\* listed Saltmarshe Hall to provide accommodation for wedding parties and other guests. These rooms currently form part of the private family accommodation, which limits the size of wedding parties that can be accommodated at Saltmarshe and hence limits the long-term sustainability and growth of the business.
- 7.02 This report finds that although Saltmarshe Hall is of national significance, none of the significant features and elements that strongly contribute to the special interest of the listed building will be affected in a way that would notably compromise them. No changes will result in moderate, high or substantial harm to the listed building and most changes will have a negligible or minor impact. This is because the fabric targeted for intervention is relatively modern in date. The proposals will enhance the long-term sustainability of the listed building and its communal heritage values by promoting public access and supporting the business based at the house. Furthermore, a number of the proposals will result in a beneficial heritage impact helping to restore or reinforce significance where it has been eroded.
- 7.03 It is considered that the proposals preserve the special interest of the listed building. As a result, they accord with the objective of Sections 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990*. It is also considered that the proposals accord with the Local Plan and those sections of the National Planning Policy Framework that relate to heritage assets and the historic environment, while bringing public benefits. This report finds no conservation grounds for refusal of consent.

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East Riding of Yorkshire Council Planning Applications – <https://newplanningaccess.eastriding.gov.uk>

Historic England Archives – <http://www.historicenglandarchives.org.uk>

Heritage Gateway – <http://www.heritagegateway.org.uk/gateway>

## APPENDIX A ~ LIST DESCRIPTION

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** Saltmarshe Hall

**List Entry Number:** 1203298

**Location:** Saltmarshe Hall, Howden, East Yorkshire, DN14 7RX

**District:** East Riding of Yorkshire

**District Type:** Unitary Authority

**Parish:** Laxton

**Grade:** II\*

**Date First Listed:** 17 March 1952

Country house. 1825 by James Pigott Pritchett and Charles Watson for Saltmarshe family, eponymous owners of the neighbouring village from 1313- 1974. Brick faced in ashlar, Welsh slate roofs. Main house square on plan with large concealed servants' wing to west. Entrance facade: 2 storeys, 5 symmetrical bays, with 5-bay servants' wing, of which fourth bay is lower and breaks forward, to right. Plinth. Steps to semicircular Tuscan porch containing glazed door. Sashes with glazing bars throughout, those to ground floor of main house with recessed aprons. Moulded cornice and overhanging eaves. Hipped roofs with ridge stacks. Similar garden facade but with 3 narrower central bays recessed. Very fine interior includes large central hall with cantilevered staircase with cast-iron balustrade leading to gallery. Dining room: fine parquet surround to floor and good plain black marble fire surround. Cornice with swastikas and paterae. Drawing room: acanthus moulding to skirting board. Panelled walls with relief urns and foliage drops. Good original brass door fittings. Fine moulded cornice with egg-and-dart and acanthus motifs. Moulded ceiling has central circular motif containing medallions with figures and foliate decoration, flanked by plaques depicting putti.

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Pevsner, N, *The Buildings of England: Yorkshire - York and the East Riding*, (1972)

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Design Statement to Accompany Listed Building Consent Application

**Saltmarshe Hall, Howden, East Yorkshire DN14 7RX**  
**Proposed First Floor, North Wing Bedroom Refurbishment Works**

**Revisions**

PL1 [20JUL17]  
PL2 [22AUG17]

**Prepared by**

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## 1.00 Introduction

This statement details the proposed internal strip out and minor internal alteration to the North wing at first floor level of Saltmarshe Hall a existing grade II\* listed building.

This statement is to be read in conjunction with the following drawings:

PL-001\_rev PL1 Location Plan  
PL-002\_rev PL1 First Floor Plan c.1974  
PL-003\_rev PL1 Current/Existing First Floor Plan  
PL-004\_rev PL1 Proposed First Floor Strip Out Plan  
PL-005\_rev PL2 Proposed First Floor Plan  
  
PL-010\_rev PL1 c.1974 First Floor Section AA  
PL-011\_rev PL1 Current/Existing First Floor Section AA  
PL-012\_rev PL1 Proposed First Floor Strip Out Section AA  
PL-013\_rev PL2 Proposed First Floor Section AA  
  
PL-020\_rev PL1 Proposed New Ensuite A & B  
PL-021\_rev PL1 Proposed New Ensuite C  
PL-022\_rev PL2 Proposed Bathroom 1.07  
  
PL-030\_rev PL1 c.1974 Stair ST02  
PL-031\_rev PL1 Current/Existing Stair ST02  
PL-032\_rev PL1 Proposed Stair ST02  
  
PL-040\_rev PL1 c.1974 Stair ST03 Section AA  
PL-041\_rev PL1 c.1974 Stair ST03 Plan layouts  
PL-042\_rev PL1 Current/Existing Stair ST03 Section AA & BB  
PL-043\_rev PL1 Current/Existing Stair ST03 Plan layouts  
PL-044\_rev PL1 Proposed Stair ST03 Section AA & BB  
PL-045\_rev PL1 Proposed Stair ST03 Plan layouts  
  
PL-050\_rev PL1 Proposed Door D102  
PL-051\_rev PL1 Proposed Door D115

## 2.00 House Details

Saltmarshe Hall is a country house built between 1825 and 1828. Designed by Architects James Pigott Prichett and Charles Watson to a Neoclassical design for the Saltmarshe Family. Set within parkland close to the North Bank of the river Ouse.

Arranged over three floors, with the lower ground floor partially subterranean, the building forms a 'U' shaped plan.

The building includes two wings of additional accommodation to the North West (Servants Wing) and South West (Originally a Billiards Room). Until the mid 1970's the South West wing included a brewery extension. This has now been demolished.

The estate is much reduced from its 19<sup>th</sup> Century extents since the last of the Saltmarshe family died in the early 1970's when the property and land were auctioned off.

Since 1970's the house has gone through two periods of refurbishment following the purchase of the house from the original owners. In 1974 the new owners carried major works

detailed in section 3.00 and then again when the house changed hands again in 2012 to the current owners who carried out decoration works throughout and minor internal fit out works to the first floor.

### 3.00 Planning History

Most notable known planning applications are the following:

c.1974 – (Ref not known) Extensive refurbishment and internal and external alterations. Including;

- Demolition of brewery extension
- Removal of internal service stair from ground to first floor
- Removal of mezzanine level connection to servants wing
- Infill of floor of former server
- Installation of boiler to lower ground floor
- Concrete topping to rooms on southern side of lower ground floor
- Relocation of kitchen to ground floor
- Refurbishment and creation of new window openings to the billiard room
- Form WC within stairwell of former service stair with creation of new window opening.
- Redecoration and refurbishment of ground and first floor

2013 – (13/00268/PLF) Additional use of hall and grounds as private residence and as a wedding/function venue with associated guest sleeping accommodation.

2017 – (16/03657/PLB) Conversion of former servant's wing, internal and external alterations to provide guest accommodation associated with wedding/function venue.

2017 – (16/03656/PLF) Conversion of former servant's wing, internal and external alterations to provide guest accommodation associated with wedding/function venue. Works include and were mainly focused on the ground and mezzanine floors;

- Installation of tie bars to stabilise structure of wing
- Refurbishment of roof
- Internal reconfigurment of servants sleeping quarters to form six additional guest bedrooms and en-suite shower rooms
- Installation of new stair
- New services installation

### 3.01 Pre Planning Advice

Prior to making this application we met at the property with the local conservation officer Stephen Walker (meeting 12-05-17) who is familiar with the property having overseen the servant's wing application. We walked through each room affected by this proposal in conjunction with outline drawings describing the works to the first floor.

The feedback we received was generally positive and that none of the proposed works appeared contentious. The planning advice received during this meeting was that with no proposed external works in this refurbishment works our client should consider making a direct application for listed building consent and that no additional full planning application would be necessary.

#### 4.00 Details of the Proposed Works

The proposed works are limited primarily to rooms that run parallel with the north elevation on the first floor of the main hall and concern the refurbishment and/or redecoration of bedrooms currently used as private spaces to convert them into guest accommodation. These rooms are accessible from the main body of the house. Please refer to drawings PL-002 to PL-005 for scope of works.

The works also include the re-establishment and re-use of service stairs either blocked off or removed altogether over the years. The reintroduction of these circulation routes will greatly assist with the function and flexibility of the new guest accommodation

It is understood from the applicant that the most consistent point of feedback for the business is the lack of accommodation and therefore this area is vital to the venue to make it more attractive to clients. Being able to offer more accommodation will bring Saltmarshe Hall closer to its competitors who can all offer extensive accommodation.

It also means that more guests stay on site and do not have to travel to alternative accommodation after events.

The proposed works can be summarised as follows:

1. General redecoration/refurbishment of existing rooms
2. Re-establishment of service stair from servants wing mezzanine floor to first floor
3. Re-establishment of service stair from ground floor to first floor
4. Installation of three ensuite shower rooms
5. Limited reconfiguration of internal partitions
6. Installation of new doors

On a room by room basis the proposed works are as follows (refer to drawings PL-002 to 005 and PL-010 to PL-013 for scope);

#### 4.01 **Bedroom 1.01** – Currently functions as a bathroom. All current decorations and fitout are recent. Cornice and skirting appear crisp and neat suggesting these too are recent additions.

Proposed works include;

- a) Removal and strip out of existing WC, Bath and shower enclosure and associated services
- b) Removal of fitted cupboard adjacent to existing fireplace and basin vanity unit.
- c) Removal of cornice and skirting to North and East walls, set aside for possible reuse if feasible.
- d) Installation of new en-suite to East wall incorporating joinery unit (refer to drawing **PL-020** for details). Ensuite to be panelled externally so from within room new installation will have a fitted joinery appearance. A new cornice will be installed, match the existing around the perimeter junction. Access to the en-suite will be via a 'hidden' door detailed into the panelling revealing the room behind.
- e) New carpet, wallpaper and painting of timber works is proposed. Repair and replace damaged skirting and/or cornice where necessary.
- f) Door D101 to be upgraded to required fire rating if required



g) Radiator, light and electrical positions will be altered.

- 4.02 **Service Stair ST02 and Lobby 1.02 (refer to drawings PL-030 to PL-032)** – Existing stair currently enclosed within cupboard accessed from Lobby. Top of stair capped off by floor of cupboard, visible through trap door. Stair is visible from floor below in servants wing.

Prior to 1974 refurbishment works service stair allowed sole access to room 1.01 from the servants wing below. Subsequently the stair was blocked off and a new door opening formed in the West wall of bedroom 1.03 from a room within a room. The existing stair appears to terminate approximately 1 step below threshold of bedroom 1.01 suggesting that the current lobby floor level is recent, to allow flush access between rooms 1.01 and 1.03.

Considering the above, to utilise the existing stair would be problematic. In view of this and to retain the flush access between rooms and avoid steps at door threshold a considered solution is to retain the existing stair in-situ and construct a new timber stair using similar detail above (refer to drawings **PL-030** to **PL-032**).

The reintroduction of ST02 will maintain access between 1.01 and 1.03 should they be required to function together or alternatively they can operate independently. ST02 providing access and an alternative escape route in the event of an emergency for both rooms.

Install new cornice and skirting to lobby perimeter.

- 4.03 **Bedroom 1.03** – Currently functions as a bedroom. All current decorations and fitout are recent. Cornice and skirting appear crisp and neat suggesting these too are recent additions.

Proposed works include;

a) Removal and strip out of existing fitted cupboard

b) Partial removal of cornice and skirting to West & North walls, set aside for possible reuse if feasible.

c) Installation of new en-suite to West wall incorporating joinery unit (refer to drawing **PL-020** for details). Ensuite to be panelled externally so from within room new installation will have a fitted joinery appearance. A new cornice will be installed, match the existing around the perimeter junction. Access to the en-suite will be via a 'hidden' door detailed into the panelling revealing the room behind.

d) New carpet, wallpaper and painting of timber works is proposed. Repair or replace damaged skirting and/or cornice where necessary.

e) Door opening adjusted to match D101. New door leaf and frame to D102 to match D101 fire rating as required.

g) Radiator location retained, light and electrical positions will be altered.

- 4.04 **Bedroom 1.04** – Currently functions as a bedroom. All current decorations and fitout are recent. Cornice and skirting appear to have been insitu prior to 1974.

Proposed works include;

a) Removal and strip out of existing fitted cupboards – Cupboard to north east appears to be recent (post 1974) – cornice is visible inside. Cupboard to South wall is possibly mid 20<sup>th</sup> Century, but not original.

b) Where possible cornice and skirting will be retained. Repaired or replace with matching profiles where necessary.

c) Existing picture rail not considered original and it is proposed to reposition this to suit new room layout.

c) Installation of new en-suite to West wall incorporating joinery unit (refer to drawing **PL-021** for details). Ensuite viewed from within room new will appear as plastered wall. A new cornice will be installed all new wall ceiling junction. Existing cornice will be retained behind installation. Access to the en-suite will be via a 'hidden' door detailed into the wall revealing the room behind.

d) New carpet, wallpaper and painting of timber works is proposed.

e) Door D103 to be installed with uprated fire protection if required.

g) Radiator location retained, light and electrical positions will be altered.

- 4.05 **Service Stair ST03 and Lobby (refer to drawings PL-040 to PL-045)** – Currently used as a laundry store. 1974 works included the installation of a floor in this location when former staircase was removed.

Prior to 1974 original stair provided service access to all floors of the house. The 1974 survey drawings indicate that this stair linked with the mezzanine floor of the servants wing located between ground and first floor of the main house. The stair also gave access to the roof void. Evidence of this is visible through the existing loft hatch located in the ceiling of the current Laundry Room.

Only the flight from ground to lower ground floor of original stair remains. A small portion of the flight from ground to first is thought remain, being the four steps giving access to the WC located between ground and first floor in the former stairwell. This would suggest that the original stair had a continuous timber handrail matching that which stills exists on the lower flight and has been adapted to suit the access to the WC.

The proposed new stair will retain the feature of the continuous timber handrail and the square section bannisters. It is intended to construct the new stair in timber with a similar step nose and edge detail to that of the original stair (ie bullnose profile). The new stair will require the removal of the 1974 WC. The height between ground and first floor requires the new stair to occupy the location of current steps 21, 22, 23 and 24. Utilising these steps in the new stair would be impractical as the pitch would not allow sufficient space at the first floor landing.

The first floor Lobby currently has a glazed timber door and screen separating the laundry from the corridor. It is considered that this door and screen are probably a mid 20<sup>th</sup> Century addition. The stairwell appears to have been separated from the corridor by doors either side of the lobby in positions marked D107 and D115. D107 remains in place, but at some point

the original door in location D115 was removed. Evidence of a door in this location can be seen on the doorframe that has been retained in this location. Hinge and latch stay positions have been filled and painted over, but their former locations can still be determined.

- 4.06 **Bedroom 1.06** – Currently functions as a bathroom. All current decorations and fitout are recent. Cornice appears to have been insitu prior to 1974.

Proposed works include;

- a) Removal and strip out of existing fittings and finishes installed during 2013/14 refurbishment works – including floor and wall tiling and ceiling panel, containing recessed lighting.
- a) Removal and strip out of existing WC, bath, sink unit and shower enclosure and associated services
- c) Removal of raised floor created as part of 1974 refurbishment works.
- d) Infill door opening created between laundry and 1.06 as part of 1974 refurbished works.
- d) New carpet, wallpaper and painting of timber works is proposed as part of turning space into bedroom.
- e) Door D108 & D113 to be installed with updated fire protection if required.
- g) Radiator location retained, light and electrical positions will be altered.

- 4.07 **Bathroom 1.07** – Currently functions as a closet. All current decorations and fitout are recent. Prior to 1974 this room was half the size of the current space. Post 1974 the north partition was removed and repositioned to run flush with Lobby 1.08 wall opposite window doubling the size of the room. Installation of Door D112 formed part of these works.

The intention is that rooms 1.06, 1.07, 1.08 and 1.09 all function together as a single suite. Room 1.07 is intended to become the bathroom for this suite of rooms.

To allow sufficient space for the intended function of room 1.07 will require the existing partition to the east, between 1.07 and 1.09 to be moved approx. 1250mm to the east. This partition is the back end of the arched wall recess in 1.09. The intention is retain this arched feature when exposed within 1.07.

Proposed works include;

- a) Installation of new finishes and fittings including new sanitary ware and associated plumbing and carcassing.
- b) The intention is to link into the drainage currently utilised by the bathroom located in 1.06.
- c) Door D109 to be fixed shut to facilitate intended bathroom layout.
- d) Position of door D112 to be altered to suit intended bathroom layout.
- e) Radiator location retained, light and electrical positions will be altered.

- 4.08 **Lobby 1.08** – Currently functions as a lobby space between bathroom 1.06 and bedroom 1.09 and to enable access to closet 1.07.

The 1974 refurbishment works appear to have created this space. The 1974 survey shows a different configuration whereby part of the current lobby formed a storage room with a partition to the east separating the space from the rear of a closet accessed only from the adjacent bedroom (1.09). This partition split the window in this location with 1/3 to the store and 2/3 to the closet.

Room function would remain as existing;

Proposed works include;

- a) Existing Non-original cornice to be removed and replaced with suitable new
- b) Suitable new timber skirting to be installed.
- c) New carpet, wallpaper and/or painted walls, new decorations to timber works.
- d) Radiator location retained, light and electrical positions will be altered.

- 4.09 **Bedroom 1.09** – Currently functions as bedroom. Appears to have served this function prior to 1974 refurbishment works.

Proposed function would remain as existing.

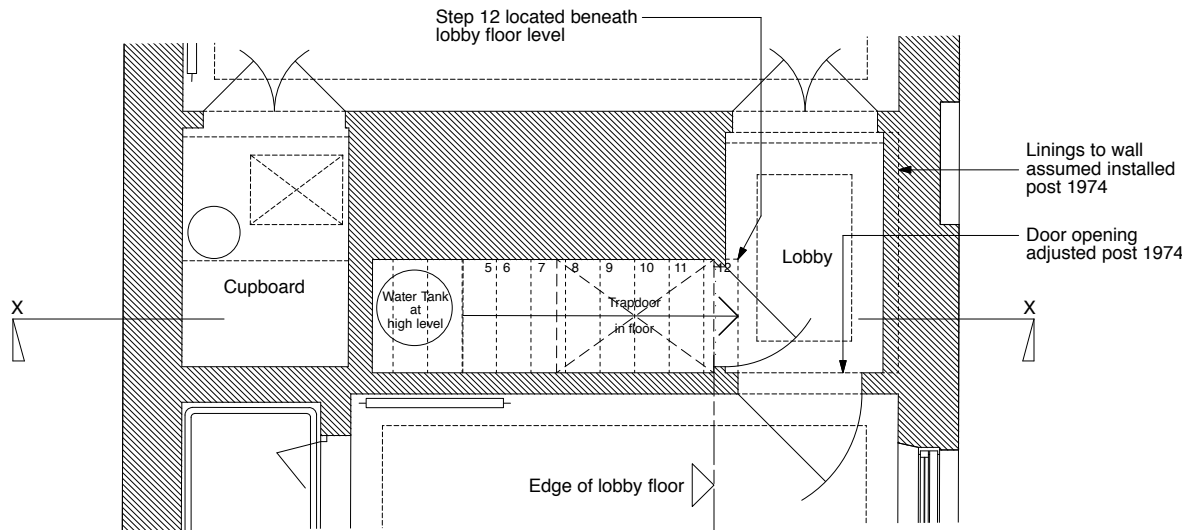
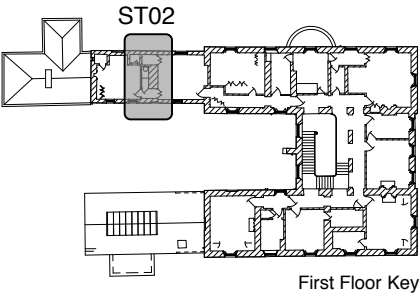
Proposed works include;

- a) Making good works and decorations in relation to the moving of partition wall within arched wall recess as detailed in section 4.07.
- b) Existing Non-original cornice to be removed and replaced with suitable new
- c) Suitable new timber skirting to be installed.
- c) New carpet, wallpaper and/or painted walls, new decorations to timber works.
- c) Radiator location retained, light and electrical positions will be altered.

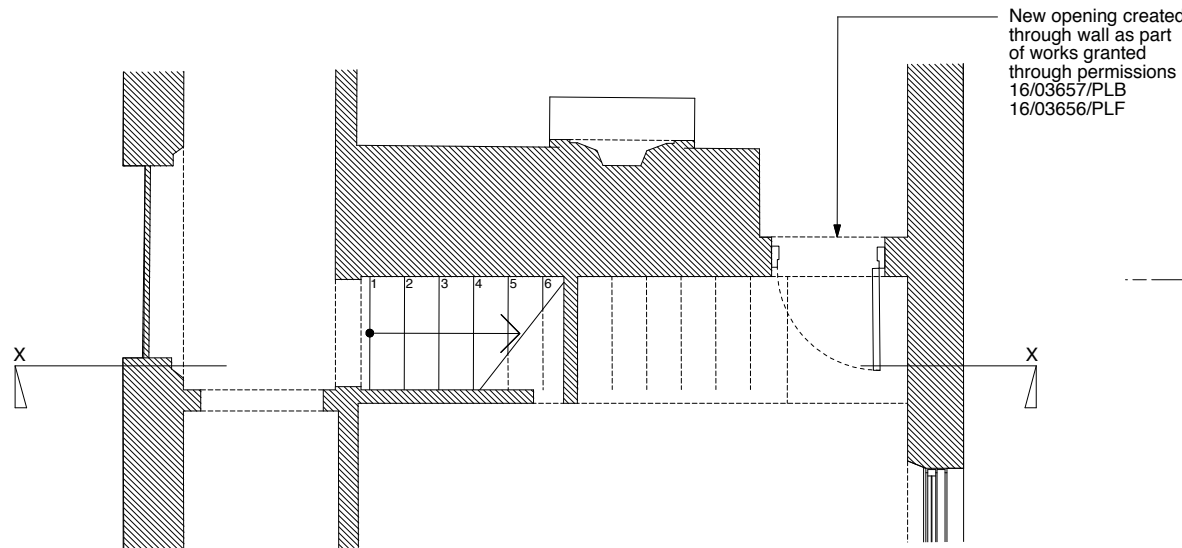


PLANNING

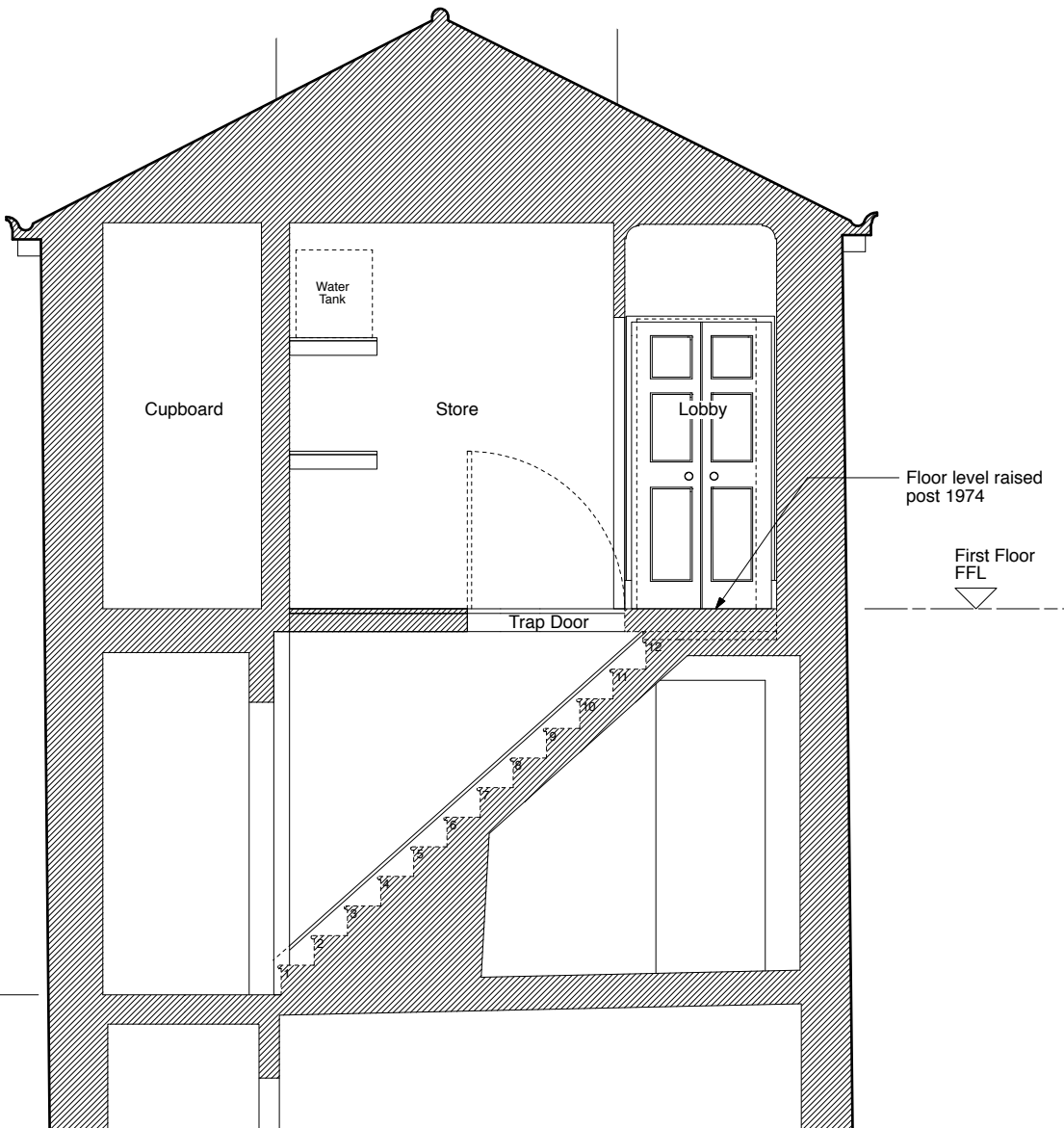
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1ST ST02 - CURRENT FIRST FLOOR PLAN  
1:50 @ A3



MEZ ST02 - CURRENT MEZZANINE FLOOR PLAN  
1:50 @ A3



XX ST02 - CURRENT SECTION XX  
1:50 @ A3

CURRENT (EXISTING) MEZZANINE TO FIRST FLOOR STAIR (ST02)



PL1	List Building Consent issue	20/07/17	HM
REV	DESCRIPTION	DATE	NAME

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pt

PROJECT TITLE

SALTMARSHE HALL  
HOWDEN  
EAST YORKSHIRE  
DN14 7RX

DRAWN	HM	CHECKED	HM
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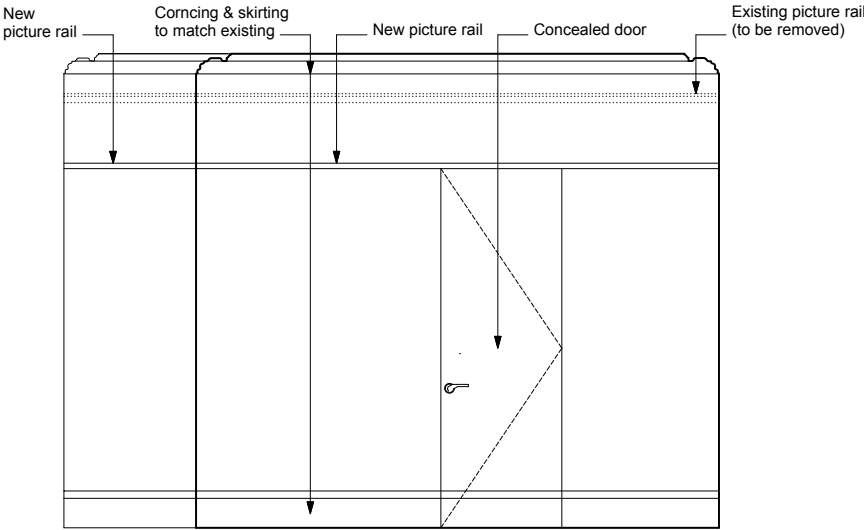
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EXISTING - ST02  
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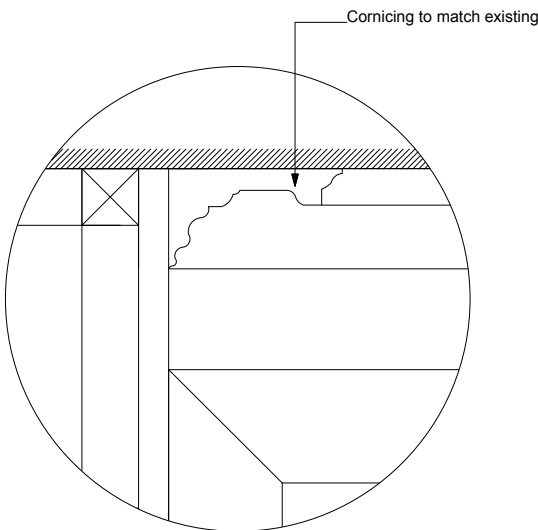
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2540	PL-031	PL1

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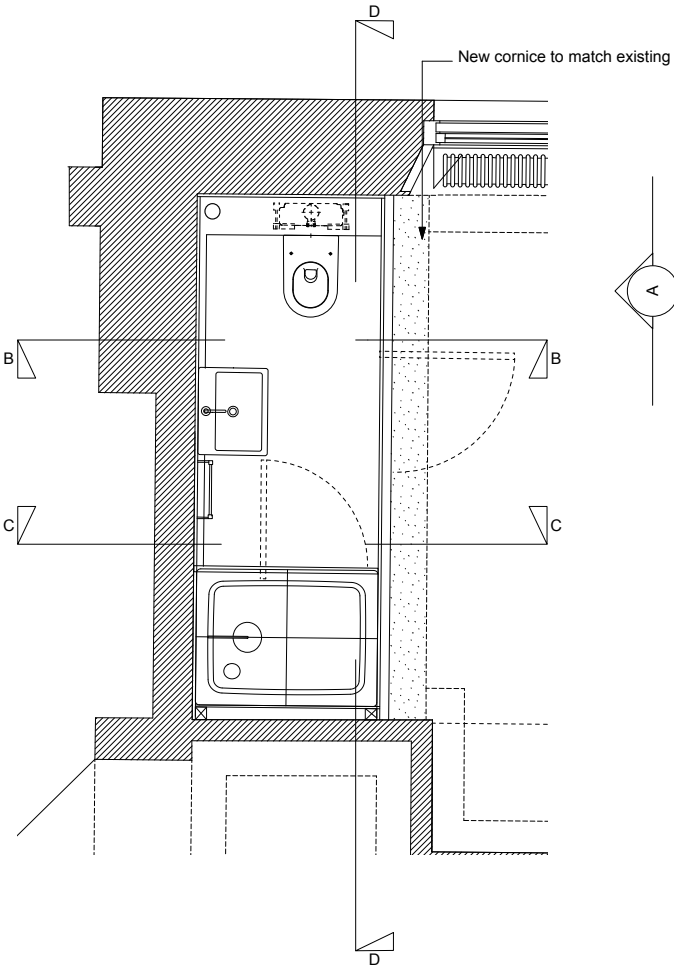
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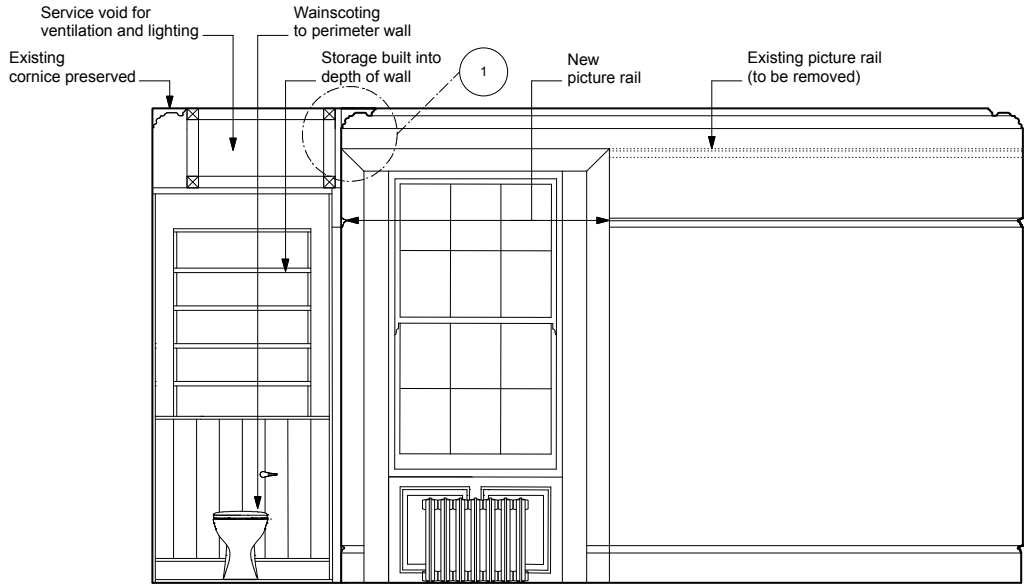
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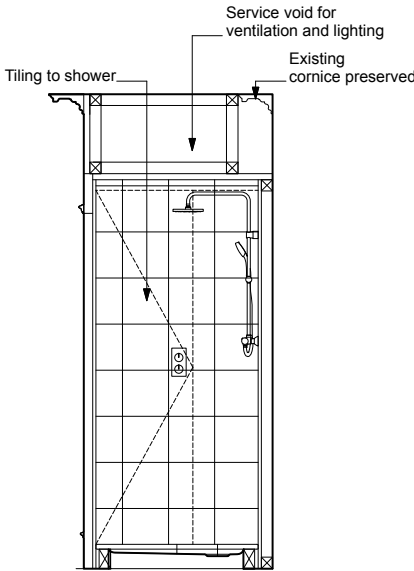
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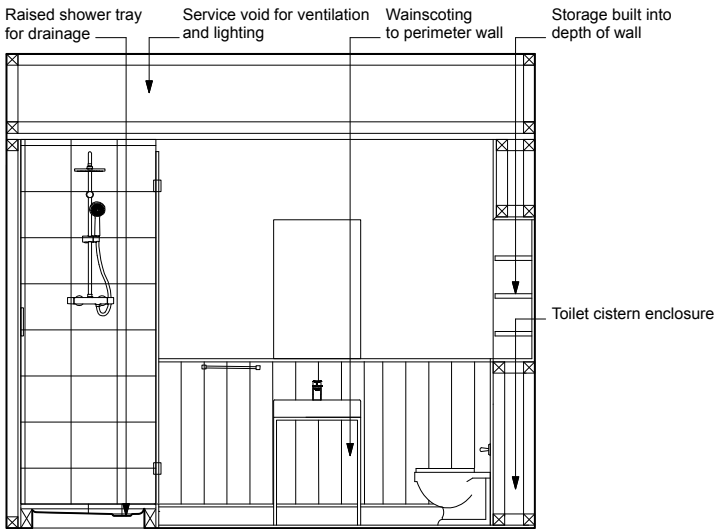
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B PROPOSED SECTION B-B  
Scale 1:50 @ A3



C PROPOSED SECTION C-C  
Scale 1:50 @ A3



D PROPOSED SECTION D-D  
Scale 1:50 @ A3

PL1	Listed building consent issue	21/07/17	GE
REV	DESCRIPTION	DATE	NAME

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PROJECT TITLE  
  
SALTMARSH HALL  
HOWDEN  
EAST YORKSHIRE  
DN14 7RX

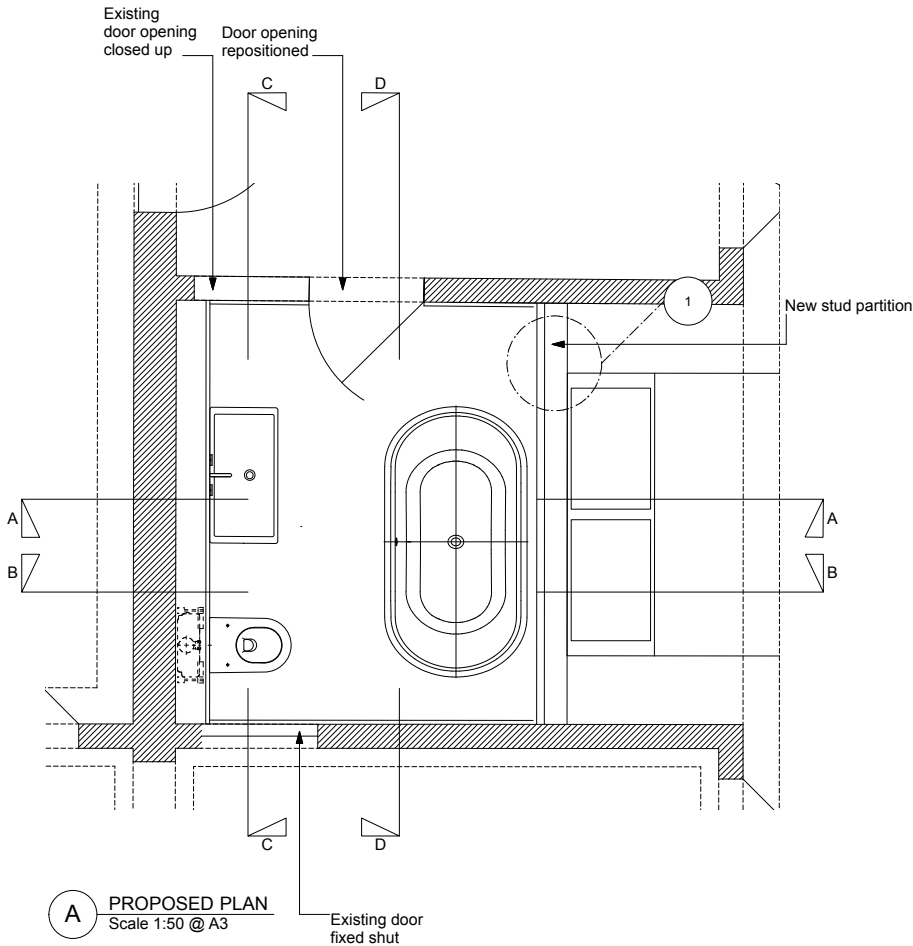
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DRAWING TITLE  
  
FIRST FLOOR PROPOSED  
BEDROOM ENSUITE C

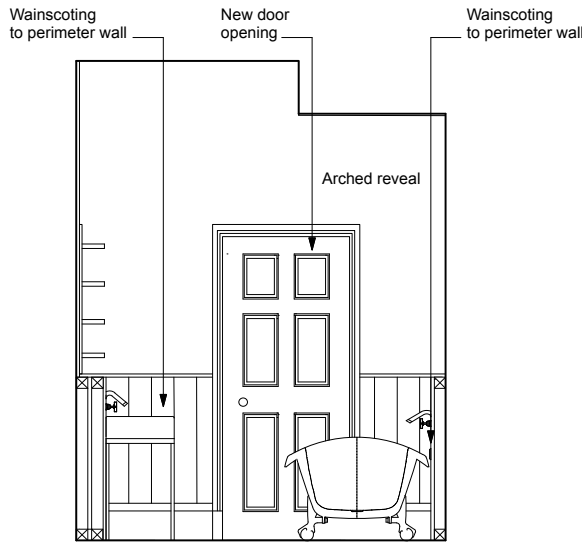
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2540	PL-021	PL1

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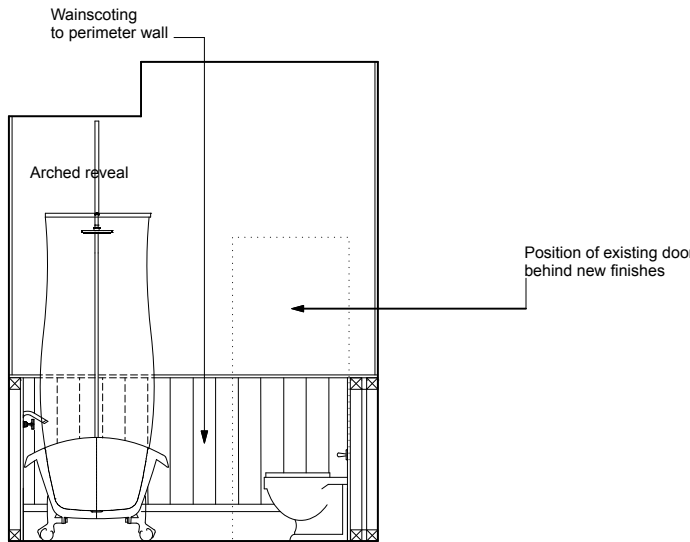
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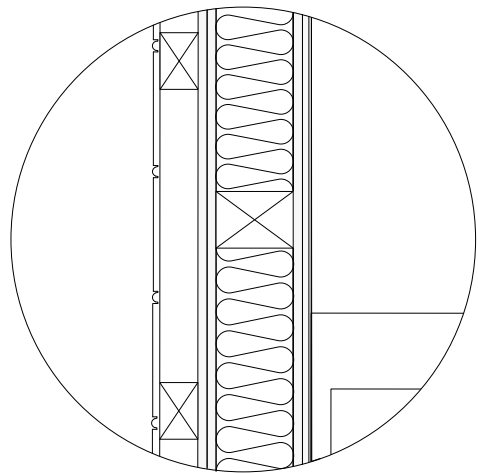
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**A** PROPOSED ROOM SECTION A-A  
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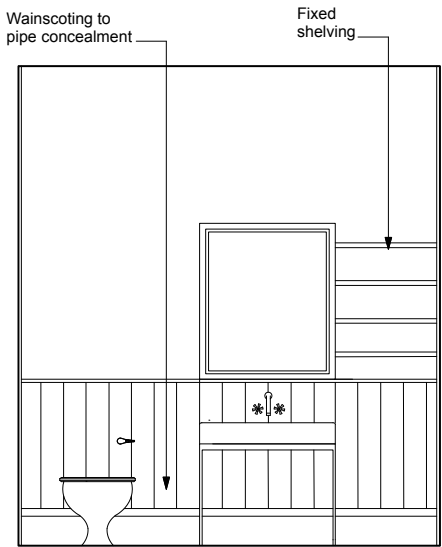


**B** PROPOSED ROOM SECTION B-B  
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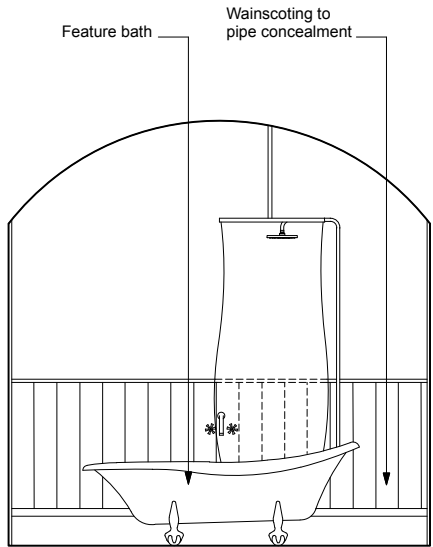


**1** DETAIL 1  
Scale 1:10 @ A3

- Wall build-up  
1. Painted skim coat on 2x 12.5mm pb' - 30mm  
2. Mineral wool insulation  
3. 2x 12.5mm plasterboard - 25mm  
4. Timber batten 75mm  
5. Bead and butt paneling -9mm



**C** PROPOSED ROOM SECTION C-C  
Scale 1:50 @ A3



**D** PROPOSED ROOM SECTION D-D  
Scale 1:50 @ A3

PL1	Listed building consent issue	21/07/17	GE
REV	DESCRIPTION	DATE	NAME

Powell Tuck Associates  
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Design Phone +44 (0)20 8749 7700  
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pt  
ad

PROJECT TITLE  
**SALTMARSH HALL  
HOWDEN  
EAST YORKSHIRE  
DN14 7RX**

DRAWN	GE	CHECKED	HM
DATE	21.07.17	SCALE	1:50 @ A3

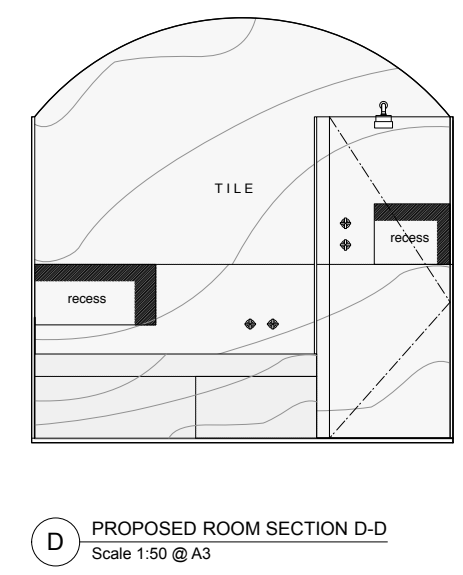
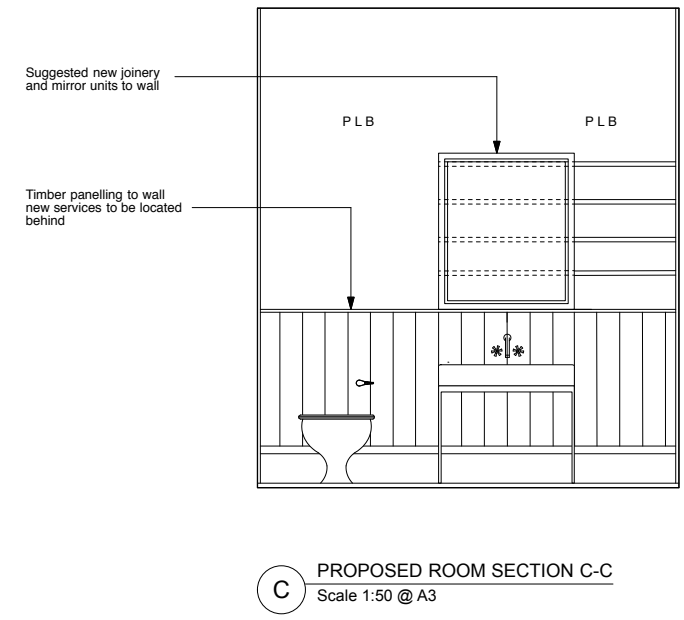
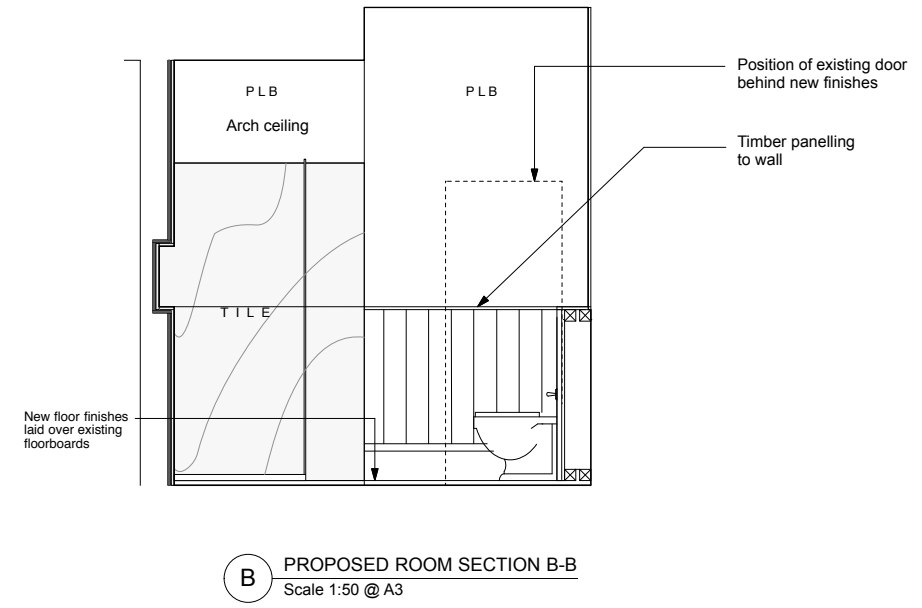
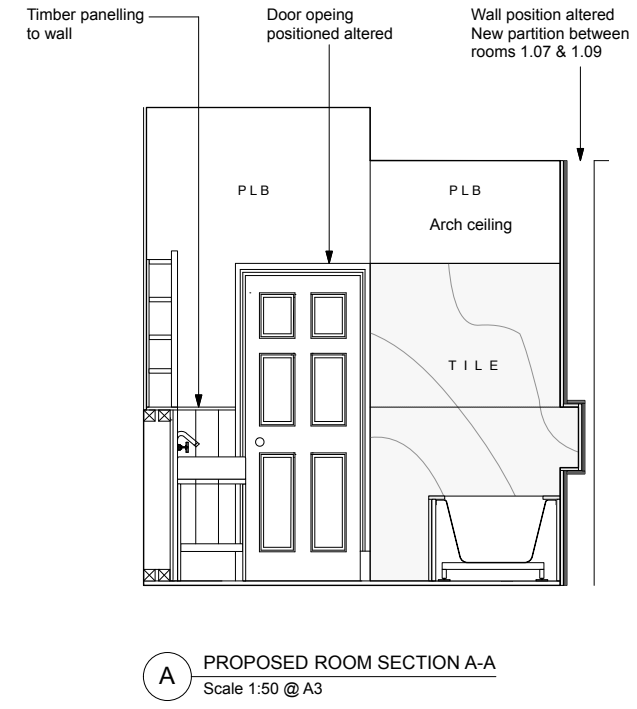
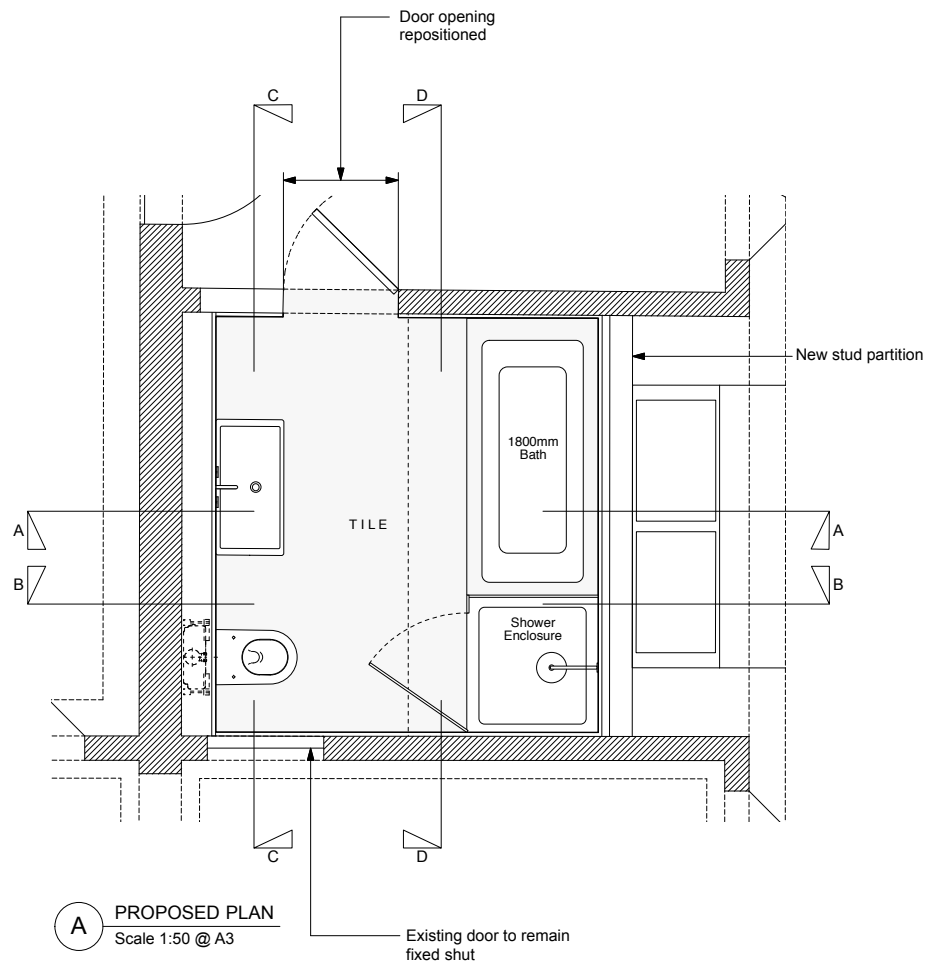
DRAWING TITLE  
**FIRST FLOOR PROPOSED  
BEDROOM ENSUITE LAYOUT D**

#JOB NO.	DRAWING NO.	REV.
2540	PL-022	PL1

PLANNING

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PL2	Listed building consent issue	21/08/17	HM
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Bathroom layout changed to include fitted bath and glazed shower enclosure

PL1	Listed building consent issue	21/07/17	GE
REV	DESCRIPTION	DATE	NAME

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PROJECT TITLE

**SALTMARSHE HALL  
HOWDEN  
EAST YORKSHIRE  
DN14 7RX**

DRAWN	GE / HM	CHECKED	HM
DATE	21.07.17	SCALE	1:50 @ A3

DRAWING TITLE

**FIRST FLOOR PROPOSED  
BEDROOM ENSUITE LAYOUT D**

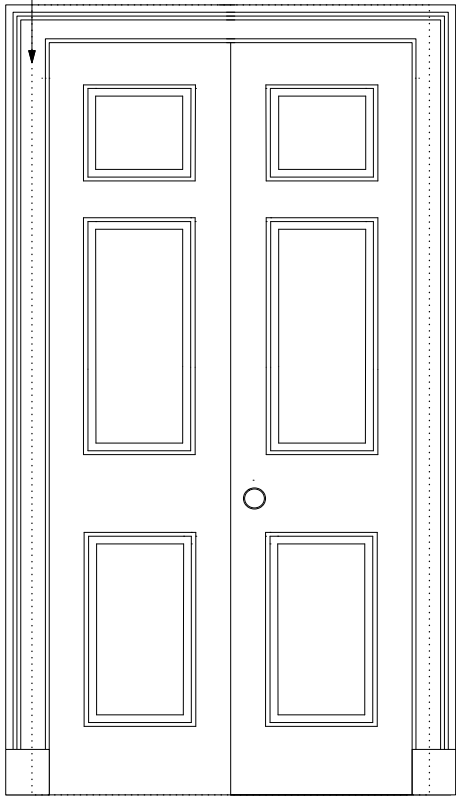
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2540	PL-022	PL2



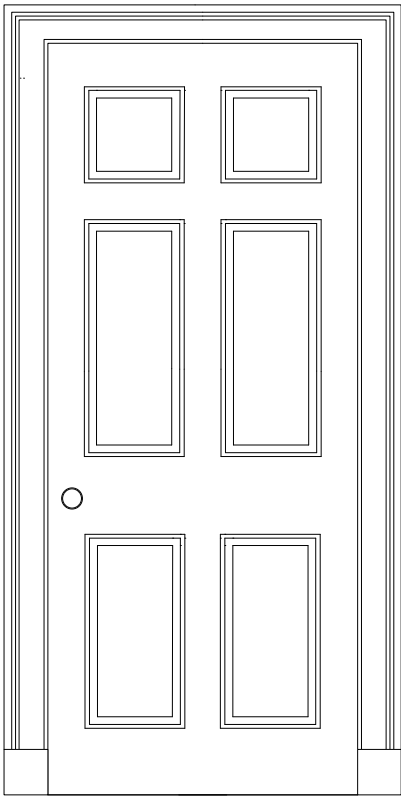
GENERAL NOTES

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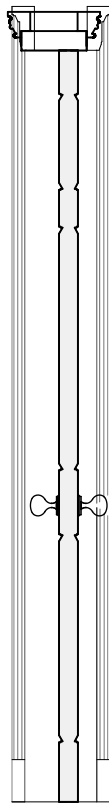
Line of proposed new opening



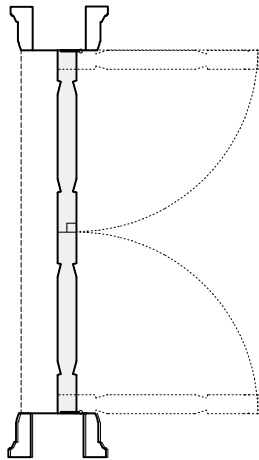
A EXISTING DOOR D102 - ELEVATION  
Scale 1:20 @ A3



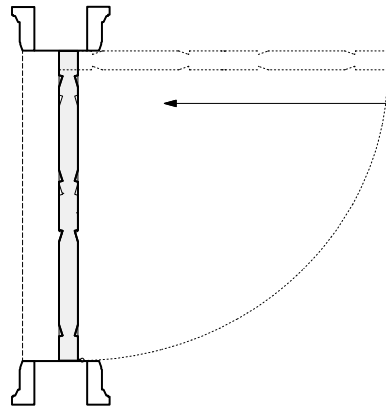
A PROPOSED DOOR D102 - ELEVATION  
Scale 1:20 @ A3



B PROPOSED DOOR D102 - SECTION  
Scale 1:20 @ A3



B EXISTING DOOR D102 - PLAN  
Scale 1:20 @ A3



C PROPOSED DOOR D102 - PLAN  
Scale 1:20 @ A3

Opening altered to align with D101

PL1	Listed building consent issue	21/07/17	GE
REV	DESCRIPTION	DATE	NAME

Powell Tuck Associates  
Architecture 6 Stamford Brook Road, London, W6 0XH  
Design Phone +44 (0)20 8749 7700  
Fax +44 (0)20 8749 8737



PROJECT TITLE

SALTMARSHE HALL  
HOWDEN  
EAST YORKSHIRE  
DN14 7RX

DRAWN	GE	CHECKED	HM
DATE	21.07.17	SCALE	1:20 @ A3

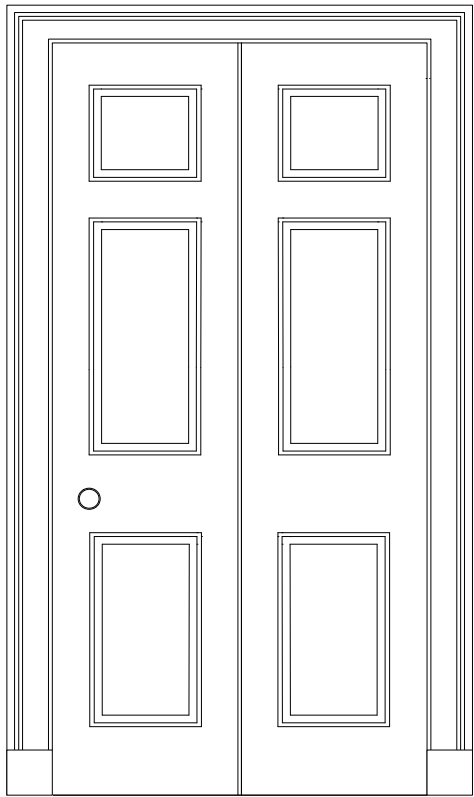
DRAWING TITLE

LEVEL 1 PROPOSED DOOR D102

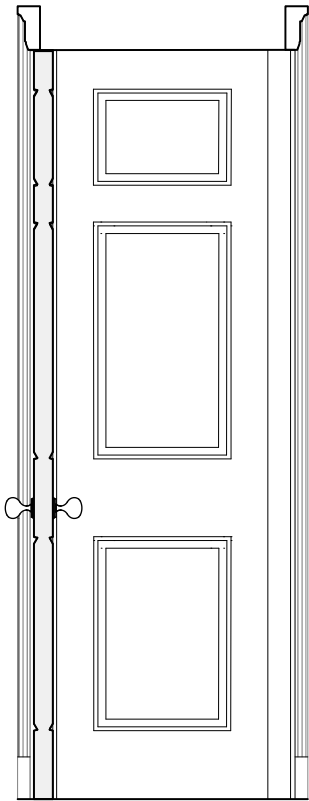
#JOB NO.	DRAWING NO.	REV.
2540	PL-050	PL1

GENERAL NOTES

1. No dimensions to be scaled from this drawing.  
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3. This drawing should be removed from currency immediately a revised version is issued.  
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5. All dimensions in mm's.



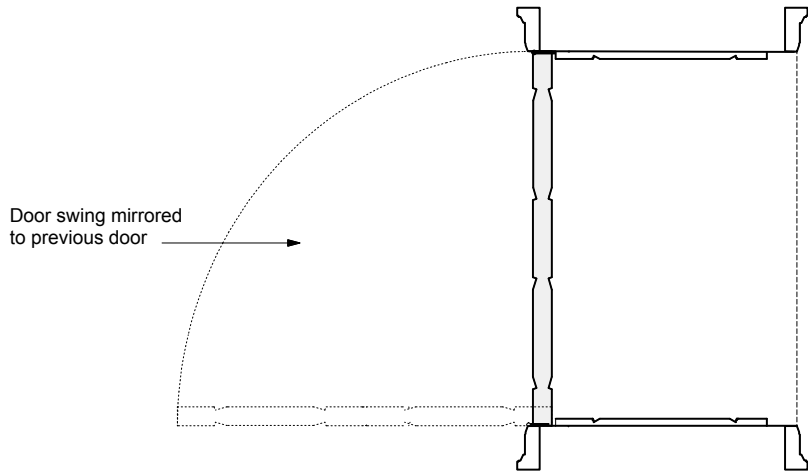
**A** PROPOSED DOOR D115 - ELEVATION  
Scale 1:20 @ A3



**B** PROPOSED DOOR D115 - SECTION  
Scale 1:20

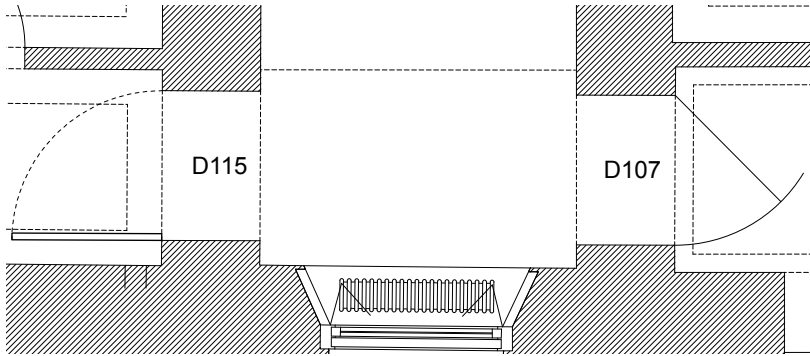


**D** D107 - Proposed door to match



**C** PROPOSED DOOR D115 - PLAN  
Scale 1:20 @ A3

Dimensions of proposed door to match D107



**E** First floor location plan  
Scale 1:50

PL1	Listed building consent issue	21/07/17	GE
REV	DESCRIPTION	DATE	NAME

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pt  
ad

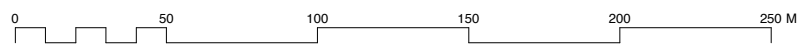
PROJECT TITLE  
  
SALTMARSHE HALL  
HOWDEN  
EAST YORKSHIRE  
DN14 7RX

DRAWN	GE	CHECKED	HM
DATE	21.07.17	SCALE	1:20 @ A3 1:50 @ A3

DRAWING TITLE  
  
LEVEL 1 PROPOSED DOOR D115

#JOB NO.	DRAWING NO.	REV.
2540	PL-051	PL1

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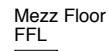
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TE	20.07.17	SCALE	1:2500 @ A3

JOB NO.	DRAWING NO.	REV.
2540	PL-001	PL1

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MEZ



(x)

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SALTMARSHE HALL  
HOWDEN  
EAST YORKSHIRE  
DN14 7RX

DRAWING TITLE

PRE c.1974 - ST02  
FIRST FLOOR TO MEZZANINE STAIR

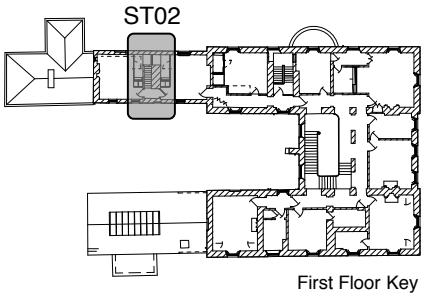
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2540	PL-030	PL1



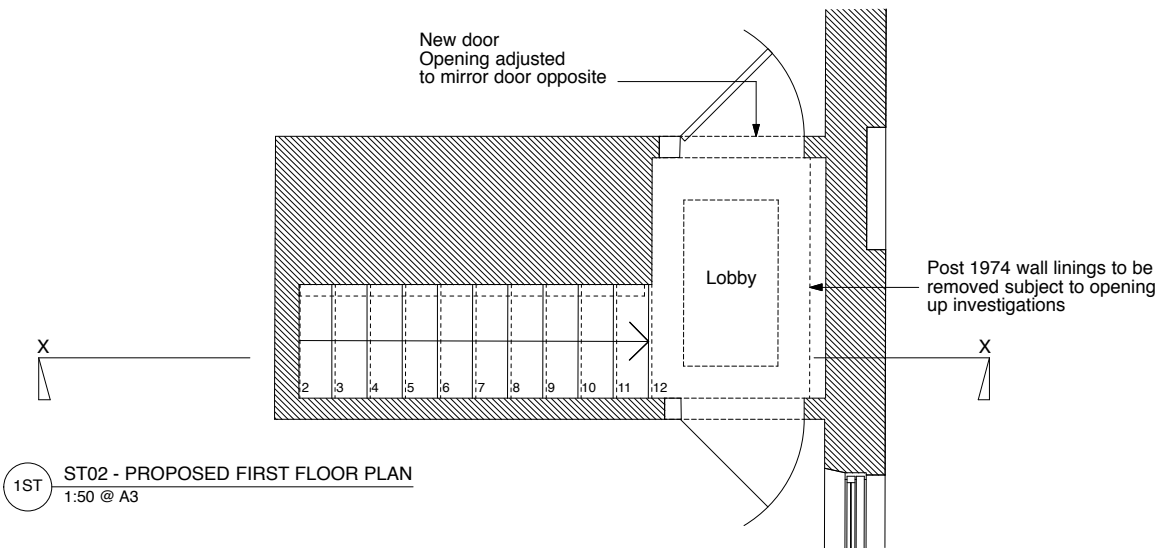
PLANNING

GENERAL NOTES

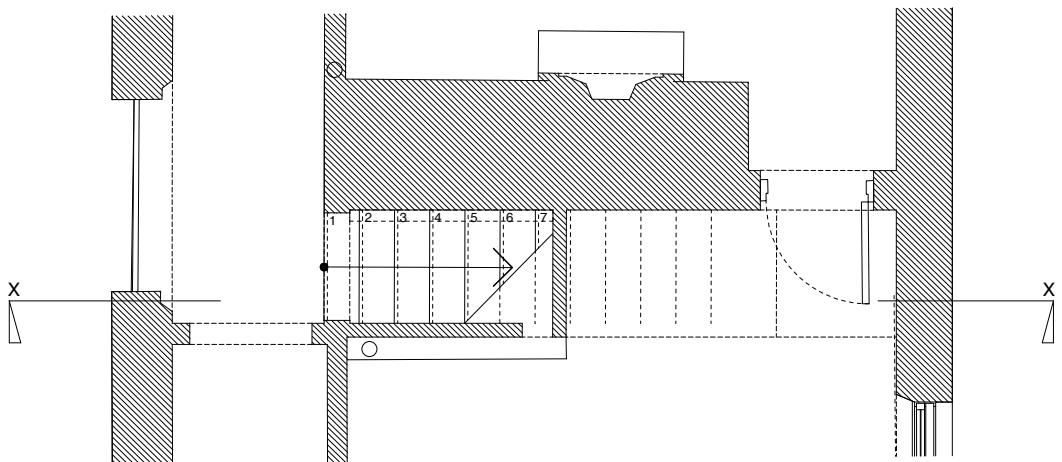
1. No dimensions to be scaled from this drawing.
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3. This drawing should be removed from currency immediately a revised version is issued.
4. This drawing is copyright.
5. All dimensions in mm's.



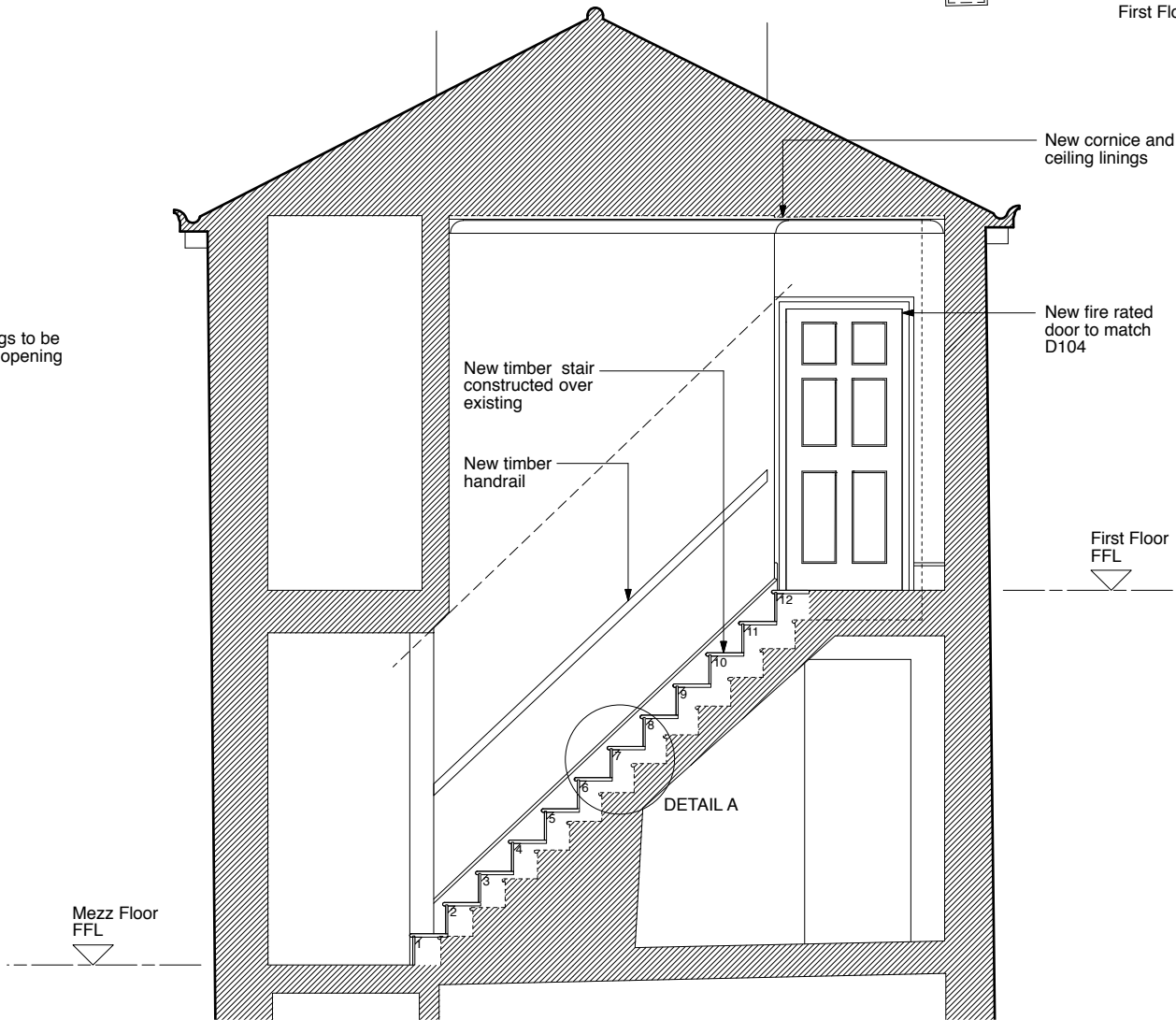
First Floor Key



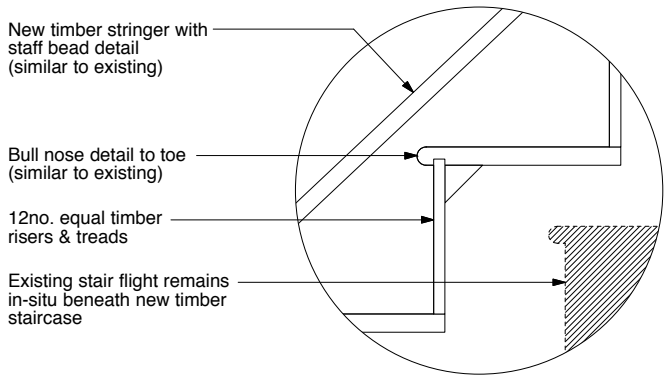
1ST ST02 - PROPOSED FIRST FLOOR PLAN  
1:50 @ A3



MEZZ ST02 - PROPOSED MEZZANINE FLOOR PLAN  
1:50 @ A3



XX ST02 - PROPOSED MEZZANINE SECTION XX  
1:50 @ A3



A ST02 - DETAIL A  
1:10 @ A3

PROPOSED MEZZANINE TO FIRST FLOOR STAIR (ST02)



PL1	Listed Building Consent issue	20/07/17	HM
REV	DESCRIPTION	DATE	NAME

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pt  
a

**PROJECT TITLE**  
  
SALTMARSHE HALL  
HOWDEN  
EAST YORKSHIRE  
DN14 7RX

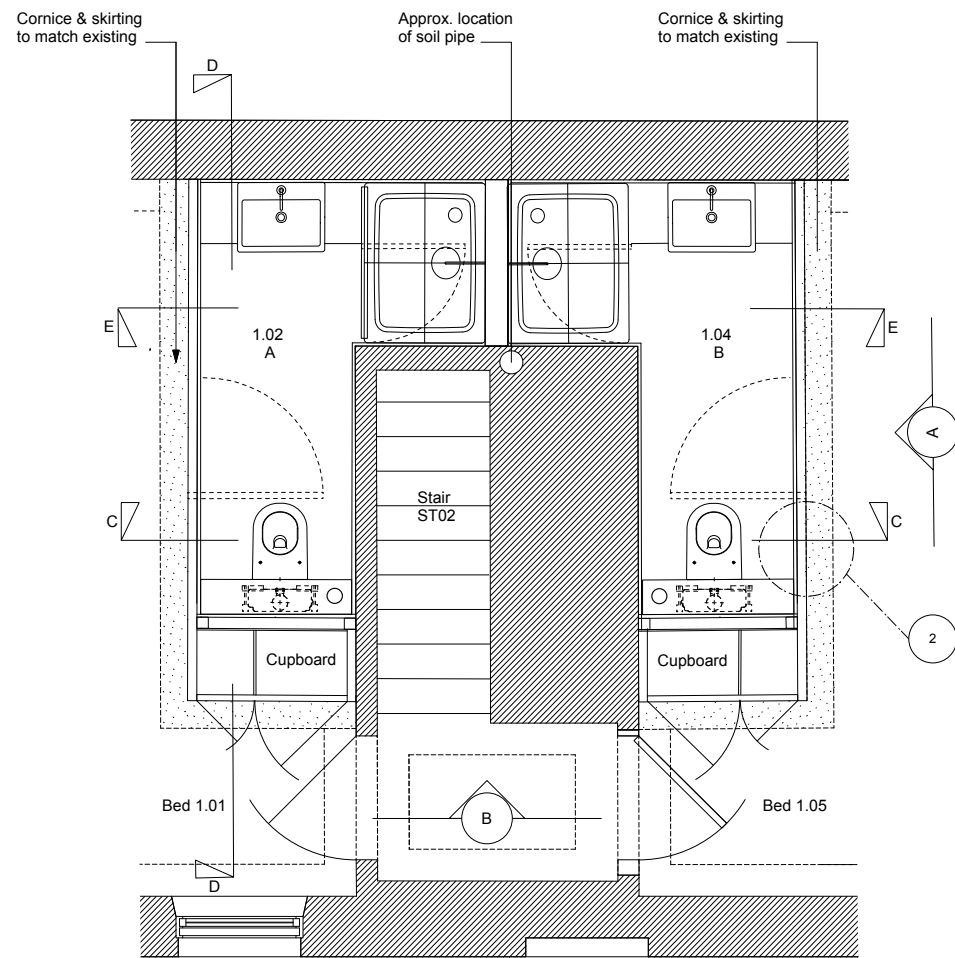
DRAWN	HM	CHECKED	HM
DATE	11.07.17	SCALE	1:50 @ A3

**DRAWING TITLE**  
  
PROPOSED - ST02  
FIRST FLOOR TO MEZZANINE STAIR

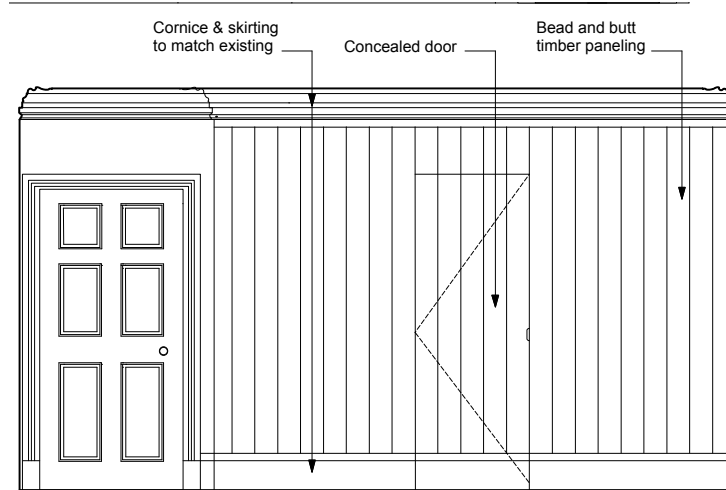
JOB NO.	DRAWING NO.	REV.
2540	PL-032	PL1

GENERAL NOTES

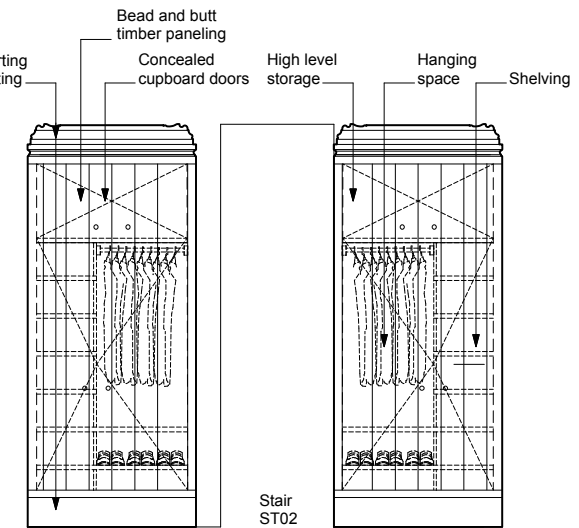
1. No dimensions to be scaled from this drawing.
2. Any discrepancies found between this drawing and other documents should be referred immediately to Powell Tuck Associates.
3. This drawing should be removed from currency immediately a revised version is issued.
4. This drawing is copyright.
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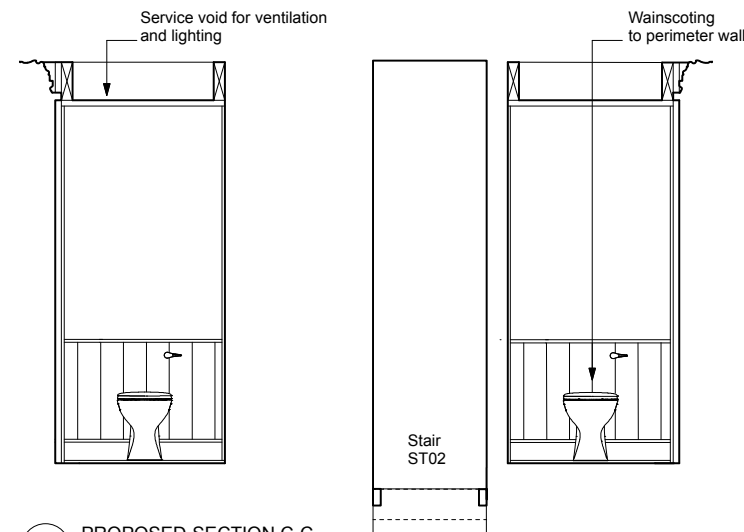
**A** PROPOSED PLAN  
Scale 1:50 @ A3



**A** PROPOSED ROOM ELEVATION A  
Scale 1:50 @ A3

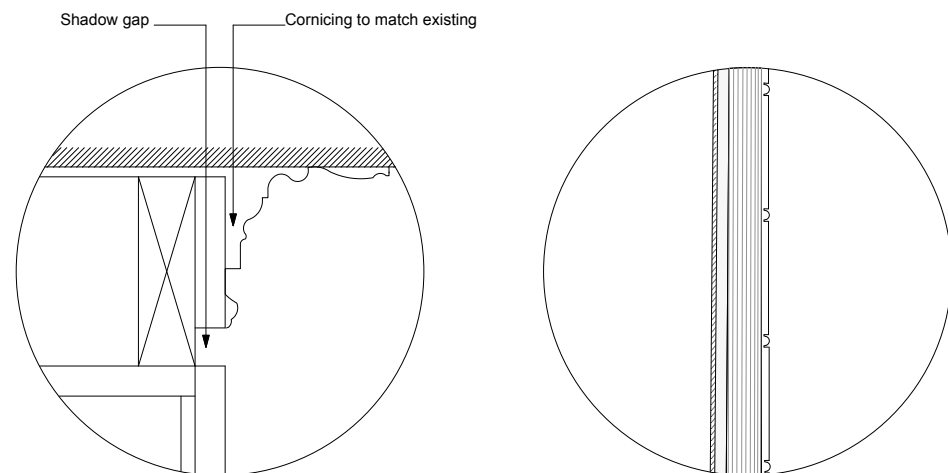


**B** PROPOSED ROOM ELEVATION B  
Scale 1:50 @ A3



**C** PROPOSED SECTION C-C  
Scale 1:50 @ A3

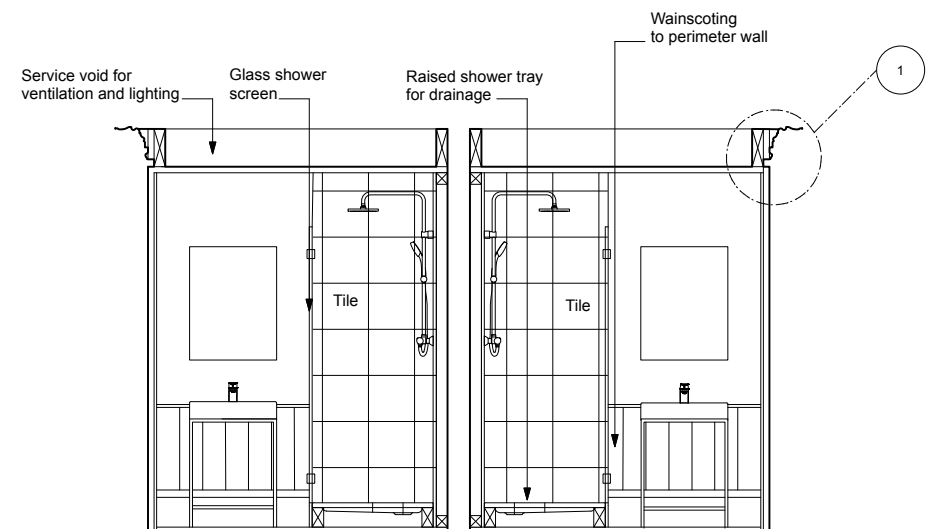
**D** PROPOSED SECTION D-D  
Scale 1:50 @ A3



**1** DETAIL 1  
Scale 1:10 @ A3

**2** DETAIL 2  
Scale 1:10 @ A3

- Wall build-up
1. Bead and butt paneling - 9mm
  2. Door blank - 45mm
  3. Tilebacker 15mm
  4. Ceramic tile 6mm



**E** PROPOSED SECTION E-E  
Scale 1:50 @ A3

PL1	Listed building consent issue	21/07/17	GE
REV	DESCRIPTION	DATE	NAME

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Design Phone +44 (0)20 8749 7700  
Fax +44 (0)20 8749 8737

pt  
ad

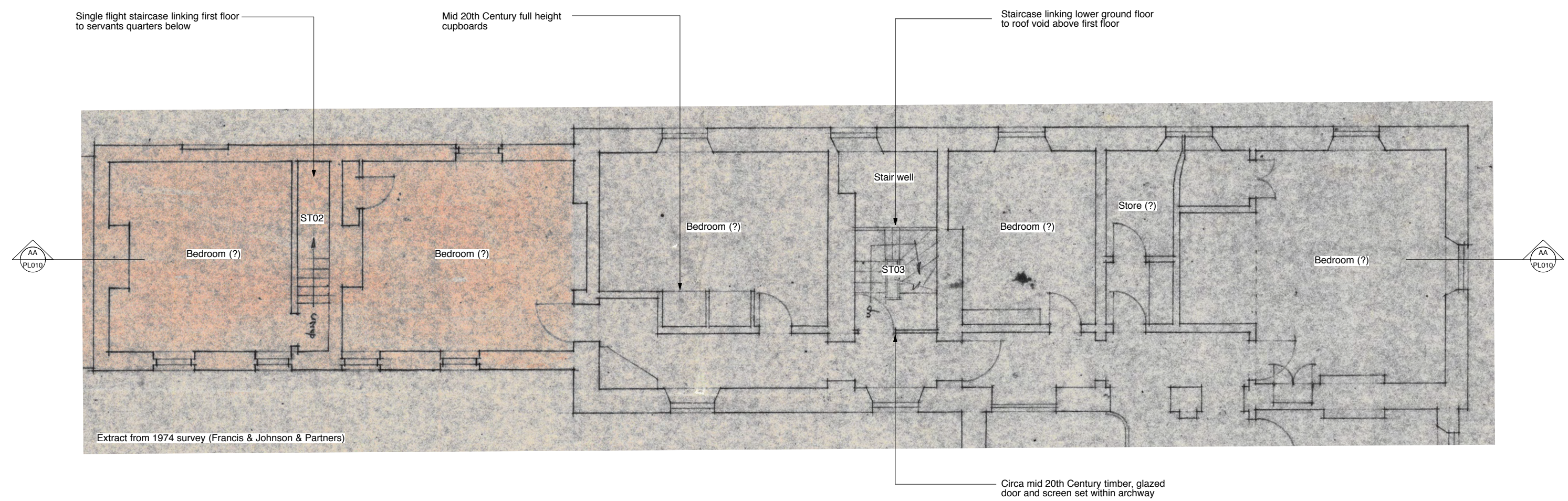
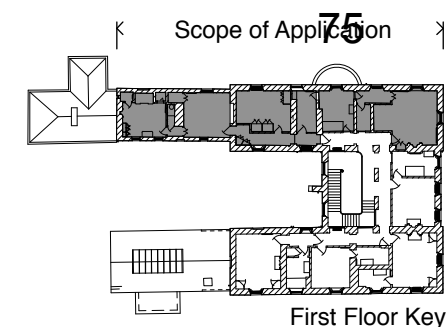
PROJECT TITLE  
SALTMARSH HALL  
HOWDEN  
EAST YORKSHIRE  
DN14 7RX

DRAWN	GE	CHECKED	HM
DATE	21.07.17	SCALE	1:50 @ A3

DRAWING TITLE  
PROPOSED ENSUITE LAYOUTS A & B

ACB NO.	DRAWING NO.	REV.
2540	PL-020	PL1



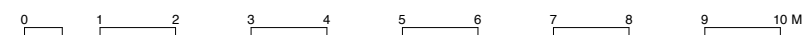


1974 FIRST FLOOR PLAN - Extract of 1974 survey drawings indicating layout of house prior to 1974 first floor alterations

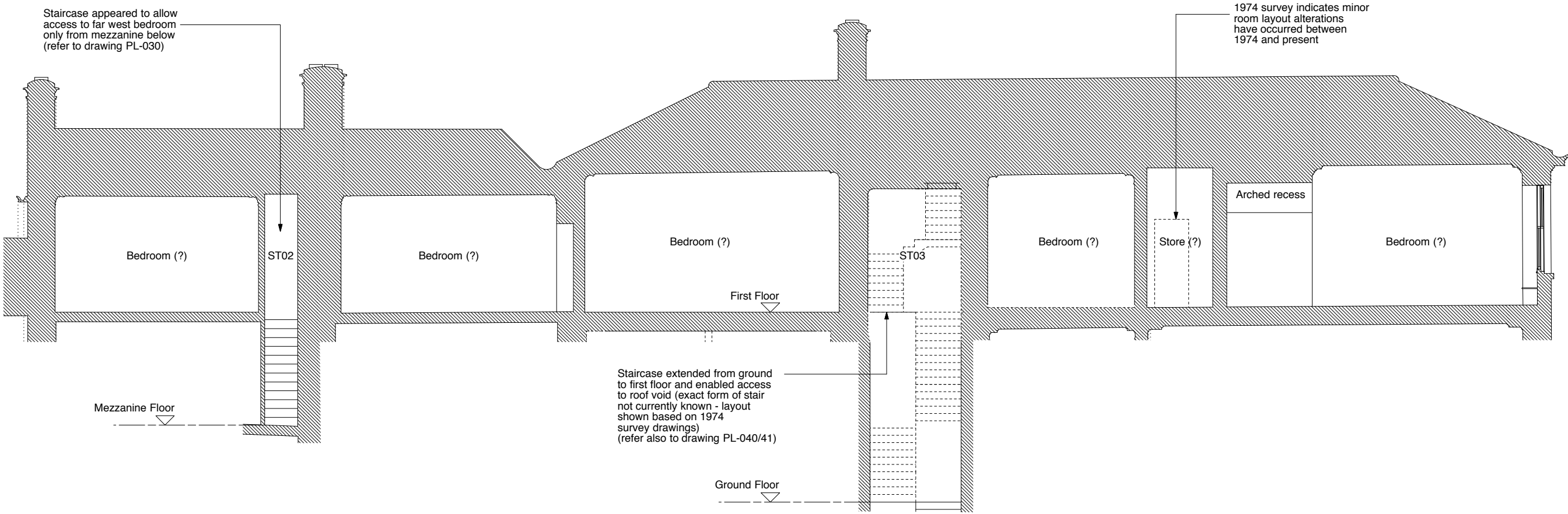
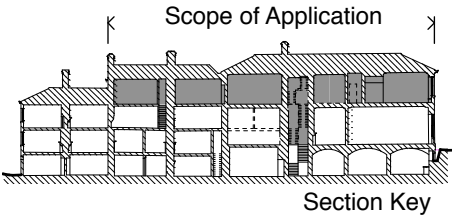
PROJECT  
SALTMARSHE HALL

TITLE  
PROPOSED FIRST FLOOR NORTH WING REFURBISHMENT - c.1974 FIRST FLOOR PLAN

SCALE	DRG No	REV	DATE
Approx 1:100 @ A3	PL002	PL1	21/08/17



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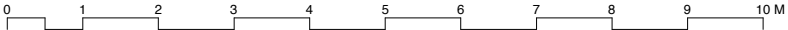


1974 SECTION AA - based on 1974 survey drawings indicating layout of house prior to 1974 first floor alterations

PROJECT  
SALTMARSHE HALL

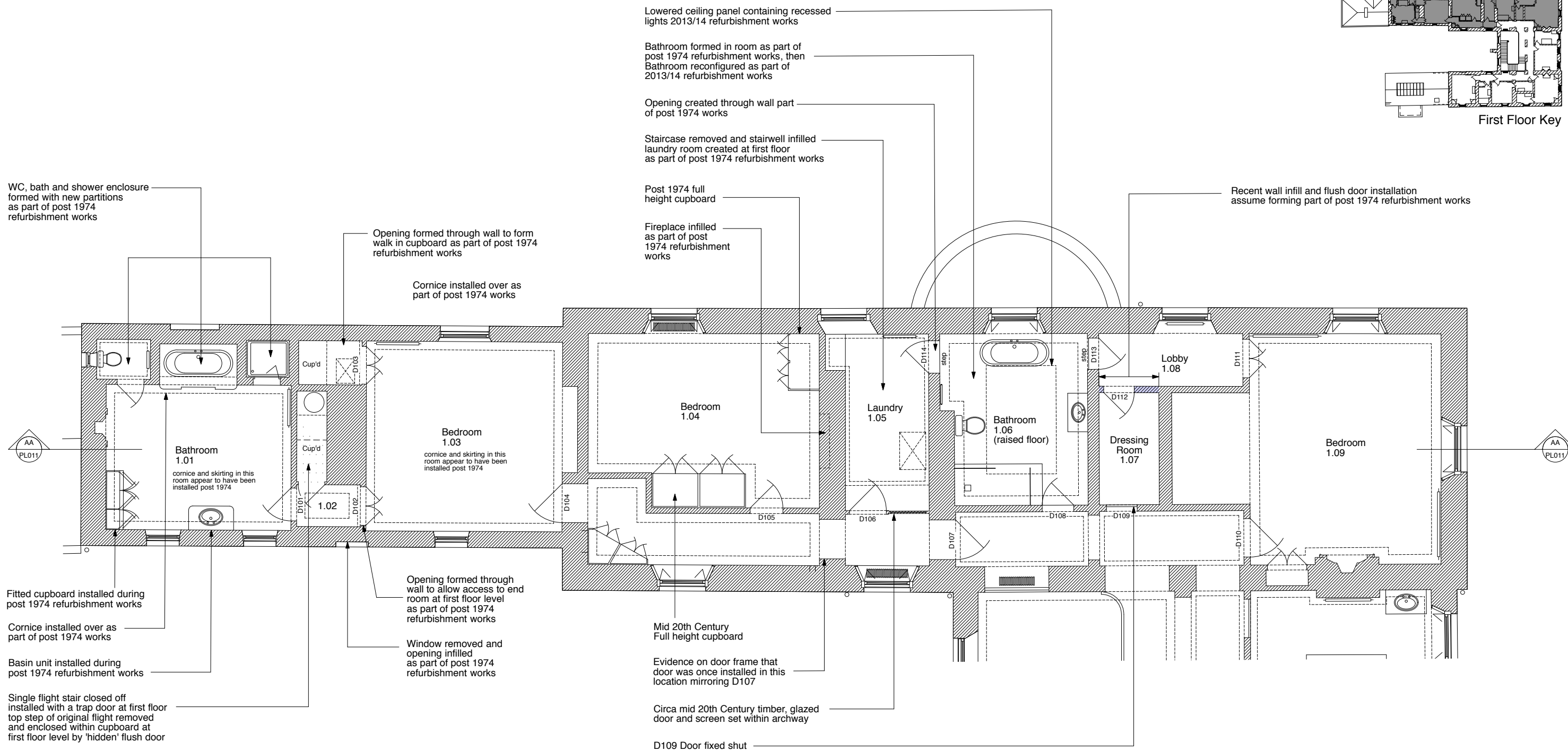
TITLE  
PROPOSED FIRST FLOOR NORTH WING REFURBISHMENT - c.1974 FIRST FLOOR SECTION

SCALE	DRG No	REV	DATE
1:100 @ A3	PL010	PL1	21/08/17



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EXISTING FIRST FLOOR PLAN - Current first floor layout indicating post 1974 internal works

PROJECT

SALTMARSHE HALL

TITLE

PROPOSED FIRST FLOOR NORTH WING REFURBISHMENT - CURRENT FIRST FLOOR PLAN

SCALE

1:100 @ A3

DRG No

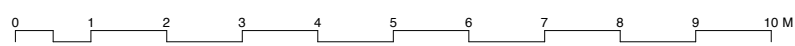
PL003

REV

PL1

DATE

21/08/17



Powell Tuck Associates

Architecture

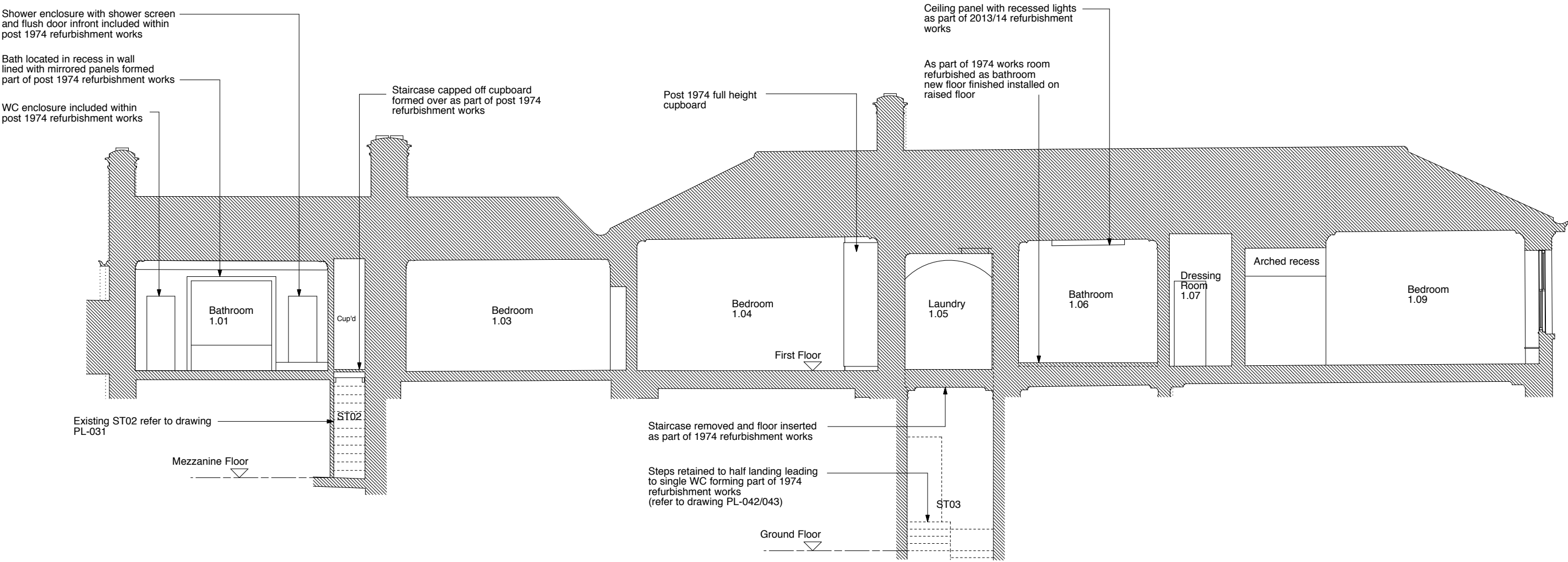
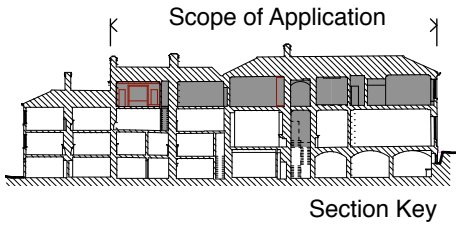
Design

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Phone +44 (0)20 8749 7700

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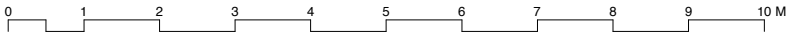


EXISTING SECTION AA - Current first floor layout indicating post 1974 internal works

PROJECT  
SALTMARSHE HALL

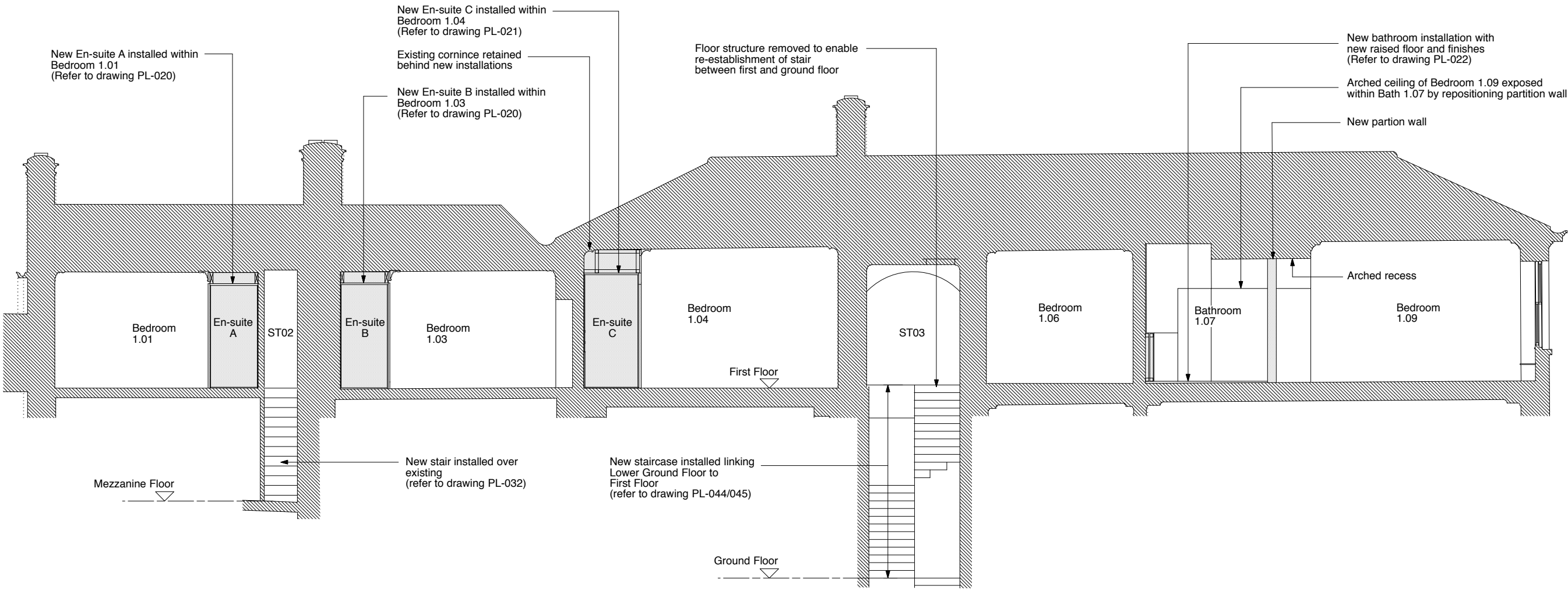
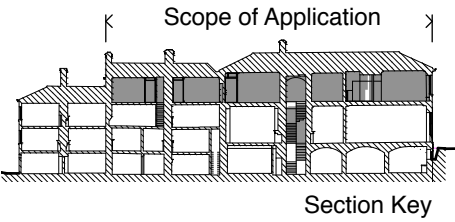
TITLE  
PROPOSED FIRST FLOOR NORTH WING REFURBISHMENT - EXISTING FIRST FLOOR SECTION

SCALE	DRG No	REV	DATE
1:100 @ A3	PL011	PL1	21/08/17



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- General Notes :
- Unless otherwise stated all rooms to be fitted with new floor, wall and ceiling finishes
  - All existing skirting, cornices and architraves to be retained where possible, new fittings to be similar to existing.



PROPOSED SECTION AA - Proposed refurbishment works

PROJECT  
SALTMARSHE HALL

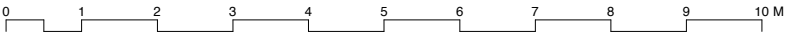
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PROPOSED FIRST FLOOR NORTH WING REFURBISHMENT - PROPOSED FLOOR SECTION

SCALE  
1:100 @ A3

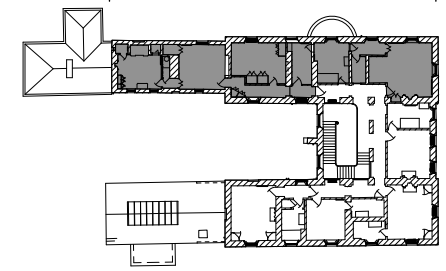
DRG No  
PL013

REV  
PL2

DATE  
21/08/17



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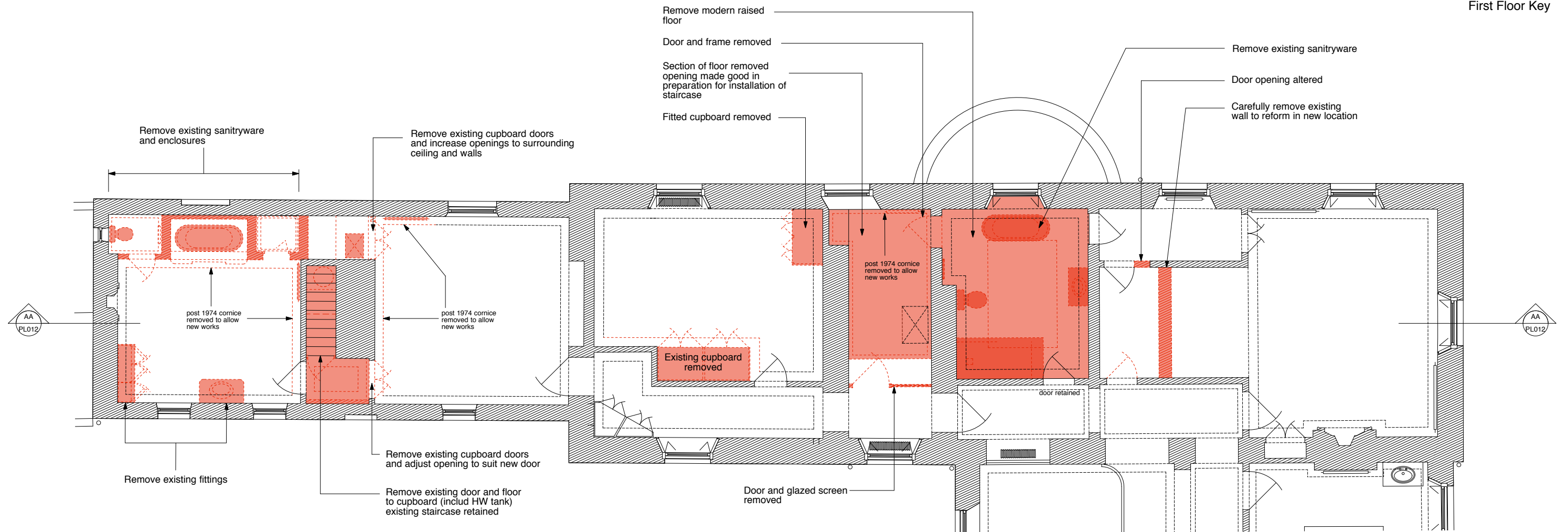


First Floor Key

General Notes :

- Unless otherwise stated all existing carpets and wall finishes removed and surfaces prepared for new finishes
- Unless otherwise stated where stated cornice to be removed skirting at base of walls in these locations to be removed also

- Existing internal finish or fitting removed
- Existing internal partition removed
- Existing internal cornice/ceiling fitting or door removed



PROPOSED STRIPOUT FIRST FLOOR PLAN - Proposed demolition and strip out works required to undertake proposed refurbishment works

PROJECT  
SALTMARSHE HALL

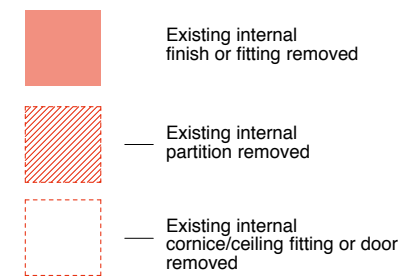
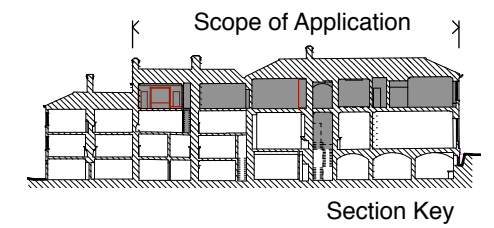
TITLE  
PROPOSED FIRST FLOOR NORTH WING REFURBISHMENT - PROPOSED SCOPE OF DEMOLITION & STRIP OUT WORK TO FIRST FLOOR

SCALE 1:100 @ A3  
DRG No PL004  
REV PL1  
DATE 21/08/17

0 1 2 3 4 5 6 7 8 9 10 M

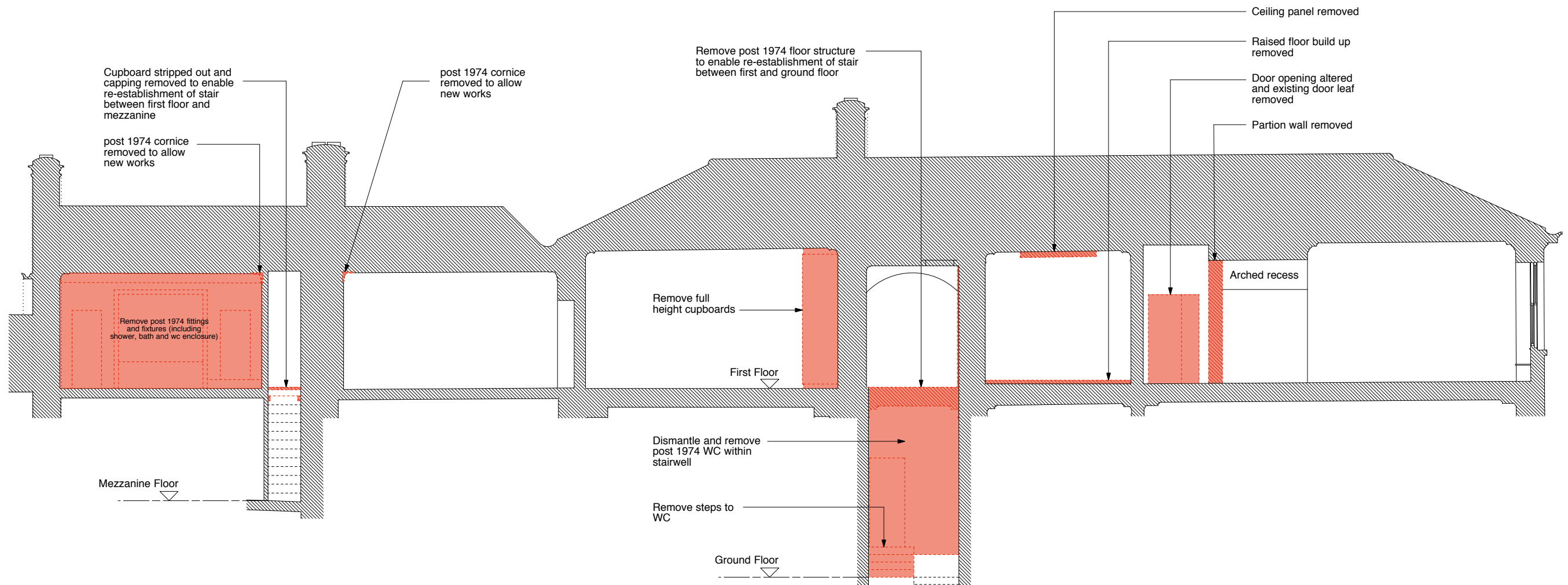


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**Design** Phone +44 (0)20 8749 7700  
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General Notes :

- Unless otherwise stated all existing carpets and wall finishes removed and surfaces prepared for new finishes
- Unless otherwise stated where stated cornice to be removed skirting at base of walls in these locations to be removed also



PROPOSED STRIP OUT SECTION AA - Proposed demolition and strip out works required to undertake proposed refurbishment works

PROJECT  
SALTMARSHE HALL

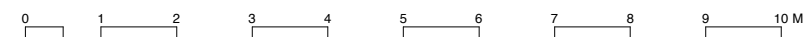
TITLE  
PROPOSED FIRST FLOOR NORTH WING REFURBISHMENT - PROPOSED STRIP OUT WORKS

SCALE 1:100 @ A3

DRG No PL012

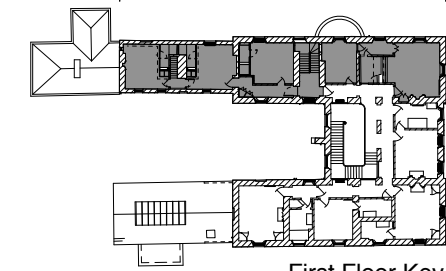
REV PL1

DATE 21/08/17



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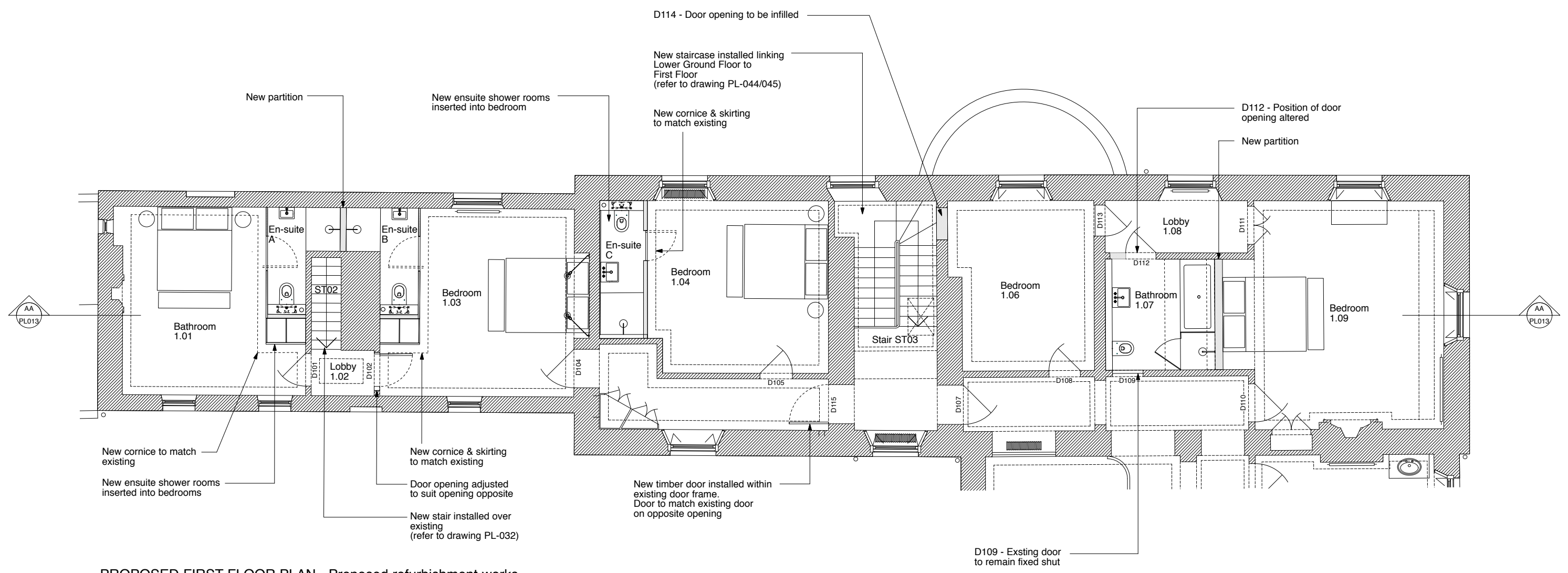




First Floor Key

General Notes :

- Unless otherwise stated all rooms to be fitted with new floor, wall and ceiling finishes
- All existing skirting, cornices and architraves to be retained where possible, new fittings to be similar to existing.



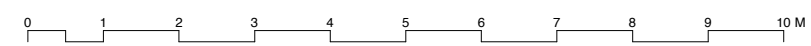
PROPOSED FIRST FLOOR PLAN - Proposed refurbishment works

Proposed new partition and / or infill

PROJECT  
SALTMARSH HALL

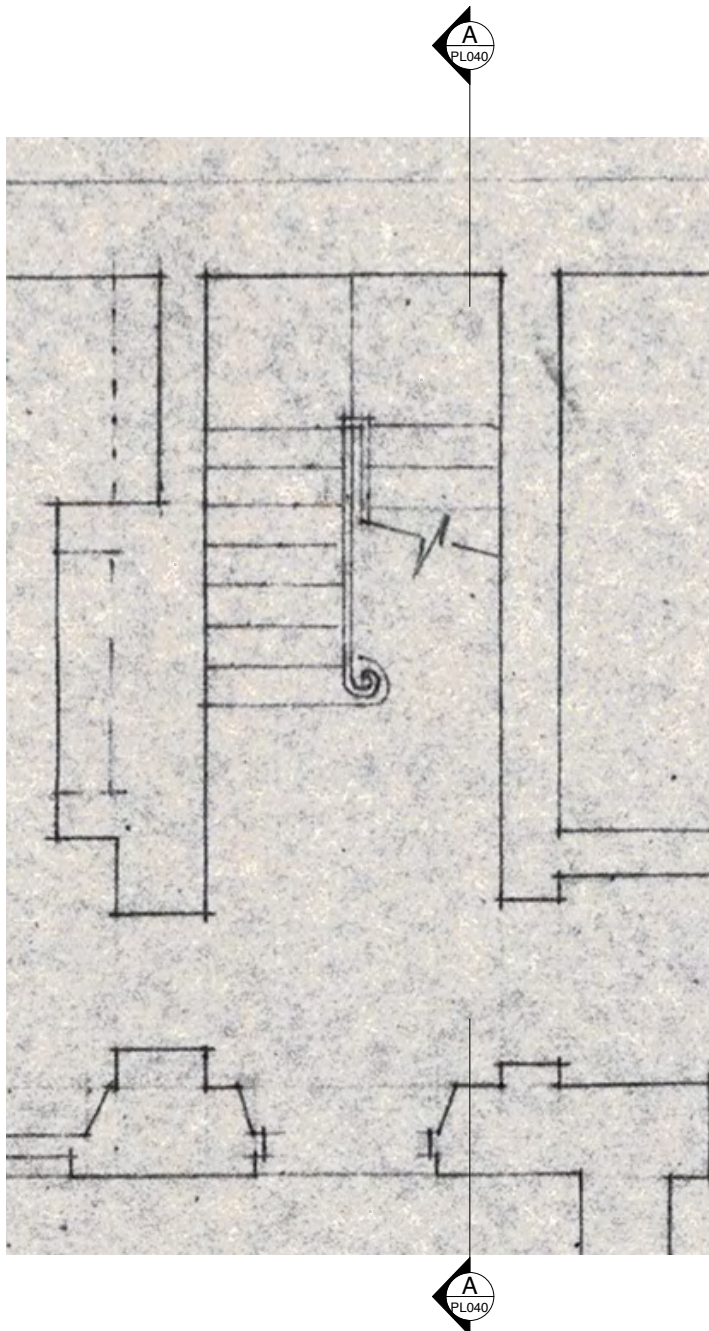
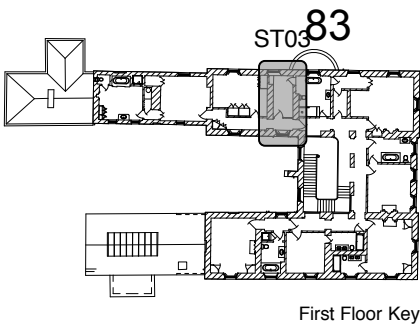
TITLE  
PROPOSED NORTH WING REFURBISHMENT - PROPOSED FIRST FLOOR LAYOUT

SCALE	DRG No	REV	DATE
1:100 @ A3	PL005	PL2	21/08/17

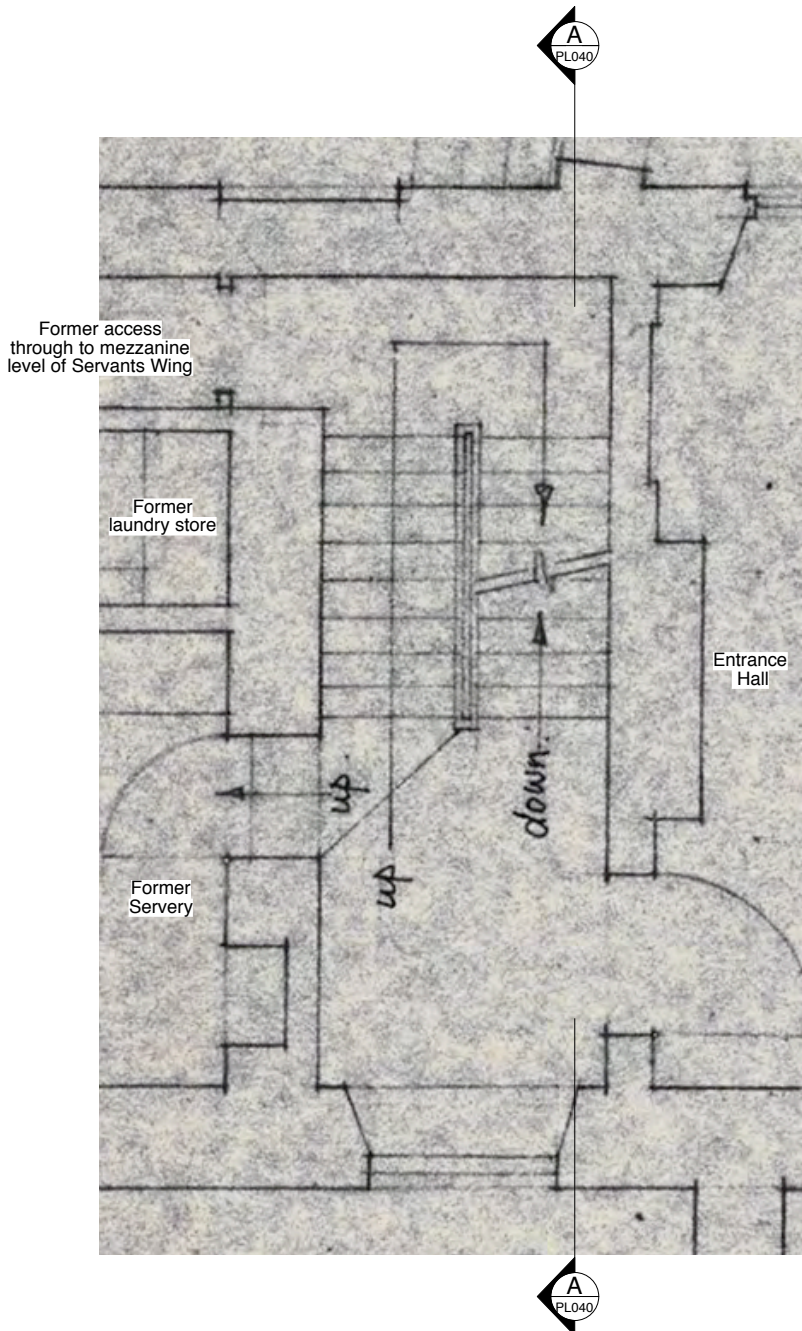


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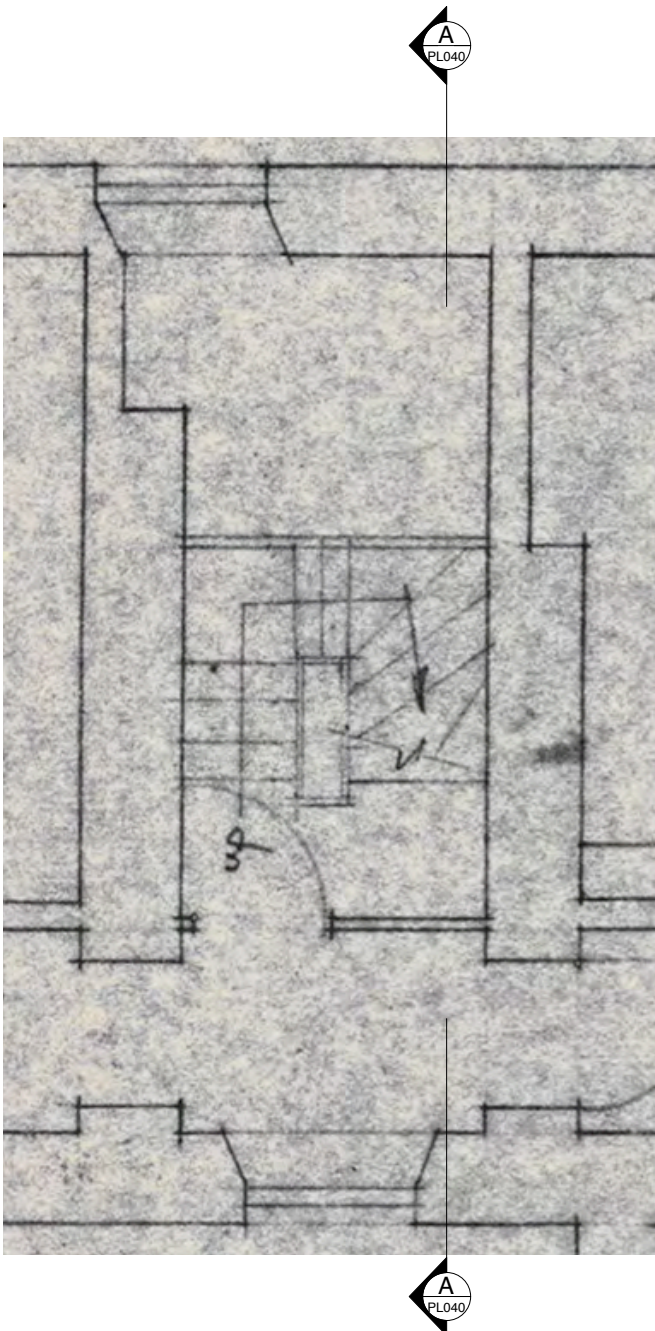




LGF ST03 - c.1974 LOWER GROUND FLOOR PLAN  
Approx 1:100 @ A3



GF ST03 - c.1974 GROUND FLOOR PLAN  
Approx 1:100 @ A3



1ST ST03 - c.1974 FIRST FLOOR PLAN  
Approx 1:100 @ A3

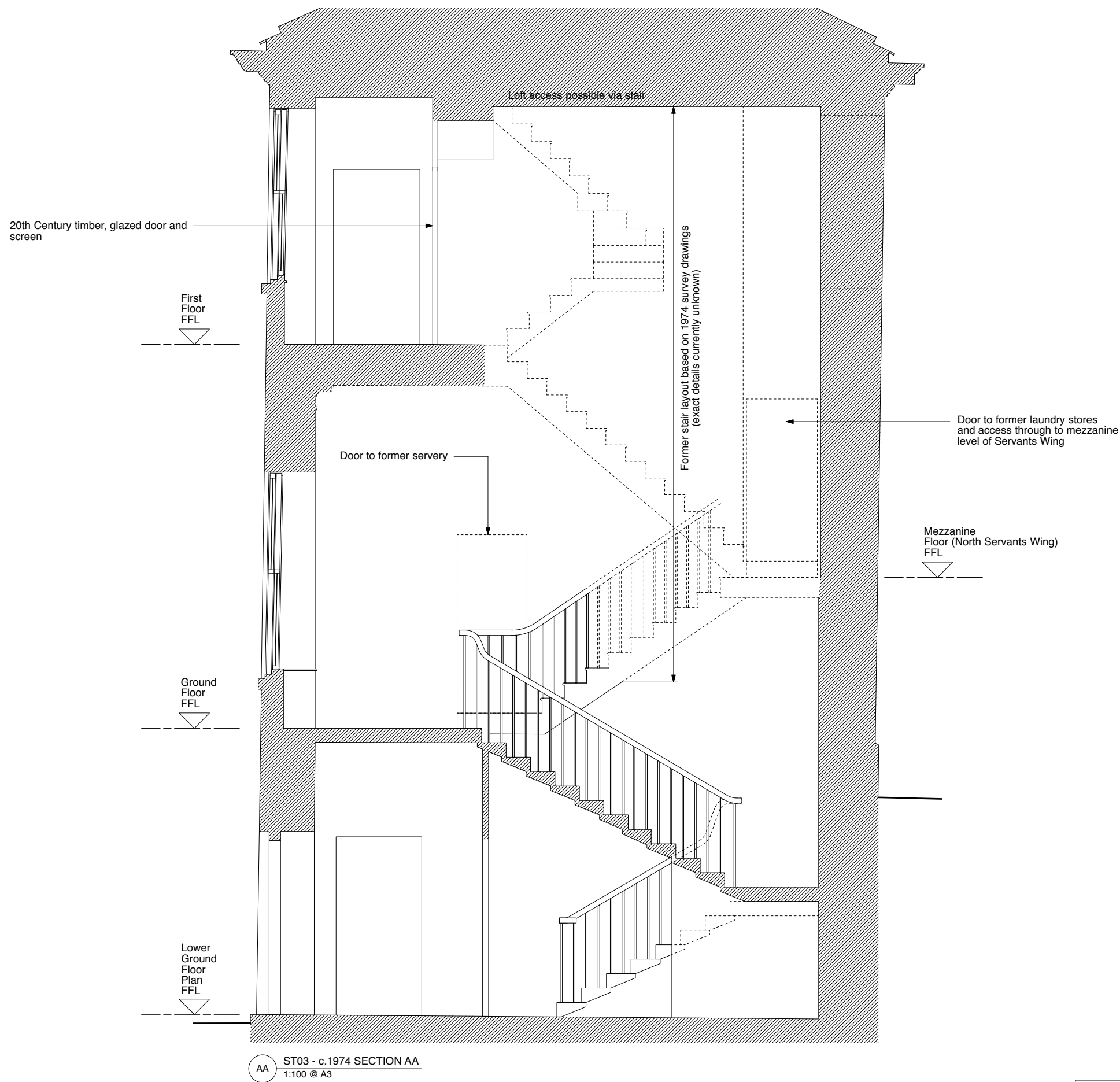
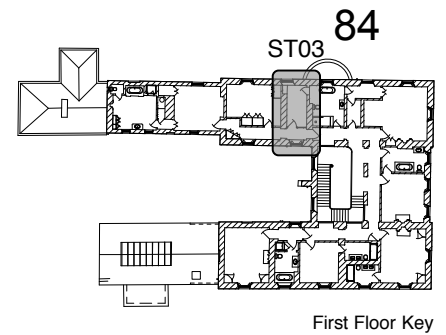
PROJECT  
SALTMARSHE HALL

TITLE  
PROPOSED RE-ESTABLISHMENT OF GROUND TO FIRST FLOOR STAIRCASE - c.1974 PLANS (extracts from 1974 survey)

SCALE DRG No REV DATE  
Approx 1:100 @ A3 PL041 PL1 21/08/17



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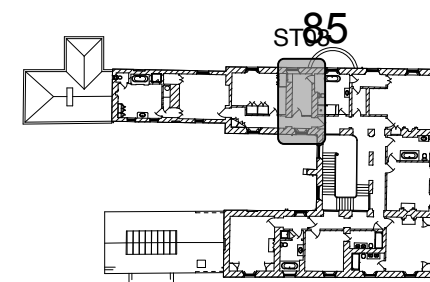
PROJECT  
SALTMARSHE HALL

TITLE  
PROPOSED RE-ESTABLISHMENT OF GROUND TO FIRST FLOOR STAIRCASE - c.1974 SECTION (based on 1974 survey drawings)

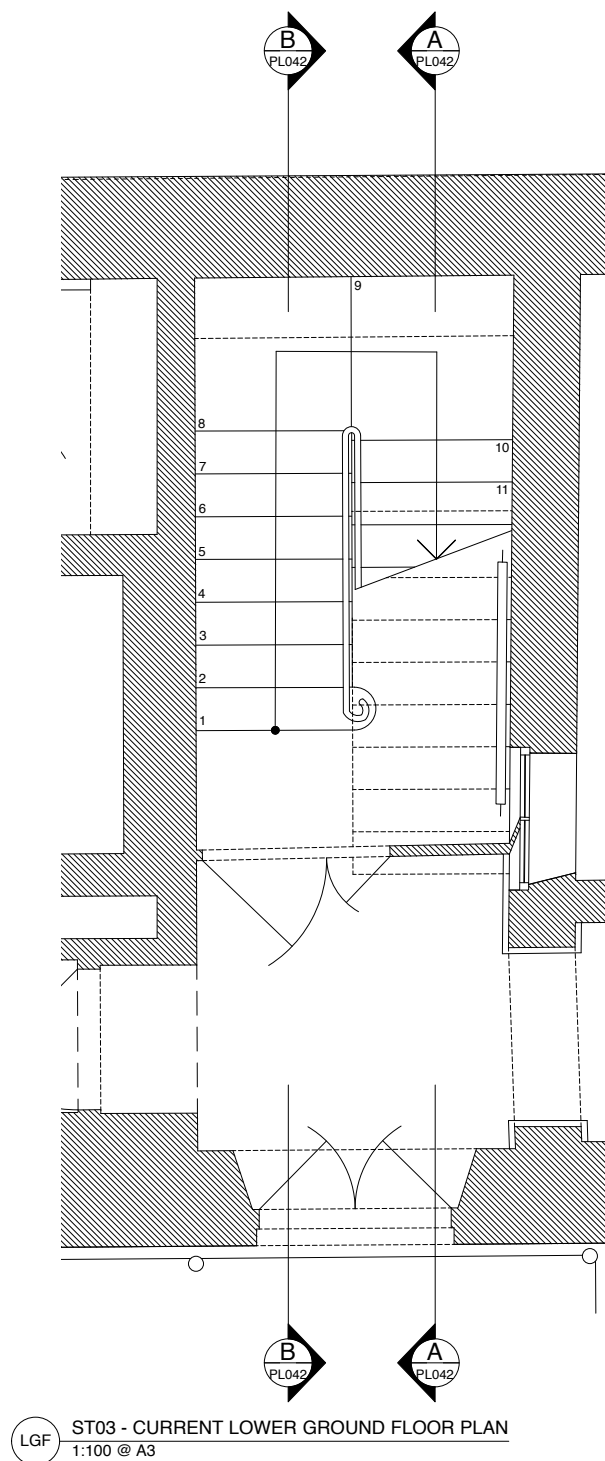
SCALE	DRG No	REV	DATE
1:100 @ A3	PL040	PL1	21/08/17

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**Architecture** 6 Stamford Brook Road, London, W6 0XH  
**Design** Phone +44 (0)20 8749 7700  
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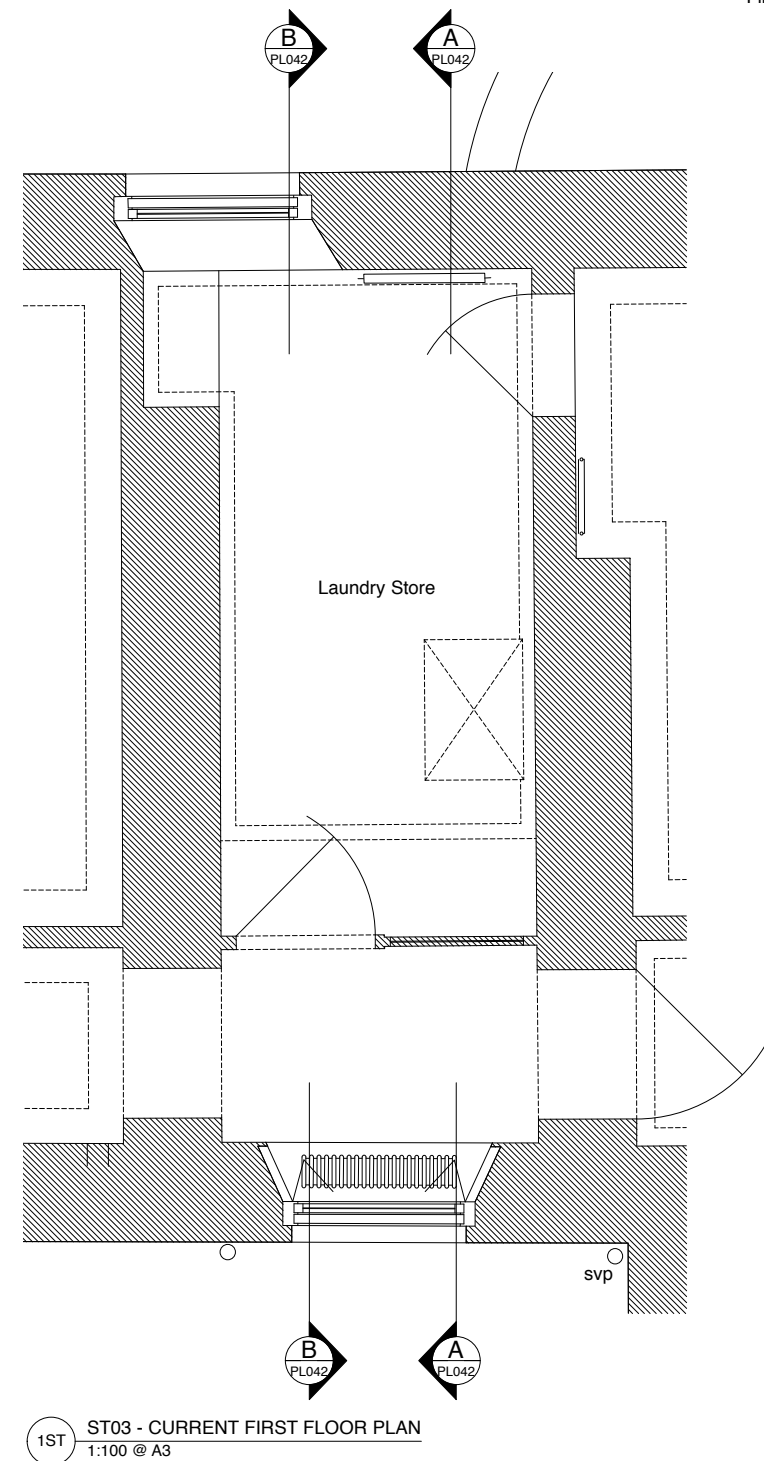
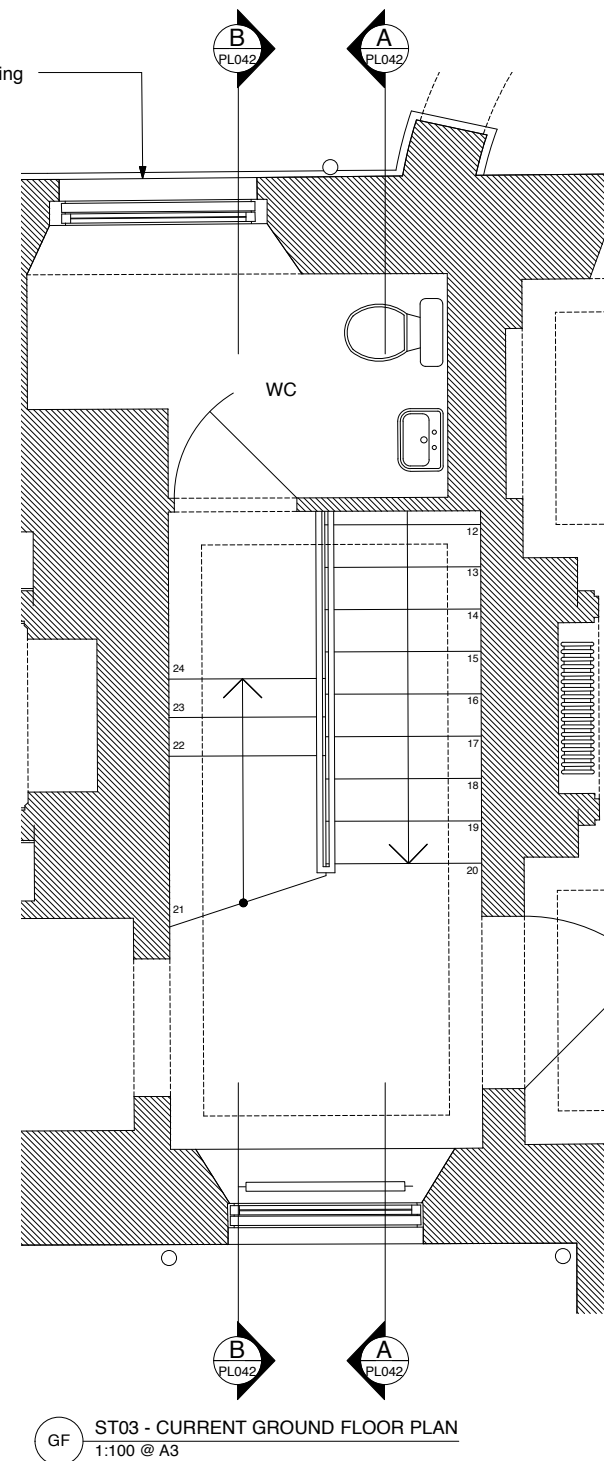




First Floor Key



Post 1974 refurbishment works included creation of window opening in former dummy opening



PROJECT  
SALTMARSH HALL

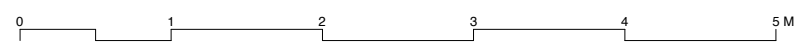
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PROPOSED RE-ESTABLISHMENT OF GROUND TO FIRST FLOOR STAIRCASE - CURRENT PLANS

SCALE  
1:100 @ A3

DRG No  
PL043

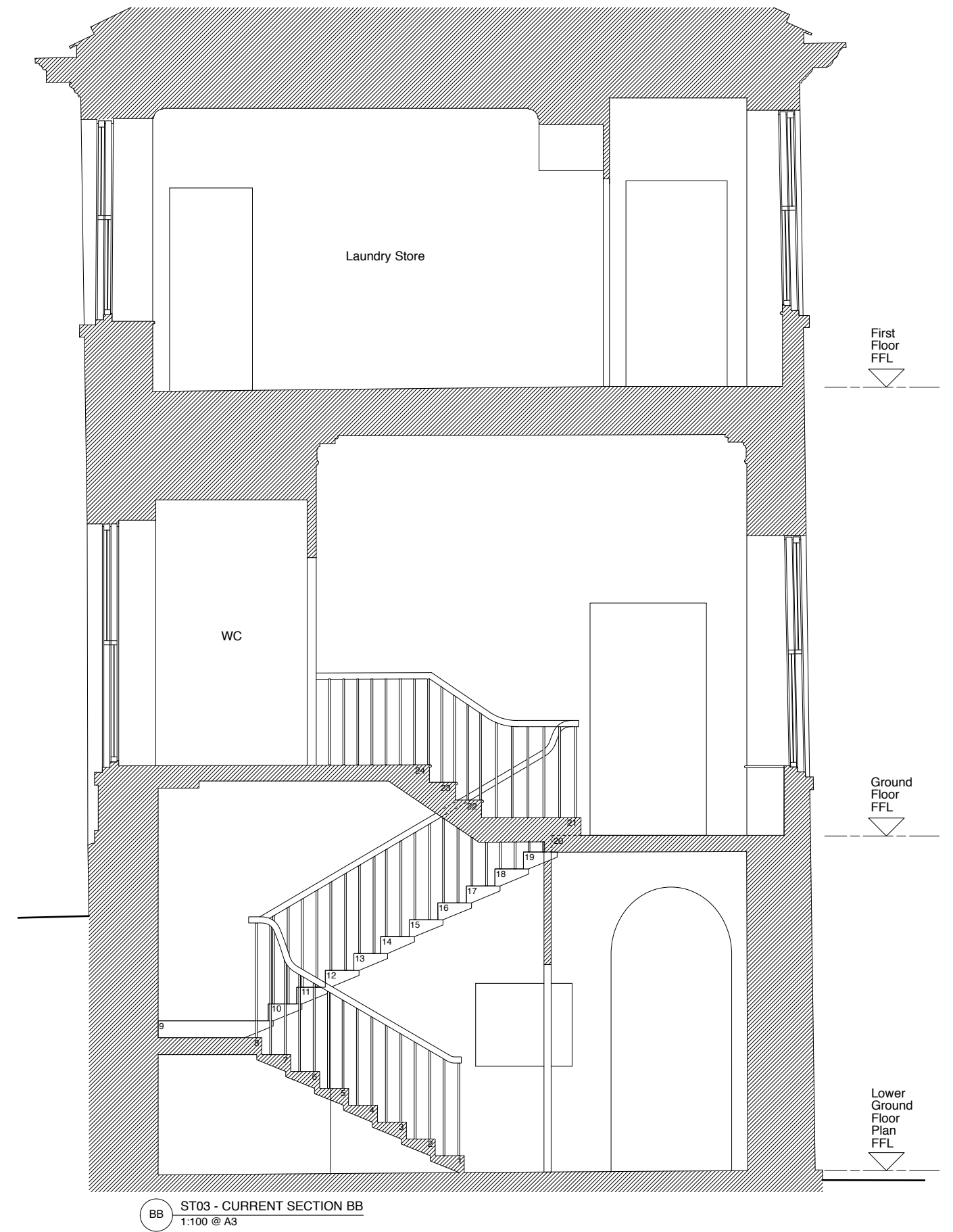
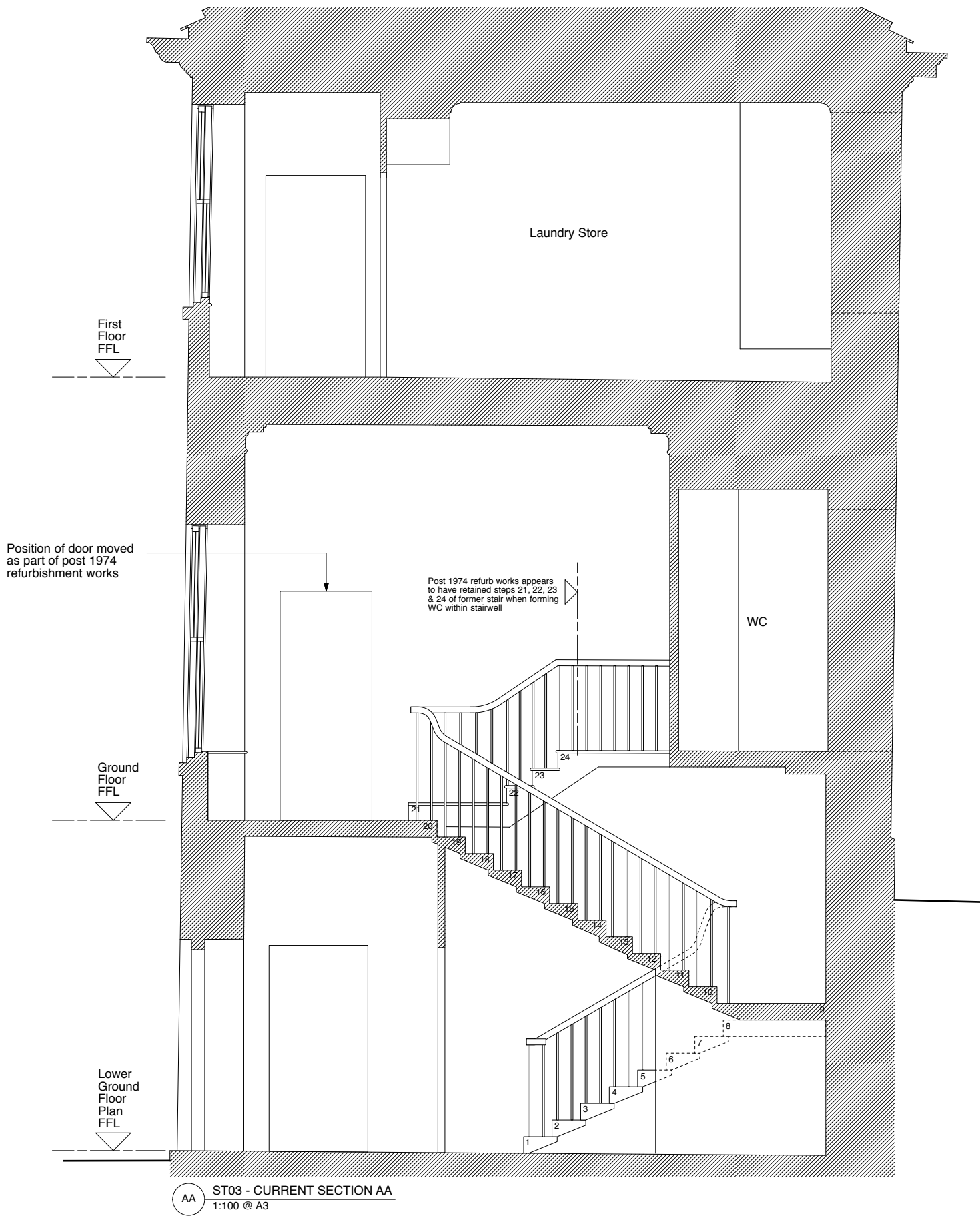
REV  
PL1

DATE  
21/08/17



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**Design** Phone +44 (0)20 8749 7700  
 Fax +44 (0)20 8749 8737





PROJECT  
SALTMARSHE HALL

TITLE  
PROPOSED RE-ESTABLISHMENT OF GROUND TO FIRST FLOOR STAIRCASE - CURRENT SECTIONS AA & BB

SCALE  
1:100 @ A3

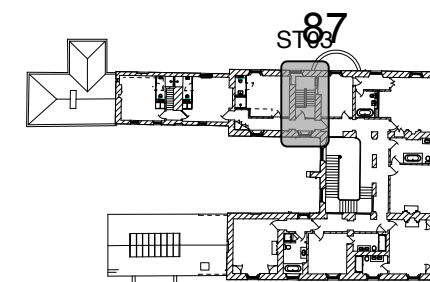
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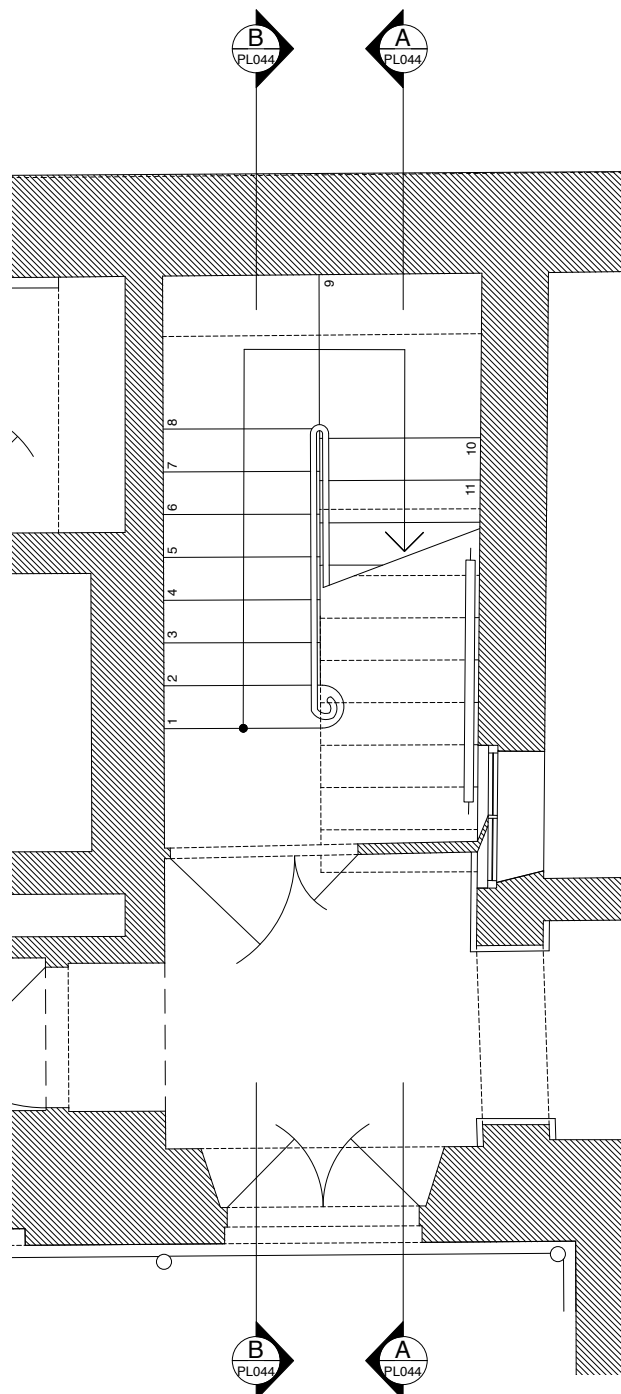
DATE  
21/08/17

0 1 2 3 4 5 M

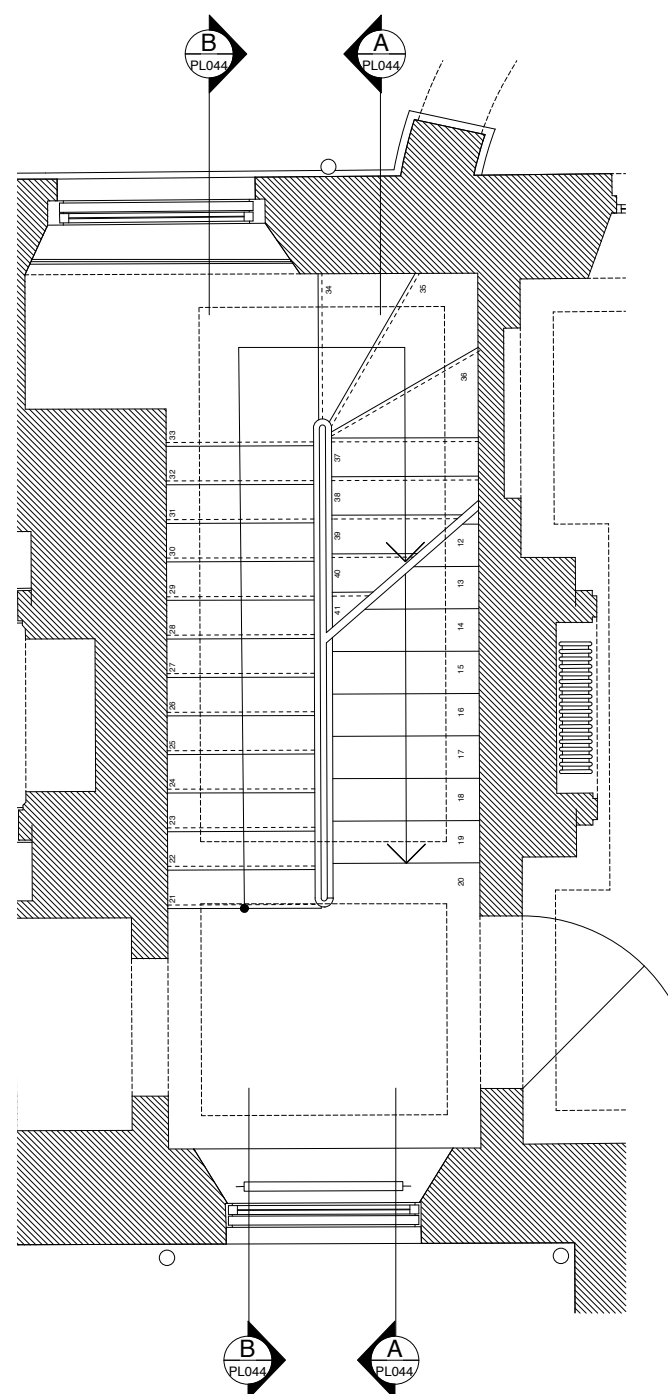
**Powell Tuck Associates**  
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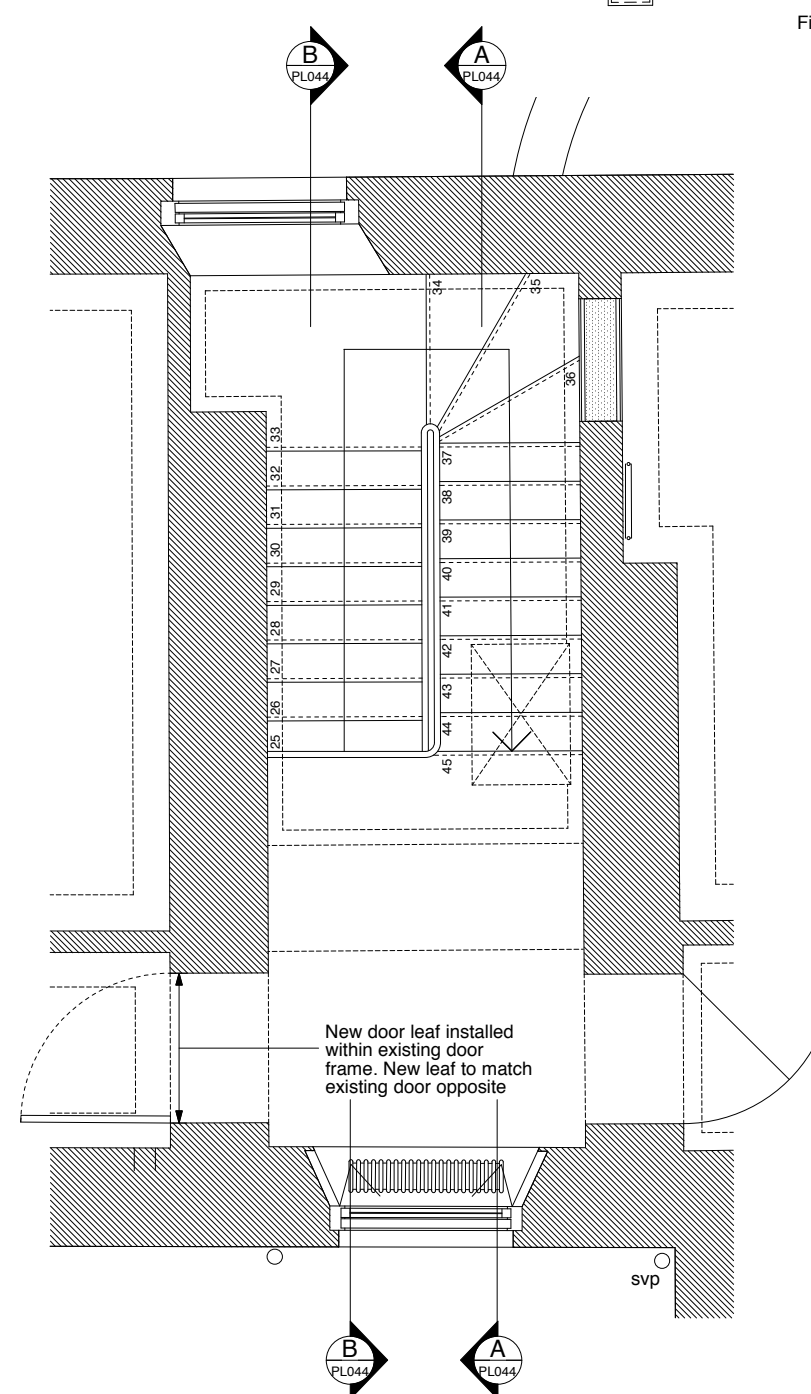
First Floor Key



LGF ST03 - PROPOSED LOWER GROUND FLOOR PLAN  
1:100 @ A3



GF ST03 - PROPOSED GROUND FLOOR PLAN  
1:100 @ A3



1ST ST03 - PROPOSED FIRST FLOOR PLAN  
1:100 @ A3

PROJECT  
SALTMARSH HALL

TITLE  
PROPOSED RE-ESTABLISHMENT OF GROUND TO FIRST FLOOR STAIRCASE - PROPOSED PLANS

SCALE 1:100 @ A3

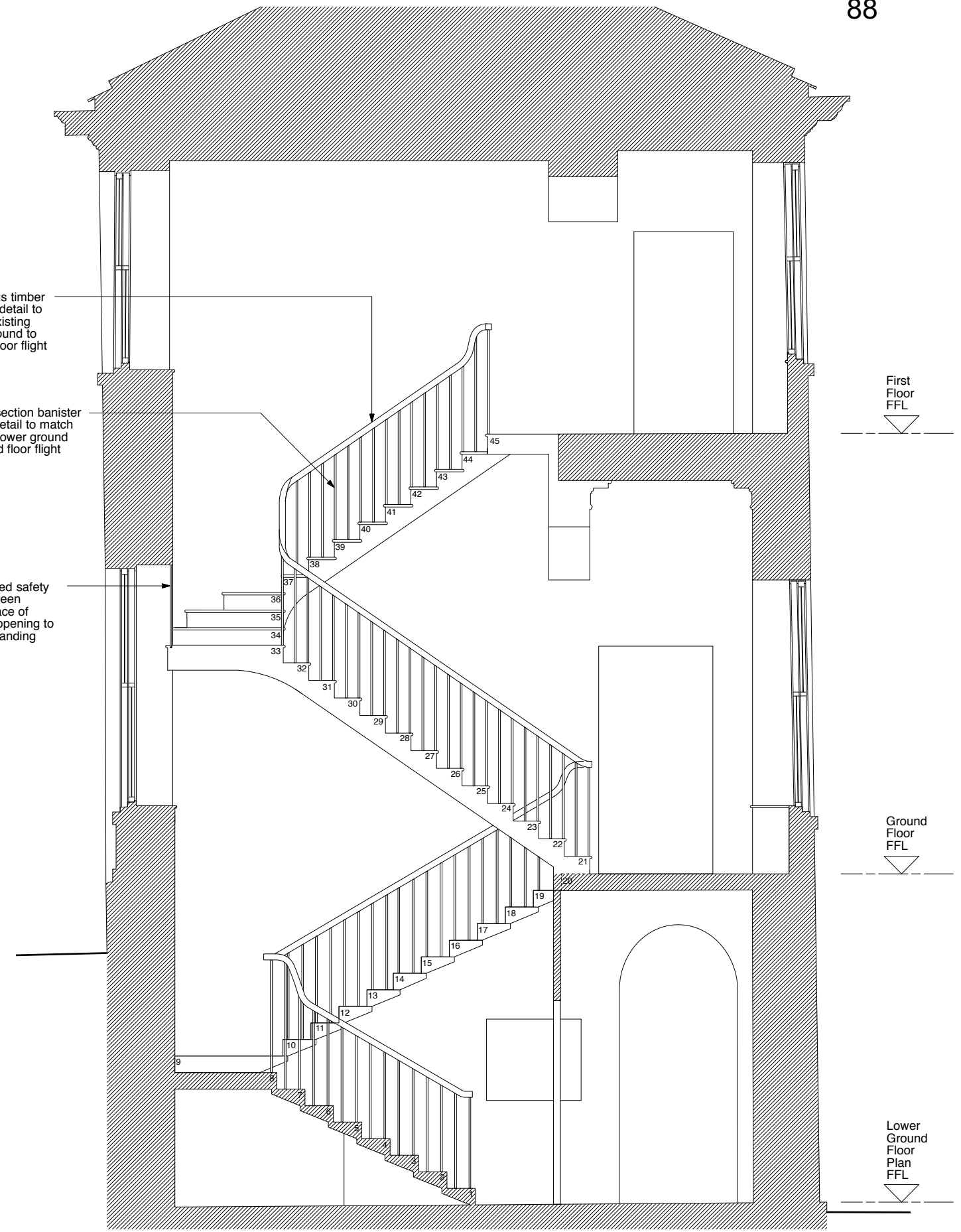
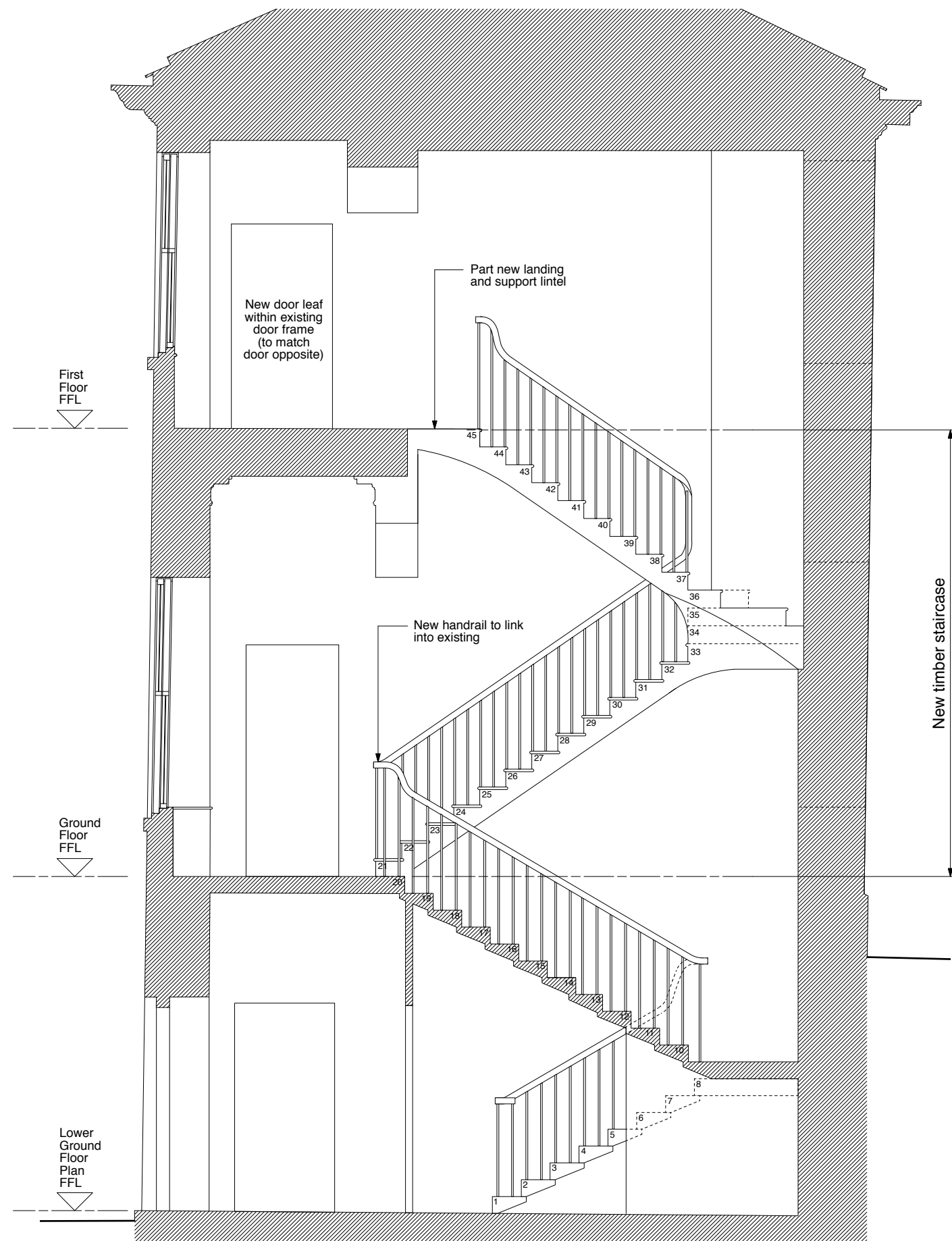
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REV PL1

DATE 21/08/17



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PROJECT  
SALTMARSHE HALL

TITLE  
PROPOSED RE-ESTABLISHMENT OF GROUND TO FIRST FLOOR STAIRCASE - PROPOSED SECTIONS AA & BB

SCALE 1:100 @ A3  
DRG No PL044  
REV PL1  
DATE 21/08/17



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## Laxton Parish Council

## Accounts for Payment

September 2017

Payee	Details	Total	VAT
Alan Bravey	Salary – August	86.85	0
Post Office	PAYE – August	57.60	0
<b>Total</b>		<b>144.45</b>	