

Heritage Impact Assessment

**28 Chapelgate
Retford
Nottinghamshire
DN22 6PJ**

Conversion of Vacant Offices to Form 3No. individual units comprising of a new shop to front, Yoga studio to rear and first floor flat.



MARCH 2021

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Introduction

The existing building is half of a listed building known as 'Church House' – which is 26 and 28 Chapelgate. Our proposals are to convert the former Till Roll Company office space into 3No. Units comprising of a shop unit to the front, a yoga studio to the rear and a first floor flat.

Grade: II

List Entry Number: 1178574

Existing Building

The existing building was built in the late 18th Century and is a 2-storey red brick building with a modern roof and brick dentil eaves cornice. The building has a brick band between the storeys. To the rear courtyard there is a single storey extension which is also built-in brick and has a flat roof. The windows are painted timber sliding sash on the most part with the exception of a shop front window which is a fixed screen with glazing bars. Access to the rear courtyard is gained through a pair of timber arched cart doors which is adjacent to the entrance doors.

The Proposal

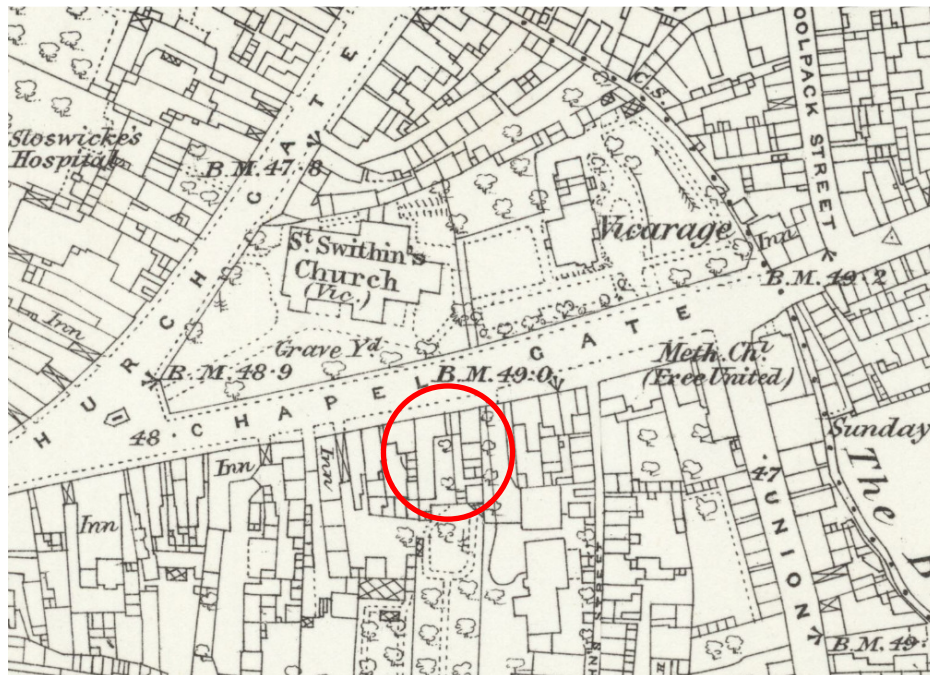
We are proposing to divide the house into smaller individual units and accommodation to the first floor (serviced from an external staircase).

All new walls are to be timber studwork walls with a plasterboard and skim finish.

The proposed alterations to the building is aimed to keep, repair and restore the main features of the existing building whilst also gaining use of a vacant building. The removal of the existing staircase and infilling of the stair well would be necessary to keep all aspects of the building separate. In requiring creating access to the first floor, 2No. of the small, fixed screens that currently are viewed from the existing WC would need to be removed in order to create a doorway. We are also proposing to remove the existing felted flat roof and replacing it with a pitched roof more in keeping with the main building and covering it with a matching pantile. To allow light and access to the rear garden area we envisage a large bi-folding door to the rear elevation of the single storey off shot. We are proposing to do this with a powder coated aluminium frame and double glazing for durability and to get a smaller section size to allow in maximum light. The existing timber cart doors are to be repaired and restored if possible. However, if not, a sympathetic replacement would be proposed.

Internally, we are proposing to remove all of the existing first floor studwork in order to create a new layout which suits for a single bedroom flat. To the ground floor we are proposing removing the dividing wall adjacent to the entrance door to create a larger shop floor space. In the 'shop front' there is an existing dummy door which has been plasterboard and skimmed to the old staircase/lobby side, we are proposing to remove this opening and finish the wall flush. We are also proposing to build new timber studwork to form a new WC and storage/kitchenette which will service the shop staff. The existing doorway which would allow access to the yoga studio would need to be blocked off in order to keep each unit separate. The parking for the shop, flat and studio will be located on the street.

Historical Maps:



Nottinghamshire IX.16 (Clarborough; East Retford)
Surveyed: 1884, Published: 1886



Nottinghamshire IX.16 (Clarborough; East Retford)
Revised: 1916, Published: 1920



Nottinghamshire IX.SE (includes: Babworth; Clarborough; East Retf...
Revised: 1948, Published: ca. 1950

The proposed building