

1333 | 132 Main Road, Wilby

Impact & Justification Statement

This impact and justification statement has been written to support the application for 132 Main Road, Wilby, Northamptonshire.

Description of Existing.



132 Main Road, Wilby, is a Grade II Listed three-storey stone built detached house, with a concrete tile roof and timber casement windows. Adjacent to the main house is a large stone wall and behind this is a flat roof structure. To the rear are three projecting two storey structures, two constructed of stone and one of brick. The largest of these extends approximately 13m from the rear of the main house and currently functions as an annexe. This element is made up of two extensions to the original house, one from the 19th Century and the other from the late 20th Century (1978).

Figure 1: Rear of Heritage Asset, where proposal is to be carried out

Description of Proposed.

The application involves the insertion of new openings within the existing façade of the extension adjoining the main house. The creation of a new open sided porch over the entrance door and internal alterations. The internal alterations include the creation of lobby off the entrance door to separate the living area from the entrance. Removing an internal wall to create a larger utility room. At first floor the bedroom is currently open to the staircase, and it is proposed to separate the bedroom from the stairs.

Description of building of Heritage Significance.

WILBY MAIN ROAD SP86NE (North side) 4/311 No.132 (Grey Walls) 02/08/72 (Formerly listed as No.132) GV II

House. Late C18. Regular coursed limestone and ironstone with concrete tile roof. Originally 2-unit plan. 3 storeys. 3-window range of casements with glazing bars under wood lintels. Second floor centre is a blind painted window. Ground floor are canted wood bay windows with glazing bars and stone bases. Central 6-panel door has glazed top lights. C19 extension to rear. Interior not inspected but ground floor windows noted as having panelled reveals.

Listing NGR: SP8667065992

Impact on Heritage Significance.

The significance of the identified heritage asset has been taken into account throughout the design of the proposed scheme. This Impact and Justification Statement is submitted to accompany the proposed works.

There are no works proposed to the front of the building and so no harm can be caused to the features highlighted within the listing. The proposed works will also have no impact on the setting of the building, nor the street scene of Main Road, Wilby. The proposed works are purely located at the rear of the property, taking place in one of the later extensions. The majority of the proposals take place in the extension constructed after the original house was listed.

There is an existing four-casement timber window, 2.3m wide serving the kitchen and it is proposed to replace this window with new timber French doors and sidelights. The opening will remain the same width, the stonework below the window simply removed and the new glazing inserted, the existing timber lintel will remain. The choice of French doors and sidelights will mean that the opening will remain split into four sections. The retention of the existing lintel, opening width and fenestration detail will mean that no harm will be caused to the heritage asset.



Figure 2: 1978 Extension clearly visible

The same approach is proposed for the two-casement timber window on the same elevation, but located within the 1978 extension. As with the other window, the timber lintel will be retained, the stone below the window removed and replaced with timber French doors. The retention of the existing lintel, opening width and fenestration detail will mean that no harm will be caused to the heritage asset.

Finally on this elevation, it is proposed that a new open-sided pitched roof porch will be erected over the doorway. The porch is proposed to offer shelter at the entrance to the building and has been proposed as a simple oak structure with a slate roof. The existing lintel and doorway will be retained and will remain visible.

Through its simple choice of materials and detail no harm will be caused to the heritage asset.

To the gable end of the building there is currently a single partially glazed door and a single casement window at ground floor. At first floor are two double casement windows. All are timber with a timber lintel above. It is proposed to create a new larger opening at ground floor level, which incorporates the existing openings and the area of wall in between. The proposed opening is to be infilled with a four-panel timber bi-folding door with a new timber lintel above. The introduction of this new glazing element will improve the levels of natural light within the living area and improve the interior of the building. The introduction of the new opening will not fundamentally change how the elevation is read as the elevation is already domestic in nature. The proposal will not have a detrimental impact on the heritage asset and will not cause harm to the heritage asset or its setting particularly as it is part of the 1978 extension.

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At the ground floor internally, it is proposed to create a new plaster and timber stud wall to enclose the entrance door to separate the living room from the entrance. The existing wall between the utility and pantry is to be removed to create one larger utility space. The current kitchen layout and the position of the doors forces it to be a through route into the main house. It is proposed to create a new opening off the utility and seal up the existing, to enable an efficient connection to the main house and provide a more useable kitchen. The existing internal walls are plastered and finished with a skirting board and the new walls will follow this. There will be no harm caused to the heritage asset through the completion of these works.

Upstairs there is a bedroom which is accessed directly from the staircase and is therefore open to the downstairs. It is proposed to erect a new stud partitions to separate the bedroom from the stairs and as part of this a small study/office area will be created on the landing. The existing internal walls are plastered and finished with a skirting board and the new walls will follow this. There will be no harm caused to the heritage asset through the completion of these works.

There is a proposed log burner which is to externally vented, to achieve this a black metal flue will be installed. As this building is clearly domestic the addition of this will not cause harm to the heritage asset.

There is an existing 900mm high retaining wall to the carpark and garden and to improve the connection between the house and the garden it is proposed that a new set of external steps will be installed to enable a connection from the new bi-fold doors to the garden. This will not cause harm to the heritage asset and will instead improve the connection of the asset with its garden, which has been lost over time.

Conclusion

In terms of impact on the heritage asset, the proposal can be summarised as having no impact on the front of the building, which is the primary feature of the listing. The external proposed works to the later extension have been designed to retain the character of the existing building whilst enabling more natural light into the rooms. The internal works will improve the layout of the existing and will not involve the loss of any features. As a result, the proposed works can therefore be seen as not causing harm to the heritage asset.