



STAMFORD

CHARTERED ARCHITECTS | CHARTERED SURVEYORS
PROJECT MANAGEMENT

HERITAGE IMPACT ASSESSMENT

CONVERSION OF AN OUTBUILDING TO A DWELLINGHOUSE
06.10.2021

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HISTORICAL IMPACT ASSESSMENT

CONVERSION OF AN OUTBUILDING TO A DWELLINGHOUSE
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1.0 INTRODUCTION

- 1.1 This heritage impact assessment is in respect of a proposed conversion of an ancillary outbuilding and minor internal alterations throughout, within the grounds of 8 High Street, Collyweston.

2.0 DESCRIPTION OF AREA

- 2.1 The site is located within the village of Collyweston and the Collyweston Conservation Area. It is situated in the North of the Northamptonshire county and is close to the boundary with Lincolnshire & Rutland.
- 2.2 8 High Street, Collyweston, and the associated outbuilding, is a Grade II listed building and was added to the list of special architectural or historic interest in 1967, as described on the 'Historic England' entry list.
- 2.3 The origin of the dwelling dates back to C17, however the outbuilding appears to date back to possibly C18.
- 2.4 The village of Collyweston is formed around the broad High Street and Back Lane. The church which dates back to C11, stands away from High Street and the village has the appearance of having been re-planned perhaps in C15, in conjunction with alterations to the former manor house, which was occupied in C15 by Ralph Lord Cromwell and later by Lady Margaret Beaufort who remodelled it as well as the church.

3.0 RELEVANT POLICIES

- 3.1 Reference is made to Section 12 of the National Planning Policy Framework (NPPF) entitled 'Conserving and enhancing the historic environment. It is felt that the proposal complies with this policy.

4.0 THE PROPOSAL

The proposed alterations are numbered on drawing '1525 - 04', specific reference to the significance, impact and justification is made below for each item:

Item 1 - Removal of existing entrance door and partial infilling to allow for a new timber casement window.

The external door is to be carefully removed ensuring not to disturb the historic fabric of the building. The resultant opening will be made good in order to accept a new timber casement window. The remainder of the opening is to be suitably in-filled to match the existing wall build-up / finish (wall build-up to be verified on site upon further investigation).

Item 2 - Proposed partition walls to be installed to create a games room / gym for bedroom 1.

A partition wall is to be installed in order to create a games room / gym for bedroom 1. A new window (W6) is also required to be installed to allow for light into this particular part of the building. The opening will carefully be formed to ensure that any disturbance to the historic fabric is kept to a minimum. The partition wall will consist of studwork, plasterboard and a plaster skim finish.

Item 3 - Proposed en-suite to be formed.

A partition wall is to be installed in order to create an en-suite for bedroom 1. The partition wall will consist of studwork, plasterboard and a plaster skim finish.

Item 4 - Removal of existing external doorway and partial infilling to allow for a new timber casement window.

The external door is to be carefully removed ensuring not to disturb the historic fabric of the building. The resultant opening will be made good in order to accept a new timber casement window. The remainder of the opening is to be suitably in-filled to match the existing wall build-up / finish (wall build-up to be verified on site upon further investigation).

Item 5 - Proposed partition wall to be installed to create a separation between the proposed bedroom & the proposed living room.

A partition wall is to be installed in order to form a living room. The partition wall will consist of studwork, plasterboard and a plaster skim finish.

Item 6 - Existing internal partition wall to be partially removed to allow for a new door to be installed.

The existing internal partition wall will be partially removed to allow for a new door to be installed. This will allow access through to the hallway and a smooth transition between spaces. The resultant opening will be made good before the new door is installed.

Item 7 - Proposed timber staircase to be installed to allow suitable access to the first floor.

A timber staircase will be installed to allow suitable and safe access to the first floor. Currently access to the first floor in the outbuilding is via a ladder through an opening in the floor. This is deemed unsafe and unsuitable, and does not comply with the current building regulations.

4.0 THE PROPOSAL (Continued...)

Item 8 - Existing brick oven to be removed.

The existing brick oven is required to be removed to allow for a doorway to be formed. The oven appears to be a later addition and has little or no historic value to the building.

Item 9 - Existing oven to be retained.

The existing oven is required to be retained as it appears to be part of the original historic fabric. The oven will be carefully restored and made good where necessary to ensure its continued usage (condition of existing oven will be subject to further investigation).

Item 10 - Partial removal of existing partition wall to allow for a new timber door.

It is proposed to create an opening in the existing partition wall. The resultant opening will be made good to accept a new timber internal door. The opening will be carefully created to ensure disturbance to the historic fabric is kept to a minimum.

Item 11 - Proposed dining room / playroom.

A proposed dining room / playroom is required to be formed. This will form part of the two storey extension towards the rear of the outbuilding. The external walls will consist of a timber frame construction, finished with timber cladding. This space will also include an opening for a timber framed casement window facing out towards the west and a timber framed bi-folding door facing out towards the North.

Item 12 - Existing external wall to be partially removed.

The existing external wall on the rear elevation is to be partially removed ensuring disturbance to the historic fabric is kept to a minimum. The resultant opening will be made good where necessary.

Item 13 - Proposed partition wall to be installed to create an office space.

A partition wall is to be installed in order to create an office space for the client. Timber sliding doors will also be installed on rails to allow for adequate circulation space in and around the kitchen. The partition wall will consist of studwork, plasterboard and a plaster skim finish.

Item 14 - Removal of existing external door and accompanying window.

The existing external barn style door and accompanying window will be required to be removed and suitably in-filled to partition off the space. The door and accompanying window will be carefully removed to ensure the historic fabric is not disturbed and the resultant opening will be made good to accept a partition wall. The partition wall will consist of studwork, plasterboard and a plaster skim finish.

4.0 THE PROPOSAL (Continued...)

Item 15 - Proposed utility room to be formed.

Part of the former semi-exposed space is proposed to be converted into an insulated space to form a utility room. The room will also include a new conservation roof light to allow for natural light to enter the space.

Item 16 - Proposed WC to be formed.

Part of the former semi-exposed space is proposed to be converted into an insulated space to form a WC. The room will include 2no. conservation roof lights to allow for natural light to enter the space and to also allow for natural ventilation.

Item 17 - Proposed boot room to be formed.

It is proposed to form a boot room in part of the proposed single storey extension to the front elevation of the building. An external wall will be formed out of stonework to match the existing wall finish. Partition walls will also be installed to separate the spaces accordingly. The partition wall will consist of studwork, plasterboard and a plaster skim finish.

Item 18 - Proposed main entrance lobby to be formed.

It is proposed to form an entrance lobby, which will serve as the main entrance into the property. This will also form part of the proposed single storey extension to the front elevation of the building. An external wall will be formed out of stonework to match the existing wall finish. Partition walls will also be installed to separate the spaces accordingly. The partition wall will consist of studwork, plasterboard and a plaster skim finish.

Item 19 - Existing roof lights to be removed.

It is proposed to remove the existing roof lights as they are in a poor condition and allow for water to ingress into the property.

Item 20 - Proposed bedroom to be formed.

It is proposed to form a bedroom, to help accommodate the client's growing family. The bedroom will also include 2no. Conservation roof lights to allow for natural light and ventilation into the space. Partition walls will also be installed to separate the spaces accordingly. The partition wall will consist of studwork, plasterboard and a plaster skim finish.

Item 21 - Proposed bathroom to be formed.

It is proposed to form a bedroom to serve bedroom 2 and 3. The bathroom will be placed in the proposed dormer on the rear (North) elevation. Partition walls will also be installed to separate the spaces accordingly. The partition wall will consist of studwork, plasterboard and a plaster skim finish.

4.0 THE PROPOSAL (Continued...)

Item 22 - Proposed bedroom to be formed.

It is proposed to form a bedroom to help accommodate the client's growing family. The bedroom will also include 2no. Conservation roof lights to allow for natural light and ventilation into the space. Partition walls will also be installed to separate the spaces accordingly. The partition wall will consist of studwork, plasterboard and a plaster skim finish.

Item 23 - Existing roof light to be removed.

It is proposed to remove the existing roof light, as it is in poor condition and is allowing water to ingress into the property.

Item 24 - Existing partition wall to be partially removed.

It is proposed to remove part of the existing partition wall to allow for suitable access from the staircase into the proposed master bedroom.

Item 25 - Proposed master bedroom to be formed.

It is proposed to form a master bedroom. This will also form part of the proposed two storey extension to the rear (North) elevation of the building. This space will also accommodate for an en-suite to serve the master bedroom. A conservation roof light will also be installed to allow for natural light and ventilation into the space. Partition walls will also be installed to separate the spaces accordingly. The partition wall will consist of studwork, plasterboard and a plaster skim finish.

Item 26 - Proposed en-suite to be formed.

It is proposed to form an en-suite to serve the master bedroom. Partition walls will be installed to separate the spaces accordingly. The partition wall will consist of studwork, plasterboard and a plaster skim finish. The existing window opening will also be utilised to ensure the historic fabric is not disturbed.

General Notes:

- The existing historic building fabric will be retained and reused where possible.
- The Collyweston stone slate will be carefully removed and reinstated to ensure continued use of the historic building fabric.
- All of the existing external walls will be required to be suitably insulated in order to meet current building regulation standards.
- All other existing features, floors, walls and ceilings with the exception of those previously noted will remain within the original dwelling.