

**DESIGN & ACCESS STATEMENT**  
&  
**HERITAGE IMPACT ASSESSMENT**

TO SUPPORT A HOUSEHOLDER PLANNING APPLICATION FOR:

**37 CHAPEL STREET**  
**WARMINGTON**

May 2022



## 1.0 INTRODUCTION

1.1 This statement has been prepared to accompany a Householder Planning Application for a new first floor storey extension to 37 Chapel Street, Warmington. As the property neighbours a Grade II listed building, a heritage impact assessment is required. For the avoidance of doubt, the property does not sit within the conservation area.

1.2 This statement should be read in conjunction with the following drawings:

P01-SITE AND LOCATION PLAN

P02-EXISTING CONDITIONS

P03-PROPOSED PLANS

P04-PROPOSED ELEVATIONS

1.3 This statement and the proposal drawings have been prepared following an analysis of the listed building and its heritage assets. This methodology of first analysing and understanding the value of the asset then allowing this to inform the development of design proposals is in line with the guidance set out in the National Planning Policy Framework and in accordance with English Heritage's Conservation Principles (2008).

## 2.0 HERITAGE SIGNIFICANCE ASSESSMENT

2.1 Warmington is a medium to large village to the north of Oundle set just off the A605. The majority of the listed buildings are located around the church, on Church Street, Church Lane, Hautboy Lane and Chapel Street. 37 Chapel lane is flanked by 2 listed properties – No.s 39 & 35 – with No. 37a sitting between it and No. 39. The full description of the listings is added to the appendix at the end of this report.

Both listed properties are rural stone-built houses -number 35 dates back to C17 with C19 additions and number 35 is C19. Both have C20 additions and alterations, especially to the rear with C20 windows and extensions.

2.2 The listed houses are both set close to the road with large gardens to the rear. Number 37 is set back from the road and is C20 built bungalow. Number 35 is approximately 5.5m from number 37 and 7.5m from the proposed first floor extension. Number 39 is approximately 13m from number 37 and 18m from the proposed extension. There are solid boundaries to all aspects – predominantly stone / brick walls to the front portion and timber fencing to the rear. A C20 outbuilding (not listed) also sit on the boundary with number 35.

2.3 In order to fully appraise the proposal, it must be considered within the context of the conservation area, with regard to:

- Historical/Evidential Value
- Aesthetic Value
- Communal Value

## 2.4 Historical/Evidential Value

This relates to the elements that provide historical evidence about past human activity.

The Historical / Evidential value of the heritage assets form a strong part of the village street scene and historic context. Both listed houses are good examples of their type and most have had many uses over the course of their lives. As such they command careful consideration with any development.



Fig 1. Number 35 Chapel Street



Fig 2. Number 39 Chapel Street

## 2.5 Aesthetic Value

This relates to the appearance and form of the building and its relationship with its context.

37 Chapel Street has no historic value, constructed in mid C20 it is a standard form, brick and interlocking tile bungalow that has been extended with a flat roof to the front aspect. There are a myriad of materials used including render, brick, stone, upvc windows and doors. The proposed works are to consolidate the aesthetic of the house, re-roof both portions of the house (front and rear) and to lift the rear section of the house to re-order the interior to modern living.

- 2.6 The proposed works have no effect on the listed building and are over 5.5m and 18m away to the rear of the site and away from the street scene. As the proposed extension is set to the rear of the site (and neighbouring sites) any impact on the listed buildings to the rear. As both listed buildings have C20 additions and alterations to the rear, the proposed works have little effect on either of the heritage assets. The works in fact will only improve the overall appearance of number 37 from all aspects, consolidating its aesthetic and allowing it to take a more pleasing place in the village context.

## 2.7

The selected materials, size and scale of the extension are completely appropriate for the site. There is no increase in footprint and with the removal of the existing conservatory, the footprint has decreased. As the house and the proposed extension will only improve the dwellings aesthetic and are set more than 12m from the front of the site— well away from the listed buildings, the proposals have no real impact upon them.

## 2.8 Communal Value

This relates to the meaning that an asset has for the people who relate to it.

The proposals have no impact on the communal value of Chapel Street or the neighbouring listed buildings.

## 2.9 Assessment Summary

37 Chapel Street and the proposed first floor extension are set well back from the street and the listed properties that neighbour it. The works will consolidate the muddled aesthetic of the existing house and will improve its contribution to the village street scene. Additionally, the extension is set well back from the boundaries and is entirely sited upon the footprint of the existing house. As such, the impact on the listed buildings and overall village context is negligible.

## 3.0 THE PROPOSALS

- 3.1 The proposals are to remove both areas of roof (including the carport) and replace with new pitched roofs to both the front and rear. The rear portion of the house will be lifted by 1750mm to allow a first-floor extension, with a pitched roof to match the front portion. The existing solar panels will be retained. All doors and windows are to be replaced and no new windows are proposed to face the side elevations – only the front and rear to avoid any overlooking. Additionally, the existing chimney is to be removed and replaced with a wood burner flue in a dull grey colour. The whole house will be re-rendered to bring a homogenous, considered look to the house, overcoming its muddled existing appearance.

#### 4.0 DESIGN & APPEARANCE

4.1 The materials have been selected to best compliment and blend with the surrounding area, as well as bringing technical improvements to its thermal performance. The new extension will be a seamless addition of the existing house with no increase in foot print and a re-render of the entire house to tie the dwellings aesthetic together. The removal of the flat roof and wholesale replacement of the door and windows will further reinforce this improvement.

#### 5.0 USE

5.1 The use of the house as a domestic dwelling is not proposed to change.

#### 6.0 AMOUNT & SCALE

6.1 The proposed works seek to increase the height of the dwelling by 1.75m but only to the rear portion of the property – away from the street and adjacent listed buildings. There are good offsets to the neighbouring boundaries and the increase in height is appropriate to the scale and setting of the site.

#### 7.0 LANDSCAPING & ECOLOGY

7.1 There will be no impact on the surrounding landscaping or ecology as the proposals are located on the existing footprint of the house.

#### 8.0 ACCESS

8.1 Parking arrangements, vehicular and pedestrian access to the building will be unaltered. The requirements for 2 bedroom and 3 bedroom dwellings are the same so, no alterations are required.

#### 9.0 CONCLUSIONS

9.1 The application has been carefully prepared giving due regard to the character and appearance of the surroundings listed building. The significance these historic buildings has not been diminished by the proposals.

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WARMINGTON CHAPEL STREET (South side) Nos.31 and 35

GV II

House now 2 dwellings. Mid/late C17 with C19 and C20 alterations. Squared coursed limestone with Collyweston slate roof. Originally 3-unit plan. 2 storeys with attic. Ground floor is an irregular 5-window range. Two, 3-light, stone mullion windows to far left and right. Central, 2-light, stone mullion window with modified 2-light window to right. Single-light window with moulded stone surround to left of centre. C20 plank door under stone lintel, to left of centre, has a 3-light stone mullion window above. There are no other first floor windows to this elevation. All ground floor windows have hood moulds. Chamfered plinth, ashlar quoins and ashlar gable parapets. Brick and stone stacks at ridge and ends. Left gable has 2, single-light, attic windows with moulded stone surrounds; right gable has one similar window. C19 lean-to extensions to left and rear. Rear elevation has C20 casement windows. Interior not inspected but noted as having spine beams and a first floor fireplace with ogee-moulded surround. (RCHM An Inventory of Architectural Monuments in North Northamptonshire: p162)

TL0791 15/153

WARMINGTON CHAPEL STREET (South side) No.39 (The Hollies)

GV II

House. Early and mid C19. Squared coursed limestone with Collyweston slate and C20 plain tile roofs. Originally 2-unit plan. 2 storeys. 4-window range of irregular unhorned sash windows, with glazing bars, under wood lintels. Centre 2 bays break forward as a single-storey, rendered, lean-to porch. Part-glazed door in right hand return wall of lean-to. Ashlar gable parapets and brick stacks at ends. C19 one-bay extension to left has one C19 style casement window at ground floor and a C20 plain tile roof. Rear elevation is similar with some unhorned sash windows. C20 single-storey extension to right. Interior not inspected but noted as having spine beams. Included for group value. (RCHM: An Inventory of Architectural Monuments in North Northamptonshire: p162)