



HERITAGE IMPACT ASSESSMENT

REPLACEMENT OF SINGLE-STOREY EXTENSION, EXTERNAL & INTERNAL REFURBISHMENT TO EXISTING STRUCTURE
The Parsonage Lodge, PE31 8HW, Burnham Thorpe, September 2022

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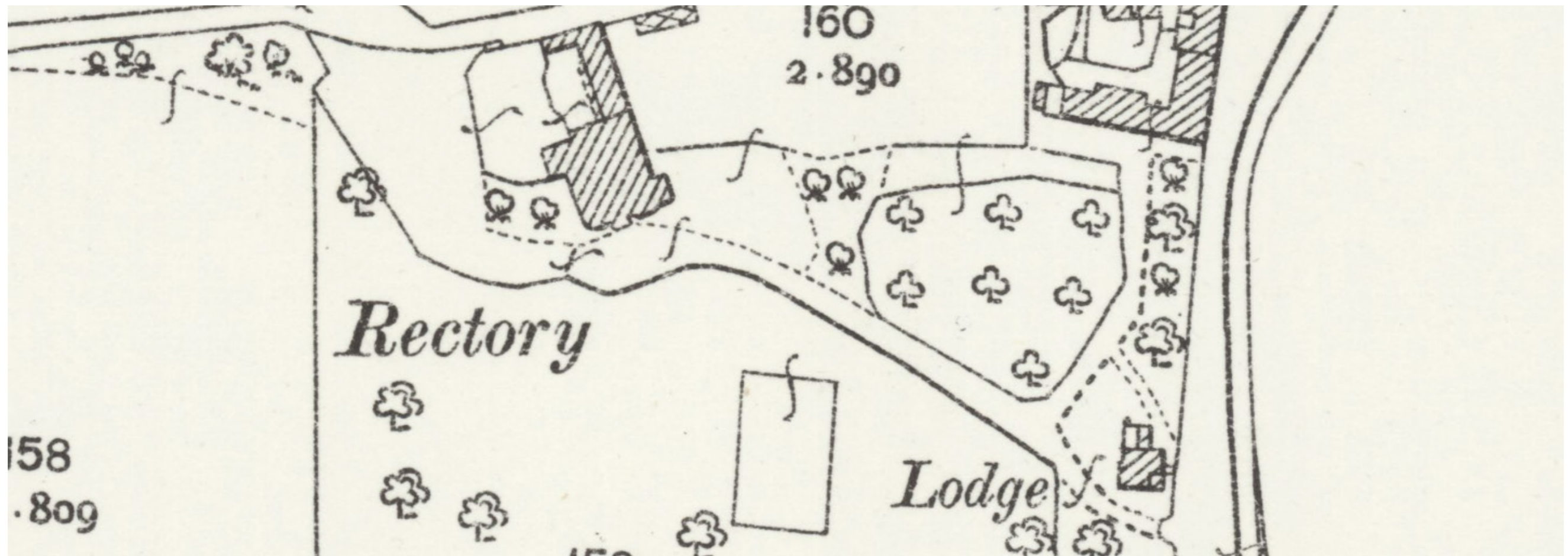
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1.0 SITE DETAILS

- 1.1 The Parsonage Lodge is located within the grounds of the Parsonage House – Grade II Listed building constructed in/ around 1802 after the Old Rectory House has been pulled down in 1803.
- 1.2 The Lodge is a more recent addition to the site dated 1876. Erected by the main entrance, it was most likely used as an accommodation for staff or the local grounds keeper.
- 1.3 While the Lodge bears less historic significance than the main house it is still an important historic asset and a key aspect of the local vernacular.



Historic map dated 1886

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2.0 LISTING

- 2.1 The Parsonage Lodge does not possess its own Listing entry. However, due to its location within the curtilage of the Parsonage House, it is treated as part of the listed building and therefore requires a Listed Building Consent.
- 2.2 The Parsonage Lodge is a two-storey structure built in red brick with clay roof tiles and painted timber facias, sash windows and details.
- 2.3 The original structure has been extended to the North at some point between 1876 and 1886, but the extension was since then demolished as it does not appear on the maps from 1952.
- 2.4 It is difficult to establish whether the remaining single storey element forms any part of the original works - the extension has been significantly modified and altered over the years with modern fabric incorporated throughout.
- 2.5 The painted timber conservatory located on the Eastern side of the Lodge appears to be the most recent addition to the dwelling and a further alteration to the single storey element.



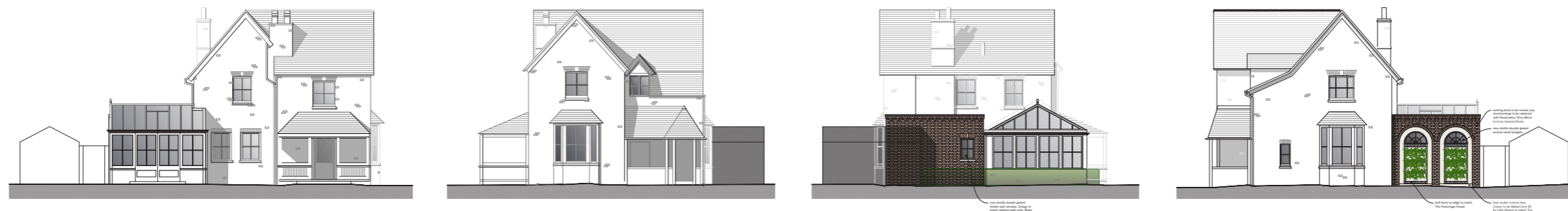
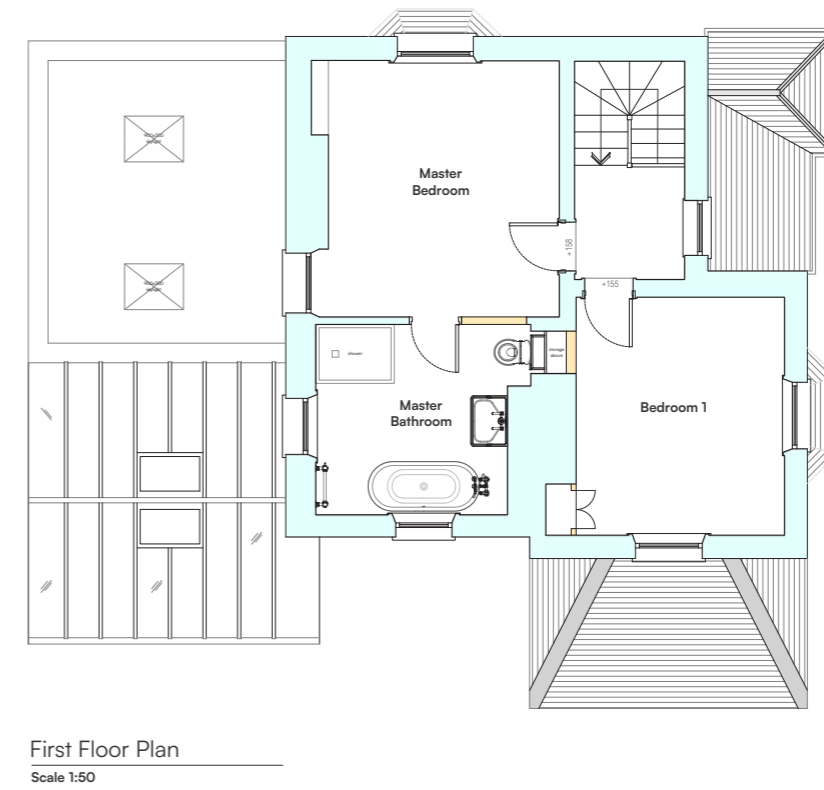
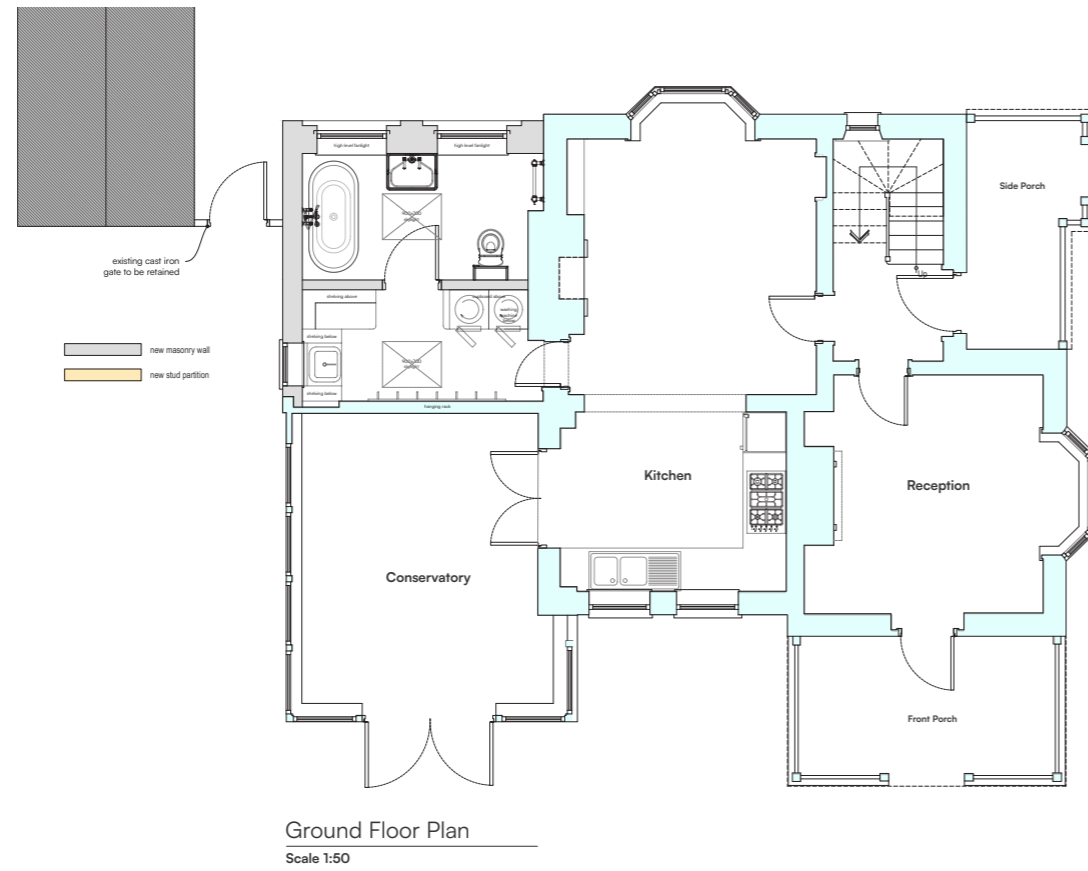
Historic map dated 1952

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3.0 PROPOSALS

There are several alterations covered by this Application, which are indicated on drawings 1509-402 & 1509-403.

- Replacement of single storey extension
- Minor internal alterations to the existing house
- External & Internal refurbishment



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4.0 APPLICATION DETAILS

This application consists of the following documents:

- 1509-401 Existing Plans and Elevations
- 1509-402 Proposed Plans and Elevations
- 1509-403 Strip Out
- 1509-404 Existing Block & Location Plans
- 1509-405 Proposed Block & Location Plans



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5.0 HERITAGE IMPACT ASSESSMENT (HIA)

- 5.1 The proposed changes and alterations listed below are considered to have a minor impact on the existing fabric of the building. The refurbishment works will consist mostly of repair and conservation to existing timber finishes and brickwork. The character of the building will remain intact.

List of changes below correlates directly with numbering on the drawing 1509 – 403 and should be read in conjunction with all supplied documents.

1. Existing sandstone steps to be removed. No loss of historic fabric – removal of modern addition.
2. Existing flat roof extension to be removed. Good quality brick will be retained and mixed with new reclaimed supply to construct new extension. Minor loss of historic fabric – the extension has been erected at some point after 1952.
3. Existing internal partitions to be removed. No loss of historic fabric – all partitions and finishes are modern additions.
4. Existing cupboard door to be removed. No loss of historic fabric.
5. Existing cupboard door to be removed. No loss of historic fabric.
6. Existing partition to be adjusted. Section of timber stud wall to be removed. Existing door and architrave will be carefully removed, retained, and reused in new location. Minor loss of historic fabric.
7. Existing hot water cylinder cupboard to be removed. No loss of historic fabric – existing cupboard is a poorly implemented modern addition.
8. Existing cupboard doors to be removed, new stud partition to be installed. No loss of historic fabric – the Jack & Jill link between Master Bathroom and Bedroom 1 is a later addition to the building and an attempt to provide sanitary access to both bedrooms.



Existing decorative pots to be retained. Sections of deteriorated brickwork and flaunching to be repaired.

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5.0 HERITAGE IMPACT ASSESSMENT (HIA) CONTINUED

- 5.2 It is proposed to undertake minor external refurbishment works to existing timbers and damaged sections of brickwork. Existing exposed timbers will be painted to a new colour (RAL 7032) together with all windows and external doors. It is envisaged that the new colour will be sympathetic to the character of the property and in keeping with the local vernacular.
- 5.3 Damaged sections of brickwork will be repaired or replaced with reclaimed like for like brick and laid in lime-based mortar to match existing.
- 5.4 Additionally, it is proposed to replace the existing chimney pots on the North side to match the existing stone decorative units located on the West side along with some minor repairs to existing flaunching and brickwork.



Window section as existing.



Window section as proposed (RAL 7032).

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6.0 NEW EXTENSION

Internal

The existing flat roof extension facilitates a small utility and a shower room to the back. These spaces were introduced to compensate for a limiting and restrictive layout of the house. They are of small scale and would prove inadequate should the building be occupied by a family in the future.

Unfortunately, it is not possible to sufficiently alter the existing layout and meet the requirements of modern living. It is therefore proposed to replace the current extension with a new unit of slightly greater proportion.

The new extension will incorporate a larger utility and a bathroom, sufficient in scale to accommodate the necessary utilities and sanitaryware. The layout has been simplified to take advantage of all the usable space ensuring that it can facilitate the requirements of a modern family.

External

The width of the new extension remains the same as the original. It is extended towards the rear of the house by approximately 1700mm over the existing footprint. Most of the extension is concealed by the timber shed located to the North and its height remains level with the parapet of the previous flat roof structure.

The East facing façade (towards Creake Road) of the current extension is an unattractive elevation with limited architectural logic. It features a utility door which is locked shut and unused along with the arched recess serving little purpose both in its function and aesthetics.

The proposed elevation featuring two recessed arches attempts to bring more logic to the façade. The arched fanlights allow for natural light into the new bathroom while limiting the risk of overlooking from the street. The niches will be used for climber plants softening the otherwise rigid design. The red brick used for most of the proposed extension will match the Lodge while the render and buff brick elements will visually tie the structure to the Parsonage House.

The north elevation is predominantly concealed by the neighbouring timber shed and planting. It is featuring a single sash window from the Utility matching the existing fenestration.

The proposed parapet will incorporate a simple brick dentil course which is a common detail on brick buildings throughout the village.



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