



Heritage Impact Assessment

Front Extensions, Rear Elevational Changes,
Internal Alterations and Garage Extension

Orchard House
16a Church Street
Easton-on-the-Hill
Stamford
Lincs.
PE9 3LL.

For Mr. R James

November 2022



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1.0 Site Description

The application site is an existing detached dwelling located with the village of Easton-on-the-Hill.



Figure 1 – Aerial View of Site (red line boundary indicative for representation only)

The front garden is defined by a stone boundary wall and black wrought iron access gate to the front garden area. The driveway is open plan and provides access to an existing double garage with ample off road parking for four cars.

The rear garden is enclosed on all sides with a mixture of stone walling, fencing and existing mature trees and bushes.

The rear sunroom appears to be the only extension to the house.



Figure 2 – Front Roadside Elevation



Figure 3 – Location of Front Living Room Extension

The dwelling consists of dressed stone quoins, random coursed stone walling, painted double glazed timber windows and doors, moulded black plastic guttering and square section black plastic RWPs. There are no bargeboards or fascias. The dormer windows are finished to match the dwelling with lead faced cheeks.

Existing trees and stone boundary walls offer a reasonable degree of screening to the front façade of the dwelling.



Figure 3 – Existing Rear Elevation



Figure 4 – Existing Garage Block

The garage block has a plain tiled roof, dressed stone quins, moulded black plastic guttering and square section downpipes and painted double glazed timber windows and framed to match the main house. The garage block is rendered on three elevations, with the front road facing elevation being a stone finish.

2.0 Historical Significance

The application site is a detached dwelling and was built in the late 1980s early 1990s and is the right hand side of three dwellings 16a, 16b and 16c. All were built by the same developer.

The existing house sits within a conservation area as does 16b and 16c. However none of these three dwellings are listed. The dwelling does sit opposite two existing Grade II listed dwellings.

No 16b has already undertaken alterations and extensions to the dwelling which were approved by the Planning Department on the 15th January 2013 under application reference number 12/01873/FUL and have been built for over 8 years.

Due to the position of the Grade II listed premises the designs proposed within the planning application seek to limit all works to the front and side elevations of the property. The only works to the front of the property are a small porch extension to provide a defined focal point to the main entrance and a small living room extension which infills the wall and roof at ground floor level only.

The majority of the extension works and elevational changes proposed are to the rear elevation of both the house and garage and cannot be viewed from Church Street.

3.0 Architectural and Artistic Significance

The application site is not listed, and consists of two buildings. One is the detached dwelling and the other a detached garage to the rear of the dwelling, set over 15m from the boundary.

The existing facing materials of the house consist of the following:-

- Walls – dressed stone quoins and random coursed stone walling.
- Windows – White double glazed painted timber.
- Roof Tiles – Plain tiles.
- Gutters – 100mm dia moulded black plastic on rise and fall brackets.
- Downpipes – Square section black plastic.

The existing facing materials of the garage consist of the following:-

- Walls – dressed stone quoins and render with paint finish.
- Windows – White double glazed painted timber.
- Roof Tiles – Plain tiles.
- Gutters – 100mm dia moulded black plastic on rise and fall brackets.
- Downpipes – Square section black plastic.
- Aluminium up and over garage door.
- Framed and braced timber door with painted finish.

4.0 Archaeological Significance

The site is built in the late 1980s / early 1990s and is not listed.

Although it does form part of a Conservation Area, the site is not of archaeological significance.

5.0 Impact of the Proposals

The application site is a detached dwelling.

The only proposed changes to the front of the dwelling consist of a small single storey infill extension of 2.1m² in area, and a front single storey porch extension of 3.9m² in area. Neither of these is of significance and actually seeks to enhance the front façade of the dwelling.

There are no rear extensions to the main house. The only proposed changes are the provisions of two bi-folding doors to the kitchen area, two dormer windows to the first floor bedrooms and the provision of a larger bedroom window to the other bedroom.

The works to the side (south) elevation are limited to the removal of two windows which improve the privacy of no. 16a as well as the applicant's dwelling.

The main extension is to the garage block and is located on the rear (south) elevation and cannot be seen from the roadside or any other neighbouring property. The works proposed make the dwellings appearance from both the front and rear elevations much more balanced.

Therefore the application proposals do not have a negative impact on any nearby listed dwellings or the wider conservation area, on the contrary they enhance the dwellings appearance, and therefore the wider conservation area.