

Design and Access + Heritage Statement

for: **Damp treatment to identified parts of dwelling, as per specialist detail.**

at: **'The Old Bakehouse', 3, The Hill, Great Walsingham, Norfolk NR22 6DP**

Introduction

This Listed Building application is submitted for consideration following approval of works under a recent application at the same address. (ref: LA/22/0284)

The works approved were revised during the course of the application to omit the originally proposed damp proofing treatment to the original part of the dwelling, to preserve the historic fabric. Following this revision and reduction in scope of treatment, the applicant re-consulted the damp proofing specialist for a alternative damp treatment to be considered on the original part of the dwelling, which would not impact upon the historic fabric, and have due consideration to the Conservation officer's comments received as part of the former application.

This document should be read in conjunction with the submitted drawings and details forming the application.

The Site

The Old Bakehouse, 3, The Hill, Great Walsingham is a property over two ground floors and first floor rooms. It is a typical dwelling within the immediate setting, comprising of brick and flint construction, and is located around a prominent part of the village, facing a green area accessed from Scarborough Road.

It is part of a cluster of similar properties, also predominantly of brick and flint constructions, with some painted, and of various ages, the earliest dating from the 17th Century. The Old Bakehouse is listed (Grade II) and a mid 19th Century cottage. Black glazed pantiles to the roof, and brick dentil course at the eaves. The original property was 2 bays, with third added over time. Sash windows to the front, with typical glazing bars.

The site can be identified on the submitted Site Location Plan.

Proposals

The proposal submitted for consideration consist of a single item:

- 1.) Damp Treatment to the original part of the dwelling, in identified areas at ground floor only, and with a NON-INVASIVE Damp proofing treatment – using Newton 803 Newtonite. Details of this membrane system are provided as part of the application documentation.

Aims

The aim of the proposal is to preserve the integrity of the fabric of the building through appropriate damp treatment, allowing suitable internal decoration without impact on the fabric, and allowing vapour diffusion (air passage) between existing wall surface and proposed membrane.

Layout

Layout of the dwelling, and site, is not affected by the proposals.

Scale

The scale of the proposal is modest and seeks damp proofing treatment only.

Design

Not applicable – Details of proposed non-invasive damp treat to affected, identified, areas provided.

Landscaping

No landscaping is affected by the proposals, and no new works to landscaping are proposed.

Access

There is no proposed change to access considerations.

Heritage Statement

Historical Development and Architectural Description.

This has been provided under 'The Site' in the former part of this document. It is a Grade II Listed Building, List Entry Number 1305566, and first listed on 15th February 1979.

Proposal.

The proposal has been covered in the former Design and Access Statement.

Justification and Impact Upon Significance.

Being in a prominent position, and part of a small development of dwelling, the proposals are assessed on their significance not just to the dwelling but as part of the wider area, and context of the setting.

The proposed works are to be undertaken to preserve the existing fabric using specialist treatment, thus helping to retain the building for the long term. Visually, there will be negligible impact, and the integrity of the property can be assured. The proposed work here does not affect the heritage asset, either visually or in terms of the importance of the asset.

This concludes the Statement. Should any consulted party have any questions upon reading this document, or any of the submitted details, please contact Norfolk and Norwich Architecture Ltd.

Prepared by

No signature as sent direct from Computer

Simon Pegg

Norfolk and Norwich Architecture Ltd.