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17<sup>th</sup> May 2023

**Eddisons**

Incorporating Barker Storey Matthews

**Building Surveying**

The Lawns,  
33 Thorpe Road,  
Peterborough,  
PE3 6AB



## DESIGN ACCESS AND HERITAGE IMPACT STATEMENT

Refurbishment and alterations to a dwelling inc. the construction of a link building leading to an existing WC outhouse

### Introduction

This document is submitted in support of an application for Listed Building Consent and Householder Planning Permission for the refurbishment and alterations to a dwelling inc. the construction of a link building leading to an existing WC outhouse. The address is –

White Cottage  
1 Park Street  
Kings Cliffe  
PE8 6XN

The site is located in East Northamptonshire in the heart of the village of Kings Cliffe.

The listing description is list entry number 1225664.

Official list entry  
Heritage Category:  
Listed Building  
Grade:  
II  
List Entry Number:  
1225664  
Date first listed:  
12-Oct-1988  
List Entry Name:  
1, PARK STREET  
Statutory Address 1:  
1, PARK STREET  
Statutory Address:  
1, PARK STREET  
The building or site itself may lie within the boundary of more than one authority.  
District:  
North Northamptonshire (Unitary Authority)  
Parish:  
King's Cliffe

National Grid Reference:  
TL 00729 97163

Details

KINGS CLIFFE PARK STREET TL0097 (West side) 12/133 No.1 GV II House. Late C18/early C19. Squared coursed limestone with Collyweston slate roof. Originally 2-unit plan. 2 storeys. 2-window range of late C19 tripartite sash windows in original openings, under wood lintels. Central 4-panel door, also under wood lintel. Ashlar gable parapets and ashlar end stacks. Interior not inspected. Included for group value. (RCHM: An Inventory of Architectural Monuments in North Northamptonshire: p100)

Listing NGR: TL0072997163

### Heritage Impact Assessment and Proposals

In brief, the proposed alterations and refurbishment works to the dwelling inc. –

- i. Removal of lightweight partitions to form new layout.
- ii. Removal of 1no. assumed structural wall (between existing GF bathroom and kitchen).
- iii. Replacement of inadequate and unsafe services.
- iv. Repairs and consolidation to structure and other elements such as windows and doors.
- v. Removal of existing Front Elevation doors and replacement with windows to match the existing.
- vi. Refurbishment of existing finishes such as new sanitaryware and kitchen.
- vii. Construction of new link building to provide enclosed access to an existing WC outhouse.

Further to the above, the proposals have been carefully considered and designed with minimal impact on the heritage asset. All works will be carried out in a sympathetic manner.

All the proposed materials have been carefully chosen to be in-keeping with the conservation area and local vernacular, largely by choosing materials used elsewhere on the property and by ultimately matching the existing where possible.

The link building construction will have an effect on the existing listed asset, however this will be minimal whilst also providing a better and more workable and comfortable space for the occupants in turn providing enclosed access to an existing WC outhouse, a modern requirement. The proposals have been carefully assessed to minimise the impact on the significance of the historic fabric.

In order to make the scheme viable, we will need to likely (if structurally viable) alter the roof structure to enable the 2<sup>nd</sup> floor to accommodate a third bedroom. This will include providing natural light via conservation style rooflights situated within the rear roof slope.

### Summary

The existing site and surrounding areas have been carefully assessed to create a design which not only meets the clients brief and requirements, but will also achieve this in a way that maintains the architectural merit of the listed property.

It is considered that the proposals will not cause overall harm to the significance of the Grade II listed building, or impact adversely on the setting and conservation area.

Once implemented, these proposals will result in a significant improvement to the house, in turn providing a much more comfortable and desirable family home. Furthermore, it is likely that if these proposals are not implemented, the structural integrity of the asset and its general condition will continue to decline.