

SEABROOK DESIGN LTD

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Feasibility Assessment

86 West Street,

Oundle

Peterborough

PE8 4ES

1. Brief & Introduction

We are pleased to present this Feasibility Assessment Report, outlining the comprehensive analysis and evaluation of the proposed project to remodel and renovate the historically significant Grade II listed house. Our primary objective in preparing this report is to identify all necessary works, both from a preservation and renovation perspective, and to ascertain the feasibility of executing the envisioned project within the confines of the client's budget. The property under consideration is a grade II listed house, and its development represents a unique challenge that demands a thoughtful balance between preserving its intrinsic value and enhancing its functionality for contemporary living. In this report, we will delve into the key aspects of the project, including the condition assessment, regulatory considerations, proposed design concepts, and the financial implications of the project.

2. Listing Details

2.1. First listed 7th June 1974, with listing entry number 1372167, below are the listing details:

WEST STREET 1. (South Side) 1483 ----- No 86 TL 0388 1/186

II GV

2. C18. 2 storeys and attic in coursed rubble with stone slate roof with 2 hipped dormers. 2 windows, thin wood lintels, hung sashes with glazing bars. Large late C19 shop front.

Nos 2 to 36 (even) and 42 to 46A (even) and 52 to 98 (even) form a group.

Listing NGR: TL0375588096

3. Design and Proposed Concept

The proposals detailed in this statement are presented on the accompanying drawings, photographs and reports.SB23022-SL-001 - Site Location

- SB23022-P-001 - Existing Floor Plans
- SB23022-P-002 - Existing Elevations
- SB23022-P-003 - Proposed Floor Plans and Workshop
- SB23022-P-004 - Proposed Elevations
- SB23022 – Damage Report
- SB23022 – Feasibility Study
- SB23022 – Design, Access and Heritage Impact Report

4. Condition Analysis

4.1. Cellar

The cellar is located at the rear of the property, below the kitchen and access from a staircase leading from the kitchen. The cellar is of brick construction showing signs of damp, general wear, and efflorescence.

Basic electrical goods can be found in the cellar for lighting, controlled by a switch located at the top of the staircase.

The cellar ceiling joists, also serving the kitchen floor are in good condition upon initial visual inspection and appear to have been previously replaced.

We propose to tank the cellar with a liquid epoxy damp proofing product or bitumen alternative to preserve the longevity of the cellar and make it suitable for dry storage of materials.

4.2. Shop Front

The shop front is the primary access into the building from West Street and forms part of the buildings listed details. The frontage is a traditional glass shop front with decorative timber framing and signage.

The shop front requires modernisation and repair internally to bring to a standard sufficient of hosting the new Little Blue shop. Externally much of the shop front requires immediate repair to ensure security and weather resistance. We propose to replace all rotten timberwork with a like for like finish, and replace all glazing in poor condition. Leadwork, masonry pointing, and timber joinery is all required to be renovated to ensure the shop front is a useable space that will last. We propose the shop front and signage be updated to suit Little Blue branding and colours.

Internally the shop front houses the gas meter and electric consumer board which will need updating to meet modern standards. Internal works will also include general lighting and electrical updates, along with plumbing and heating updates to ensure the space is in a usable condition fit for welcoming the new Little Blue shop.

We propose to modernise the alarm system to ensure security of the property.

4.3. Ground Floor

To the rear of the ground floor is the kitchen, with access to the cellar and staircase to first floor. The kitchen is stepped up from the shop front with water ingress around the internal door access, directly beneath the roof valley two floors above. The kitchen has rear access to the garden which is the only external door to the property that is not into the shop front.

The kitchen has timber sash windows with timber lintels, some of which need repair in a like for like method following signs of rot.

We propose a general but sympathetic renovation of the kitchen. This will include rewiring and updating electrical good, plumbing, and heating updates along with general decorations and finishes. There will be no major structural alterations to this space, or alterations that effect the buildings listing details. Ceiling investigation is required to identify joist condition.

Opposite the cellar access is what we believe to be a service void, boxed out in studwork with a small window to the shop front. Intrusive investigation is required to identify services and connection points for new foul water drainage.

The stair walls leading up from the kitchen to the first floor are in disrepair and require attention. We propose to demolish the wall shared by the rear left bedroom, and install a traditional timber balustrade in its place.

4.4 First Floor

The first floor of the property access from the staircase leading from the kitchen comprises of a landing to the top of the stairs with loft access hatch. The landing leads to two bedrooms to the rear of the house, overlooking the rear garden. The exterior walls of these bedrooms had suffered from structural cracking, requiring helifix repairs and repointing which have now been carefully carried out. Off the landing is also a small toilet room requiring renovation. We believe the soil waste is disposed of via a service void down to the ground floor. The landing also leads to the front of the property where sits a lounge with small electric fireplace, and an additional lobby overlooking west street with a confined staircase leading up to the second floor.

The floors are generally bouncy throughout the first floor, requiring inspection of timber floor joists to identify their condition and replacement if required.

The staircase leading to the second floor is in very poor condition. The masonry gable was crumbling away and requiring immediate repair to ensure safety of the building's occupants and access. This repair work has been carried out, with a rotten timber lintel replaced by a new timber lintel, with brickwork repaired, damp proofed and repointed above.

The first floor of the property requires general rewiring, plumbing and updating of key services. We propose to demolish the wall separating the two bedrooms to the rear of the first floor to create a lounge overlooking the rear garden. A new staircase is to be added in the lounge for access to the existing loft which we intend to convert into a landing and study. The front of the house is to be rearranged as per our drawings, to have a new shower room where the small staircase is, with new partition walling. The boiler is housed on the first floor which we intend to relocate to the kitchen, and update to suit modern standards.

4.5 Second Floor

The small staircase at the front of the first floor leads up to the second floor of the property. This consists of two rooms with low ceilings and dormer windows overlooking West Street.

The second floor is located in the first of the two ridged pitch roofs. The ceilings are too low to meet modern building standards and the roof structure has rotted and deteriorated. Primarily on the rear side closet to the valley between the two roofs. The roof structure requires investigation to identify condition of timber members and requirement for replacement. The floor appears to have sagged and is incredibly bouncy, again requiring investigation and replacement. Services will be required on the second floor to make the space habitable.

The dormer window surrounds have deteriorated and require repair and rebuilding to ensure weather resistance and prolong lifespan. We propose to use the front second floor for a master bedroom with new ensuite and form a new link across to the second loft at the rear of the property. This space will be used for a study and landing leading to the new staircase down to the first floor.

4.6 Roof

The roof is formed from timber rafters with a Collyweston tile. Much of the roof tiles are damaged causing severe weatherproofing issues, subsequently damaging the structure below. We propose to remove all roof tiles, repair and rebuild the roof, and reuse all tiles in good order for the front pitch and dormers. We believe this will respect the history of the building and the listed façade visible from West Street. Much like other properties on West Street, to ensure project feasibility we propose to use a roofing slate across the areas of the roof not visible from West Street. New flashings and leadwork is required throughout to ensure weather seal. The chimney stacks and pot will require renovation in a like-for like manner for longevity and safety. New rainwater goods will be required and will be of a cast iron style upvc material. We propose to add heritage skylights as demonstrated and located on our drawings.

5 Strategy & Methodology

5.1. Construction Materials & Techniques

We understand the existing fabric of this property combined with its historic beauty is what has led to 86 West street, Oundle becoming listed. Throughout the project, we would be looking to undertake our works in the least disruptive manner possible, to ensure the integrity of the existing building material is retained where possible. As with all old buildings (especially properties that have been vacant for a number of years), unfortunate irreversible damage has occurred in set areas throughout the scheme, leading to the requirement for demolition & subsequent re-construction. Where these works have been identified, we would opt to re-construct utilising similar materials and techniques as currently seen. An example of these works would be utilising Sand & Lime plaster rather than the modern-day equivalents. The scheme will also benefit from experienced tradesman who have undertaken similar works previously on other listed building projects.

Our overall objective for this project is to provide a safe and liveable dwelling that blends in with the surrounding beauty of Oundle and revitalises a tired and dilapidated property.

5.2 Sequence of works

5.2.1 Strip out

The proposed sequence of works would have the Contractor undertake the roofing works first as a high priority task. The reason for this decision being made is due to the current condition of the existing roof and the large volume of water ingress it is allowing, consequently leading to further damage to the internal finishes within the building. This element of work would include, removing the Collyweston roof tiles, re-building the front roof structure which is extremely rotten beyond salvation and re-felting/Tiling. Whilst the roof structure works are being undertaken, we would look to create a new passage from the front attic space to the rear attic space which would provide additional living space within the property. This connection between roofs would not be visible from the street and would be constructed using the same materials seen on the existing roofs.

Following the roof works completion, the Contractor would then undertake any Demolition work within the existing building to suit the new layouts proposed in our design proposals. This would include the removal of internal walls, re-positioning of a staircase and replacement/repair of damaged existing floor joists.

5.2.2 Repair / Retain / Rebuild

The main objective for this project is to revitalise an old, dilapidated building into a liveable dwelling. The rustic character of this property is what the new homeowners found so appealing, and it has been a clear requirement from the initial concept to maintain the buildings historic beauty throughout the design and build process.

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Throughout this project the design & build team will only be replacing structural items which have been deemed 'Not safe' and will always endeavour to replace with a similar product. Internally, much of the properties plastering has unfortunately perished due to weather exposure, structural movement and lack of maintenance. Consequently, a large percentage of these walls will require re-plastering, which would be completed using traditional building methods and materials. Where possible to retain these finishes, we would leave area's untouched and locally fill and re-decorate where appropriate.

The external façade of the building will remain largely un-changed, other than general maintenance such as re-pointing, refurbishment of the existing windows, Refurbishment of the existing shop front and upgrading a lean too at the rear of the building to a more aesthetic structure. All of these items have been, or will be undertaken using the same material and finish to reinstate the buildings original image. These works have been deemed as essential for the buildings future integrity and in some instance, the safety of the public.

The most major component to the scheme is the Re-roof that is required. As above mentioned, there has been extensive damage sustained to the roof which has led to the requirement for a full re-roof rather than patch repairs. The existing roof is a Collyweston construction, which we would look to re-instate the front public elevation back in to. Within the valleyed areas and new proposed portal between the 2nd floors attic spaces, we would request opting for a slate roof finish, as this cannot be seen from the roadside. Many properties on the street (including other listed buildings) have already set this precedence, so we do not believe this will interrupt the local aesthetic. Although not the main driver, cost does need to be taken into account when undertaking these roofing works and reducing the Collyweston tiles quantity in un-seen locations will greatly assist.

5.2.3 Finish

As the above statements, the priority for the scheme is to further extend the life span of this historic building by undertaking essential works and providing a comfortable modern internal living space. As competent designers & contractors, we understand the methods of construction required to deliver this project back to its former glory. We will carefully assess the existing fabric again before commencement of works and look to retain as much of the existing properties features as possible. Where this cannot be achieved, we will ensure that the finishes & structural works are reinstated to match the currently installed. The scheme will only utilise trade professionals with previous experience working on listed stone buildings to further improve the overall finish.