



HERITAGE IMPACT ASSESSMENT

REFURBISHMENT AND ALTERATIONS AT GII LISTED HOUSE — WHITE COTTAGE, 1 PARK STREET, KINGS CLIFFE. PE8 6XN

December 2023

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1.1 Proposal

This heritage impact assessment has been prepared to support an application for Listed Building consent for the refurbishment of, and internal alterations to a Grade II Listed dwelling. These aim to improve the standard of residential accommodation and make better use of the available space in order to safeguard the optimum viable use of the property as a residential dwelling for the long term.

The property has been vacant for some time and, notwithstanding the constraints of a Listed Building, has not been updated for a significant period. The kitchen and bathroom fittings are mid-late C20 and do not compliment the original character that would have been present in the building. Likewise, the Living Room/Dining Room fire surrounds, along with the floor and wall finishes, are of a similar period and detrimental to the historic asset, not to mention severely compromising the possibility of finding an occupant for the property and enabling it to be brought back into use.

While these issues are largely cosmetic and can be addressed with relative ease, there are also some fundamental issues with the layout/nature of the building which present a significant barrier to the future use of the building as a residential dwelling, or any other use that could secure its long term future. These include:

- A very confined kitchen space (for the size of the property) with compromised access
- A narrow stair with extremely low headroom (c1.4m at one point), and equally narrow landing
- A ground floor bathroom which is accessed through the kitchen and as far from the stair/bedrooms as possible
- A WC (in aforementioned bathroom) accessed directly off the cooking area
- A very small main reception room (for the occupant capacity of the property)
- A tight winder stair to the attic rooms with no safety balustrade
- A room-off-room situation in the attic
- Only two very small windows serving the attic rooms (one to each in the gable)

It is generally recognised that the best approach to the preservation of a listed asset is to find a long term use enabling it to be occupied, heated, maintained and to provide a situation (through occupancy) whereby any maintenance issues are identified and attended to quickly before they escalate.

However, it is also acknowledged that the majority of the above issues are integral to the original nature and character of the building and cannot be addressed. As such any future occupant must recognise and embrace this — after all the property is not a 20th century dwelling and it is unrealistic to think that it could ever comply with modern standards while conserving its history.

There are, however, some works which could be undertaken in a sensitive manner which would not cause serious harm to the character of the building which would go some way to address some of these issues at least. While in some instances these might be considered to cause less than substantial harm, these works must be viewed in the context of the building as a whole and weighed against the public benefit of the long term preservation of the building, which can only be achieved successfully through occupancy.

Presently it is unlikely that anybody would be prepared to occupy the building in its current state, especially given the monetary value attached to it due to its nature and location.

This application seeks consent for a programme of refurbishment and some sensitive alterations that will bring the building as close to modern standards as possible while preserving its overall character.

The scope of this assessment is proportionate to the proposed works and does not constitute a comprehensive statement of significance for those heritage assets that are not affected by the works. The objectives of the assessment are to:

- Identify designated and non-designated heritage assets that might be directly or indirectly impacted upon by the proposed development;
- Describe the heritage significance of designated and non-designated heritage assets that might be directly or indirectly impacted upon by the proposed development;
- Assess the degree of impact of the proposed development upon the significance of heritage assets;
- Review the impact of the proposed development in respect of the prevailing framework of policy and legislation.

1.2 Location & Site History

The Site is located within the village of Kings Cliffe, which lies ca. 18km to the west of Peterborough and ca. 14km to the north-east of Corby. The village is largely surrounded by open agricultural land, with Fineshade Wood lying to the north-west.

The Site is located within the south-eastern section of the village in the historic core in close proximity to the Parish Church of All Saints & St James and the Former Kings Cliffe Endowed School.

The Site is bounded by Park Street to the east, the Cross Keys Pub and car park to the south and west, and an open area of green space to the north. It sits within the conservation area.

The Site comprises a ca. 18th century cottage with later additions and a small garden to the rear.

During the Medieval and Post-Medieval period, it is likely that the village underwent a number of phases of development. There may originally have been a triangular green stretching between Park Street to Wellington Lane, as well as a westerly extension to West Street (British History Online, 1984). The village likely prospered until the 15th century when royal hunting visits declined and a fire in 1462 destroyed a significant number of buildings within the village (Village Plan Group, 2014). It is unknown for certain whether there was development on the Site during the Medieval and Post-Medieval periods, but as the Site falls within the extent of Medieval village, it seems highly likely that the Site was developed at this time.

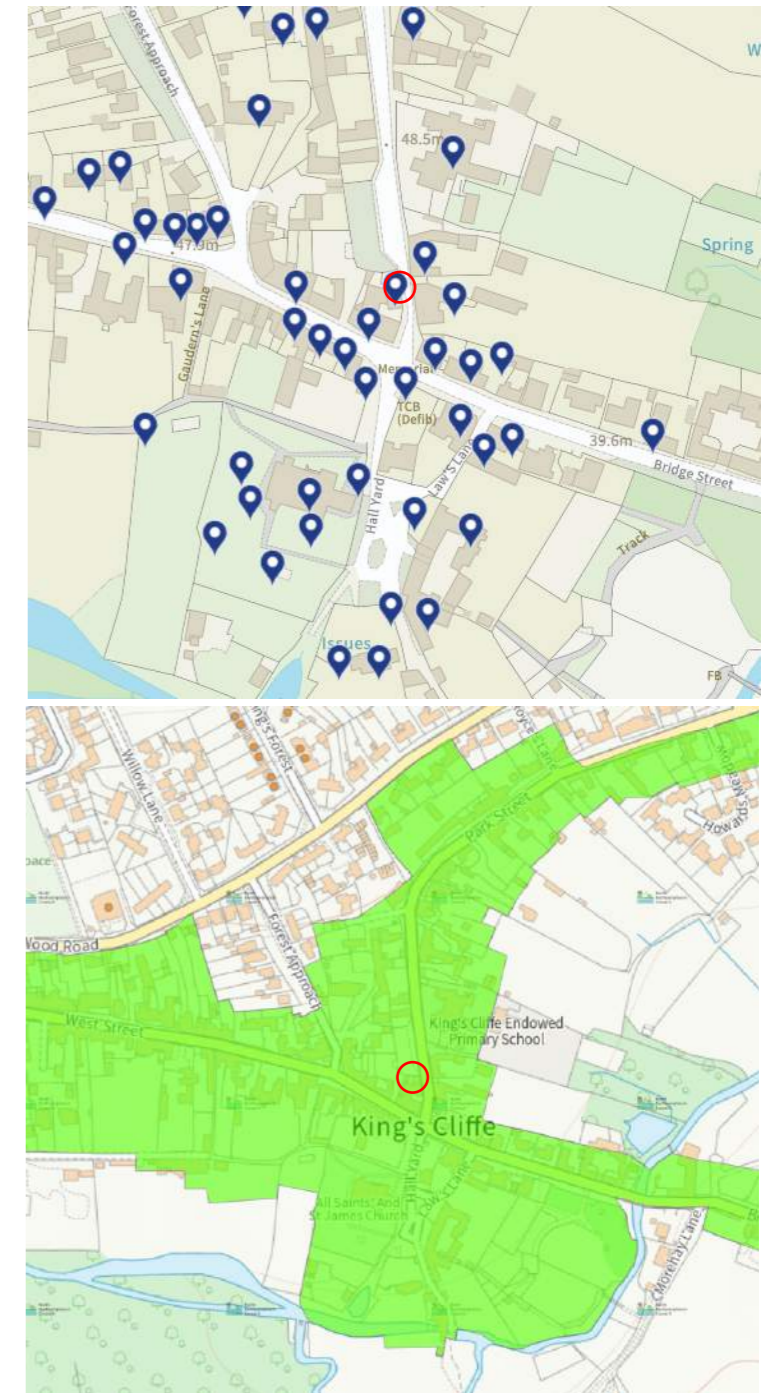


Fig 1. Maps showing the surrounding Listed Buildings and the Kings Cliffe Conservation Area.

Many of the extant historic buildings within the village date from the 17th, 18th and 19th centuries, indicating a significant period of expansion and building work around this time. The village was enclosed in 1809 (Hardcastle, 2015) and early Ordnance Survey (OS) mapping from 1886 (see below) shows the village as it was towards the end of the 19th century. The map indicates that development at this time primarily stretched along both sides of West Street and Park Street. A line of buildings is shown stretching along the southern part of Park Street where the Site is located. These buildings include the Cross Keys Public House to the immediate south of the Site which has 17th century origins. The map clearly shows a built development on the Site in the form of a linear building stretching along Park Street.

At this time, the rear connection to the public house does not exist, and the cottage is only attached to neighbouring properties to the north.

The rear connection to the public house does appear however on the 1900 map, below, with very little other change in the immediate vicinity on Park Street up until the 1950s.



Fig 3. Historic map of Kings Cliffe (1900)



Fig 4. Historic map of Kings Cliffe (1950)

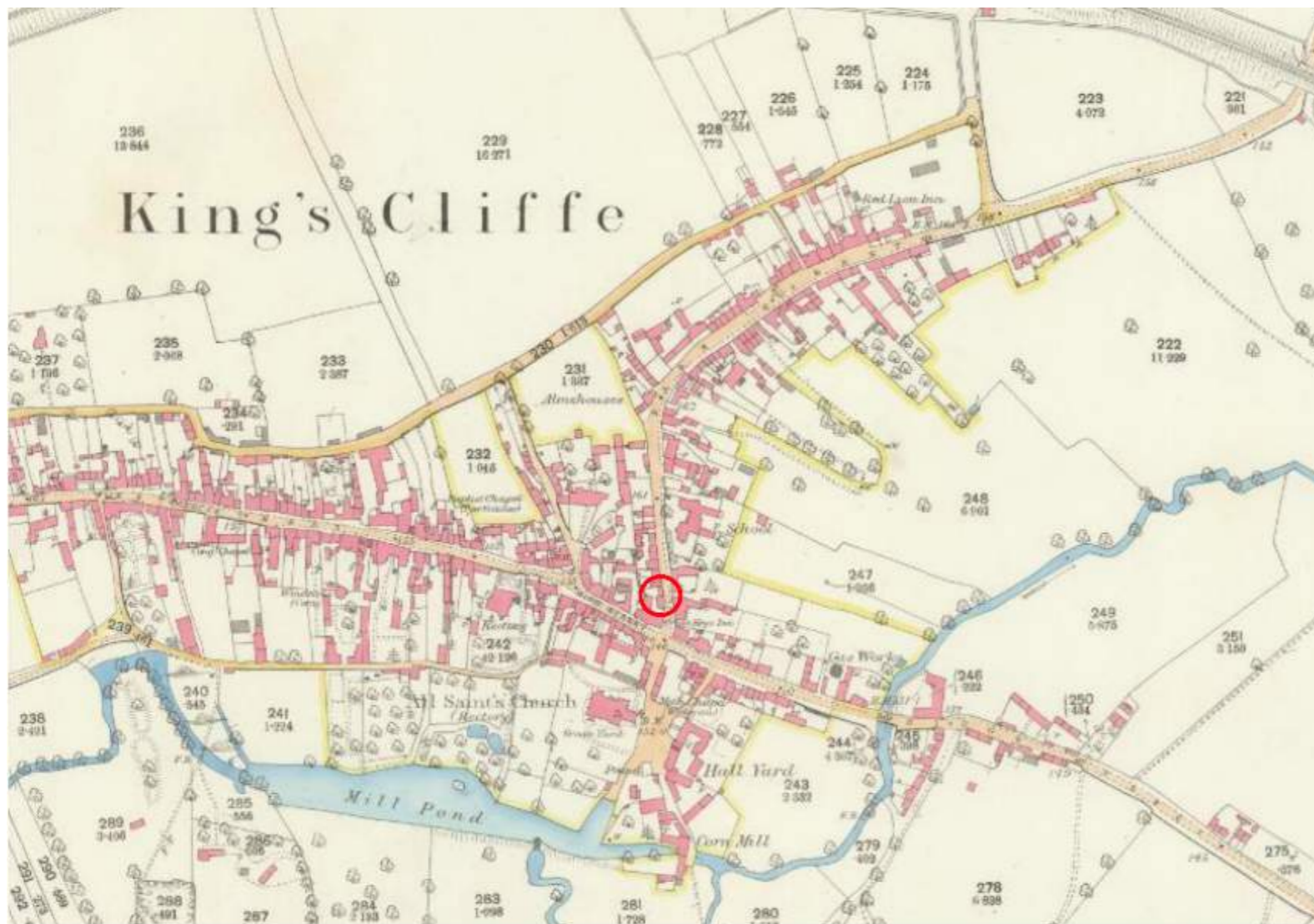


Fig 2. Historic map of Kings Cliffe (1886)

However, following this period the majority of structures to the immediate north of the site have been demolished and are now occupied by a small area of tree-planted green space and a layby that provides a bus stop.

What is not certain is the date of construction of the single storey range that presently houses the kitchen and GF bathroom. Boyce's Ordnance Survey map of Stamford (1814) (below) appears to indicate that this part of the building did not exist at this time, though it is clearly shown on the later 1885 map. Visually, the north gable wall of the signal storey appears to be an older stone wall, probably forming a gable wall to another property. This is further evidenced by the stone quoins which are on the inner side of the gable return, the parapet arrangement and the difference in stone coursing heights between the street elevation and the gable return. This, together with the presence of low-level quoins to the two-storey range, suggests a later C19 infill.



Fig 6. White Cottage Elevation from Park Street



Fig 5. Historic map of Kings Cliffe (1814)

The following simple schedule outlines the works that are proposed under this application. The numbering of each item can be cross referenced with the proposed plans and elevations, while the significance, impact and justification of/for each item is considered in detail within Section 6.0.

1. A section of timber studded partition in the Living Room is to be taken down.
2. Door to be sealed shut and opening infilled on one side.
3. New GF WC to be formed under stair, with new partition and door. Door to under-stair cupboard to be removed and stair underlined with new plaster finish.
4. Timber lobby to be taken down.
5. External door opening to be infilled internally, with door retained and sealed shut externally.
6. Section of chimney breast to be taken down, with stack above supported and retained, and door removed.
7. Fire surrounds to be removed, with new installed. Log burners to be installed with flues lined.
8. Door to be removed.
9. New shower room to be formed with new timber stud partitions and new drainage.
10. Door to attic stair to be removed.
11. New handrail and guarding to be installed.
12. New partitions and door to be installed to form landing lobby to bedroom.
13. New partition installed to form dressing area and provide position for bed.
14. Ensuite bathroom installed.
15. New conservation rooflights to be installed.
16. New drainage to be installed throughout the property with new soil stack and run.
17. New central heating system to be installed.
18. New Electrical installation as required.
19. All floor finishes to be removed.
20. All wall and ceiling coverings to be removed and walls repaired where necessary.
21. New skirtings, doors and architraves where necessary to suit alterations to layout.
22. Painted stone walls in single storey to be dry-lined.
23. Full internal redecoration.
24. External joinery to be replaced where beyond repair, with all retained windows/doors receiving new furniture where necessary.
25. All retained external joinery to be re-decorated in new colour.
26. Rainwater goods to be re-decorated, or replaced where necessary.
27. WC Outhouse to be re-purposed.
28. Courtyard to be re-landscaped.
29. New timber garden room.

The National Planning Policy Framework February 2019 (NPPF)

- 3.1 This sets out the Government’s planning policies for England and how should be applied. The NPPF includes three overarching objectives for the planning system (section 2, paragraph 8), including “c) an environmental objective — to contribute to protecting and enhancing our natural, built and historic environment...”.

The works will have very little impact to the conservation area. The majority of impact to the Heritage Listed Asset will be neutral or positive, taken in the context of its current condition. While some elements of the proposed works might be deemed to cause less than substantial harm, considered in the whole the public benefit gained (the long term survival of the building through a viable and sustainable use) will out weight this.

- 3.2 Paragraph 189 of the NPPF directs that that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

It is acknowledged that the property is listed Grade II and the significance of the listed asset is described in this document, as well as the impact of all proposed works.

- 3.3 Paragraph 194 of the NPPF notes that the significance of a heritage asset can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting.

While alteration are proposed, these are considered to be proportionate, moderate and necessary to achieve residential occupancy in the 21st century, so ensuring the building’s long term future. The works presented are considered the minimum to achieve a standard that would be appealing to future occupants and reduce the risk of the building standing vacant for a further extended period of time. The loss of historic fabric has been kept to the minimum.

- 3.4 Paragraph 195 directs that applications that would lead to substantial harm to or total loss of significance of a designated heritage asset should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefit.

There are no alterations proposed that would lead to the total loss of significance nor substantial harm to the listed asset.

- 3.5 Paragraph 196 of the NPPF directs that less than substantial harm should be weighed against the public benefits of the proposal.

Again, the overriding public interest in this building (as a private dwelling) is its survival and the preservation of the structure/fabric. Realistically, this can only be achieved through occupancy. Without occupancy, there is neither the vested interest of the occupier/owner to ensure that the building is maintained in the best possible condition to

preserve an environment in which to live, nor the financial incentive to ensure the preservation of the building such that it can provide a revenue to the owner. Furthermore, a building that is occupied will be heated and issues over maintenance are likely to be spotted sooner, and addressed sooner. Therefore, the public is clearly therefore for the building to be occupied. In its present state of repair and decoration, coupled with the extremely compromised layout which does not approach modern expectations, it would be very difficult to find an occupier whereby the value of the property would be realised. Any alterations to the building that are deemed to cause less than substantial harm therefore need to be considered in the context of the ability for the property to be let or sold in the future.

- 3.6 Paragraph 197 relates to non-designated heritage assets, again directing that “in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

While the house is listed, the listing makes no mention of the single storey range, so it is questionable whether this formed part of the original listing. For the purposes of this application, the single storey range has been considered as though it does form part of the listing, but the significance is described accordingly.

There is also a WC outhouse that is curtilage listed.

- 3.7 Paragraph 201 relates to conservation areas, stating that “not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”

The building makes a significant contribution to the local setting and this will not be altered.

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.8 Section 72 of the Act provides a “General duty as respects conservation areas in exercise of planning functions” part (1) states that “In the exercise, with respect to any buildings or other land in a conservation area, ... , special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

The only elements of the works that will be observable within the conservation area are the loss of a late C19/C20 chimney, some windows/door replacement and the decoration of cills, lintels and frames. There are no significant alterations which could impact upon the Conservation Area or nearby listed buildings.

The one possible exception to this is the installation of conservation rooflights to the west facing roof slope, though arguably this is not a significant intervention and is considered in further detail in this document.

4.1 Listing

The listing entry below is taken directly from the Historic England website:

1 PARK STREET

1225664

G.V. II

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

4.2 Additional Description

External

To front: single storey side extension, of coursed limestone construction with Welsh slate roof. Likely of early to mid-19th century in date and abuts a likely earlier stone gable end wall. Timber plank door to LHS is now blocked internally. Later central brick chimney stack. Cast iron rainwater goods throughout.

To rear: ground floor elevation of original house is obscured by lean to extension to neighbouring Cross Keys Inn. At first floor, a single small timber casement window which lights the staircase. Rear elevation of side extension has a pair of timber casement windows one of which is 19th century the other modern. Rear door obscured by 20th century brick and timber lean to porch with plank and batten door.

Internal

Ground floor: main entrance door off Park Street opens into late 19th century lobby with part glazed timber door leading to reception room (Figure 7) with enclosed main staircase at rear and mid-20th century tiled fireplace. To LHS a lounge (Figure 8) with four panelled timber door, mid-20th century tiled fireplace with arched niches to either side, pine floorboards, one exposed timber ceiling beam, otherwise decoratively plain. Also to LHS a narrow pantry (Figure 9) with four panelled timber door. Side extension contains kitchen and bathroom beyond. Painted rubble stone walls, modern fitted kitchen and modern bathroom fittings (Figure 10).



Fig 7. Ground Floor reception room with lobby



Fig 8. Ground Floor Lounge



Fig 9. Ground Floor Pantry



Fig 10. Ground Floor Kitchen leading to bathroom.

First floor: stair landing (Figure 11) with mid-20th century plain stair balustrade and newel leads to a pair of bedrooms each with single ceiling beam, plain plasterwork and plank and batten doors. LHS bedroom (Figure 12) has small, over-boarded fireplace. To RHS of landing a cupboard and a door leading to second floor staircase.



Fig 11. First Floor Stair landing



Fig 12. First Floor LHS Bedroom

Second floor: narrow winder staircase lit by small casement window (Figure 13), opens directly into loft space. Two rooms separated by a timber framed partition (Figure 14). Steeply sloping ceilings open to ridge with exposed purlins and cross members. Plain lath and plaster walls and ceilings in poor condition.



Fig 13. Second floor stair



Fig 14. Second floor rooms

The listing notes that the property has been listed for group value. We can infer from this that the primary significance is its age and location, in contributing to the larger group of which it is a part. While it demonstrates architectural significance through its arrangement and appearance, this is not the primary reason for listing and should be considered of secondary importance to age and presence.

The listing also notes that the interior was not inspected. While this doesn't mean that the heritage value of the interior can be ignored, it is after all a listed building and interior afforded the same protections as the exterior, we can derive that the building was not listed due to any specific aspect of the interior and consequently in a hierarchical view the interior is of lesser importance. Ultimately, based on the listing text, were it not for the combination of the building's age and location it would possibly not be a listed asset. This should be borne in mind when considering the impact, and potential level of harm, of the proposed works to the interior.

4.3 Phasing

A phasing plan is provided (Figure 15) to assist in understanding the development of the Site. This has been produced from analysis of historic mapping and on Site analysis of built fabric and is indicative only.

Key:

Site Boundary

Late 18th
century

Early - mid

19th century

20th century

N.B. Northern gable end wall of 19th century extension is potentially of an earlier origin than the rest of the extension

4.4 Analysis of listing and Significance

Park Street is of a moderate level of **architectural interest** by virtue of its aesthetic — designed value. With its central doorway and regularly arranged windows to the principal elevation, the property has a simple polite frontage. However, the small windows and simple architectural detailing in the form of quoins to the corners and jambs of the property are reflective of a humble, more vernacular cottage. The coursed limestone and Collyweston slate, both locally quarried materials, are typical of the locally distinctive material palette used extensively not only in Kings Cliffe, but also nearby settlements including Easton on the Hill and Stamford.

Internally, the surviving planform of the late 18th century part of the property is typical of humble dwellings of this time, taking the form of a 2 cell, 2 storey layout. The two ground floor rooms would have been used for living space and the 2 first floor rooms used as bedrooms, reflecting a simple circulation pattern and standard of living. Later additions to the property to the side and rear reflect the growing desire for space and improving living standards over time.

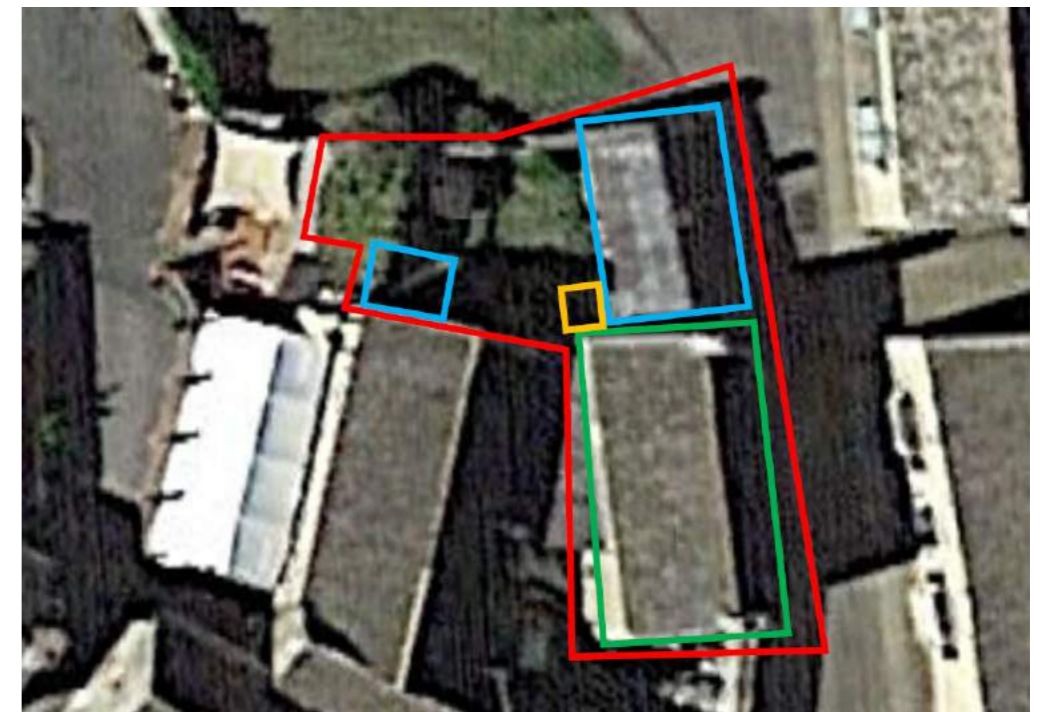


Fig 15. Phasing Plan

The building's internal features are also decoratively plain. On the ground floor the original fireplaces have been replaced with tiled examples reflecting mid-20th century fashions while the internal doors are a mixture of 19th century four panelled types, earlier plank and batten doors and some mid-20th century examples.

1 Park Street is of a moderate level of **historic interest** by virtue of its historic — illustrative value. Constructed originally in the 18th century with subsequent 19th century additions, the building is illustrative of the growth of Kings Cliffe at this time, with many neighbouring properties also dating from this period. Although the occupation of the historic inhabitants of the property is unknown, Census records from the second half of the 19th century show that many residents on Park Street worked either within agriculture or wood turning industry. It is therefore likely that the inhabitants of the Site also either worked the land or were engaged in wood turning or another cottage craft. themselves.

5.1 The site was visited in November 2023 to assess:

- The nature of the surroundings of heritage assets within the vicinity of the development area, to determine the contribution made by setting to the significance of those assets (including visual and functional relationships with other heritage assets, formal design, openness, integrity and change over time).
- The way the assets are appreciated, experienced and understood in terms of the contribution made by setting to significance (including views, visual prominence, associated attributes, and intentional inter-visibility with other assets).
- The extent, condition and character of known heritage assets within the site, as far as reasonably possible.
- The potential for the site to include previously unrecorded heritage assets — no evidence was garnered to suggest any potential.
- Any health, safety or environmental considerations relevant to future field work or archaeological potential — none were noted.

5.2 The level of effect on a heritage asset has been determined by assessing the heritage value of the asset (or particular part of the building), then comparing that to the predicted magnitude of change (the impact).

5.3 Heritage value (significance) has been assessed for each asset as being either high, moderate, low or negligible. Where modern elements sit within historic buildings these are described in section 6 accordingly and graded as such.

- Assets or elements of those assets with **high** value include those that have a listed designation, as they meet national criteria for designation under the relevant legislation or planning policy provisions. Assets that are not scheduled monuments, but of demonstrably equivalent significance, have been treated as if they were scheduled and accorded high value.
- Assets etc with **moderate** value are those that have regional interest, being good examples of regional archaeology or architecture, or having regionally significant historic interest.
- Assets etc with **low** value are those that are of local interest only, being well represented regionally and nationally, or based on the condition of the asset.
- Assets etc with **negligible** value will typically demonstrate poor survival or very limited historic, architectural, or archaeological interest.

5.4 The magnitude (impact) of change has also been assessed as being either high, moderate, low or negligible.

- A change described as being of **high** magnitude would result in a significant or total loss of heritage value, either as a result of physical removal of the asset or a change within its setting that significantly impacts the understanding and appreciation of the heritage asset.
- A change described as being of **moderate** magnitude would result in harm to heritage value either as a result of partial physical removal of the asset or a change within its setting that impacts the understanding and appreciation of the heritage asset.

- A change described as being of **low or negligible** magnitude would result in a slight loss of heritage value through limited physical impact on the asset or a change within its setting that would be barely perceptible and the appreciation and understanding of the heritage asset would be largely unchanged.
- 5.5 The level of effect has been determined by comparing the heritage value of the asset with the degree of change to that value. An important consideration is whether the adverse impact seriously affects a key element of the special interest of the asset - it is the degree of harm to the asset's significance rather than the scale of the development that is assessed.
- 5.6 Section 7 of this report identifies the overall level of effect on the asset.

Refer to Drawing Nos 1739-05 Proposed Plans and 1739-06 Proposed Elevations

6.1 Section of timber studded partition to be taken down (Figure 16).

This partition is believed to be contemporary with the original layout of the property and offers a **low** level of historic value, since partitions of this type are not rare, and since the property listing did not consider the interior to be of particular importance.

The loss of some historic fabric would bring about a **low** level of less than substantial harm to the listed building's significance. The physical impact of the change will be mitigated by the retention of a pair of wall nibs to either side, something which will also preserve the legibility of the original ground floor layout and prevent any disturbance to the arched niche on the RHS of the fireplace in the lounge. The retained nib length would be determined by the position of the first stud into the room on either side, so that this can provide support to the end of the nib but also preserve the method of construction on the partition for future generations to observe.

The removal is necessary to provide a reception room of sufficient size for the number of occupants in the dwelling, and to bring this part of the property into an effective use.

6.2 Door to be removed and opening infilled on one side (Figure 17).

The door provides access from the dining room to the pantry (possible former corridor). As a door in isolation, it has negligible value since it is a four-panel C19 door and not contemporary with the original building. The value derives from it identifying the original layout with the pantry/corridor leading to the central room. Overall, it therefore has low historic value.

It is proposed to remove the door leaf and infill the opening with studwork and plaster finish. While the opening will be lost on the WC side, on the Living Room side the plaster finish will be recessed slightly and the architrave will be retained so that the original configuration remains legible.

Overall, the impact of this alteration is considered to be **negligible**, and necessary to support the new layout — specifically the introduction of the new WC.

6.3 New GF WC formed under stair

This will require the door to the under stair cupboard (Figure 17) to be removed and the stair underlined with plasterboard, then a new small timber stud and plasterboard partition with door opening to be formed, before the installation of new drainage and services (considered below) and sanitaryware to be installed. Naturally there will also be elements of boxing in etc to conceal pipework.

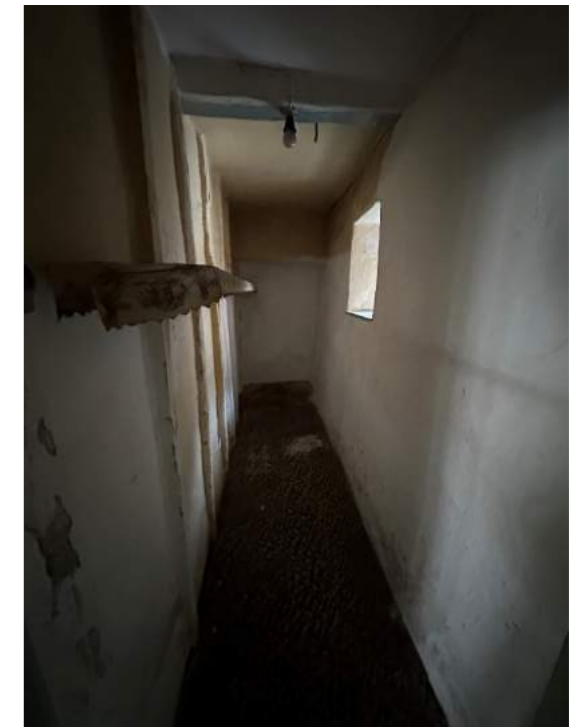


Fig 16. Ground Floor timber studded partition between pantry and reception room

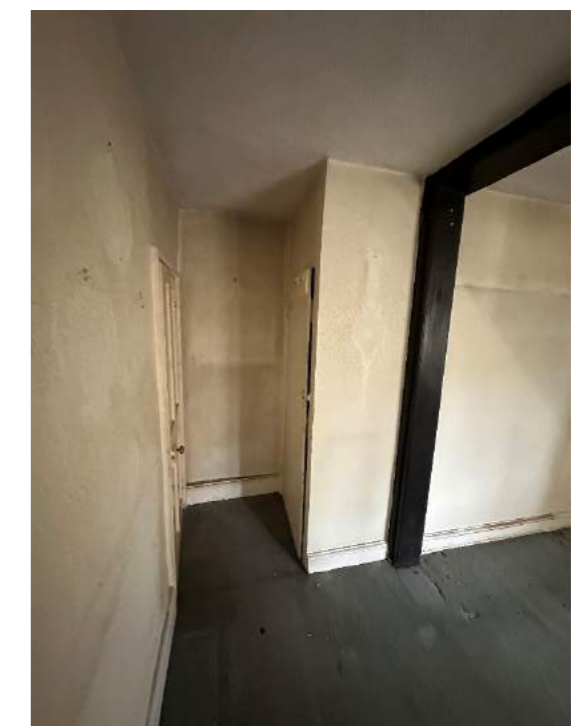


Fig 17. Door from dining room to pantry (LHS)
Door to understairs cupboard (RHS)

The door to the stair appears to be of an earlier type than the other doors at ground floor, though it is not clear if it is original due to questions over the age of the stair and whether or not it is in its original location. Nevertheless, due to the assumed age it is considered to have low historic value. As such it will be retained and used as the new door into the WC to mitigate the impact of the change.

The creation of a WC at this location will change the layout and arguable therefore have an effect upon its character. However, it will be clearly identifiable as a later intervention and the original configuration will remain legible, especially when considered with item 6.2 above. Furthermore, the installation of the partition, door and sanitaryware are completely reversible, so for this reason the impact of the alteration is considered to be **low**.

The works are necessary to maintain the presence of a ground floor WC following the removal of the GF bathroom, and to relocate it away from the cooking area.

6.4 Timber lobby to be taken down (figure 18).

The lobby is a C19 intervention, and as such is of negligible historic and architectural value, being from unique and not contemporary with the original property. The removal will restore the original configuration of the entrance into the property and the Dining Room, and remove a significant intrusion into the space provided by the Dining Room. The lobby is of insufficient size for storage of coats, shoes etc so was likely constructed as a draught lobby to provide increased comfort to occupants. Following restoration of the entrance door with additional draught stripping, this lobby would no longer be required for this function.

As such, the impact is considered to be negligible, and as it would restore the original character of the space, is considered to be a positive act.

6.5 External timber door to be infilled internally (Figure 19).

This door leads from the pavement into the kitchen area.

This door offers some insight into the original configuration and layout of the buildings, which has undoubtedly changed over time. The kitchen is clearly of a different age to the main part of the house, and was also clearly subservient given the bare (now painted) stone walls. It therefore has **low** historic value, being only particularly relevant to the history of the building itself and not having wider historic or architectural interest.

The door will be retained and fixed shut externally so there will be no visible difference from the outside. Internally, the door is already partially obscured by kitchen cabinetry — to allow for a more aesthetic installation in the kitchen when the new kitchen units are installed, the door opening will be infilled internally with timber studworks and insulation, prior to the walls



Fig 18. Timber lobby



Fig 19. External door to kitchen to be infilled internally & chimney stack to be removed

being lined. This is entirely reversible, and as the original opening can still be read externally, the impact is considered to be **negligible**.

6.6 Section of chimney breast and stack to be taken down.

The age of the chimney breast is unclear since it is presently plastered (Figure 20); however, the brick chimney stack (Figure 19) is incongruous with the construction of the rest of the property and also other chimney stacks immediately surrounding that are of a similar age to either the original house or this later infill, so quite clearly a later addition to the structure. Most likely the entire element is a C19, possibly early C20 addition when this part of the building was brought into use as part of the dwelling to provide a cooking area. As such it is considered to have **negligible** historic since the evolution of the building is more clearly identified by the bare internal stone walls, and **negligible** architectural value - being a plain brick chimney with no unique features,

The structure occupies a significant portion of the room and compromises the layout of the kitchen considerably. It is proposed to take down the stack and the majority of the breast to provide for a less constrained layout that offers sufficient space for the number of occupants. A nib will be retained from the chimney breast so that it remains identifiable, while building recording could provide a record of the arrangement prior to removal. As such, the impact of the work is considered to be **negligible**.



Fig 20. Chimney breast to be removed

6.7 Fire surrounds to be removed and new wood burning stoves installed (Figure 21)

The fire surrounds are tiled C20 additions with **no** historic or architectural value.

The fireplace recesses will be restored to their original configuration, and new timber surrounds installed with stone hearths - unless the original hearths are uncovered, in which case they will be retained if in sound condition.

New small woodburning stoves will be installed into the fireplace recesses, and the chimneys lined for both functioning of the stoves and for safety.

The overall impact of these works is considered to be **negligible**, and generally positive since it will remove incongruous C20 surrounds and restore some of the original character of the spaces. The stove and liner installations are largely reversible.



Fig 21. Fire surrounds In Ground Floor reception rooms

6.8 Door to be removed (Figure 22)

The door to the present bedroom will be removed to suit the new layout. The door opening and architrave will be retained, so the original layout will still be readable. This is probably an original plank and batten door, so has **low** historic value.

The door will be retained and reused in a new opening so there will be no loss of historic fabric, and as the original opening will remain legible, this is considered to have **negligible** impact.

6.9 New FF shower room to be formed.

The shower room will be formed by subdividing the bedroom at the south end of the building (Figure 22). The subdivision will be formed through the construction of new timber stud and plasterboard partitions creating both the shower room and a small lobby to provide access to the bedroom.

This will reduce the size of the original bedroom and have an impact upon the internal character — the building being originally a 2-up/2-down arrangement. While the original arrangement would still be legible to the trained eye (especially since the door opening at 6.8 would still be legible), to the casual observer it would be less obvious.

However, by way of mitigation the works would be almost entirely reversible, and the space could be returned to its original configuration. Furthermore, there may have already been some alteration to the FF arrangement with the introduction of a partition between the landing and the second bedroom. This partition is a very thin timber boarded structure that does not match the construction of other partitions in the property, so is quite possibly a later addition designed to provide privacy to the bedroom. Either way, the property is already not strictly in the 2-up/2-down configuration.

Either way, it is seen as essential to provide a first floor bathroom in a property of this nature. Presently, the only bathroom in the property is at ground floor, accessed through the kitchen. This is considered to be a serious barrier to the potential to occupy the property, as well as preventing the realisation of additional space in the currently compromised kitchen.

Taking all of the above factors into account, the impact of this alteration on the significance is considered to be **low-moderate**, but is justified by significantly increasing the potential for the property to be occupied which is in the public interest.



Fig 22. Door leading to First Floor bedroom to be removed

6.10 Door to attic stair to be removed.

This door appears to be original and has low historic value.

The door will be removed and reused at the top of the attic stair, with the original opening and architrave retained. The original door opening will remain legible and there will be no loss of historic fabric, so overall the impact is considered to be **negligible**.

The work is being undertaken to improve the layout and arrangement with the attic rooms being brought into use.

6.11 New handrail and guarding to be installed to attic stair.

The attic stair is a tight winder with very limited headroom (Figure 24). While it is recognised that little could be done to improve this, the addition of a guarding at the top and a handrail will make the stair much safer to use on a daily basis once the attic rooms are in use — especially since the single bedroom could be used by a child or an elderly occupant.

While the handrail would alter the character of the stair, the additions would be clearly discernible from the original stair and entirely reversible, so the overall impact is considered to **low** and there is a clear public benefit in terms of improved safety for future users of the stair.

6.12 New partitions and door to be installed.

A new timber stud and plasterboard partition will be installed at the top of the attic stair to form a landing (Figure 24). The door from the foot of the stair will be reinstated to the bedroom.

This will have a slight impact upon the character of the attic room, but as with the other new partitions would be entirely reversible (with the salvaged door capable of being reinstated to its original location). The alteration is necessary to provide the necessary privacy to the bedroom.

Overall, the impact of this alteration is considered to be **low** as the partition would be clearly discernible from the historic partition in the attic space, so the original layout would remain evident and it would not fundamentally change the character of the attic space.



Fig 23. Existing door to attic stair



Fig 24. Existing attic stair/landing

6.13 New partition to be installed to dressing area (Figure 25).

As 6.12, this is entirely reversible, identifiable as a modern partition that will not impact the ability to read the original configuration of the room (the partition is only a short section and does not completely divide the room). So overall the impact is again **low**.

6.14 Ensuite bathroom installed (Figure 26)

A new ensuite bathroom is to be installed into the attic room. This will require the installation of new drainage and services (covered below), formation of boxings and the installation of sanitaryware.

None of the original fabric will be affected (new surfaces will be installed/formed in front of the existing) nor will the fundamental configuration/proportions of the room be changed. While the character of the space will be altered, the installation would be almost entirely reversible. It would also be quite obvious that the bathroom would be a later addition to the property due its age.

Consequently, the impact of this alteration is considered to be **negligible-low**. And is justified to provide sufficient sanitary accommodation for modern expectations. It also provides a use for a room which, being a room off a bedroom that is otherwise inaccessible, could otherwise be difficult to utilise.

6.15 New conservation rooflights to be installed (Figure 25).

Three rooflights will be installed in the west facing roof slope.

These will provide essential natural light and ventilation to the bedroom, which will not have any windows following the formation of the stair landing. Even if the landing were not formed the existing window over the stair is not sufficient in size to provide the necessary level of light and ventilation for the room.

These will all be modestly sized conservation type which is in keeping with the age of this and the surrounding properties. The west roof slope is largely obscured from view from most angles, and not visible at all from the conservation area so the impact on the conservation area is considered to be zero. The impact upon the listed building is considered to be negligible since they largely cannot be seen externally, except from possible the rear of the Cross Keys Inn, so will have little impact upon the character.



Fig 25. Existing attic room - to be bedroom



Fig 26. Existing attic room - to be converted into ensuite

6.16 New Drainage installation

To support the creation of the 2F Shower room, the FF Shower room and the GF WC, there will need to be a new drainage installation. The detailed design of this will be subject to confirmation of the invert levels on site and location/CCTV survey of the existing, but essentially this will comprise a new internal soil stack positioned in the corner of the building, to avoid any existing floor joists. A further stub-stack would then be located within the new WC, with both stacks having access points for rodding and both being boxed in. A new below ground drain run will then be laid through the property as shown on the supporting plans, to intercept and connect into the existing drain that served the outhouse (which is assumed to run from the outhouse to the existing bathroom). The existing ground floor construction in the locations through which drainage will run have not yet been determined, so exact details regarding the method of installation cannot yet be confirmed.

In any event, assuming that the drain runs are feasible, it may involve a very minor loss of historic fabric (most notably if there is a solid ground floor that must be trenched through. Otherwise, the works would be largely reversible with minor repair, so the overall impact is considered to be **low**.

The installation of the new drainage runs is essential for the new layout, and the key to unlocking the potential within the property.

6.17 New central heating system

The property currently features older style electric night storage heaters, with secondary heating via the fireplaces. The storage heaters will be removed and a new gas fired central heating system installed. The exact routing of pipework will be confirmed on site, but is likely to comprise a mix of vertical surface mounted pipework, with horizontal pipework runs for ground and first floor within the first floor structure — as would typically occur in a period property.

While this may involve some intrusive works into the ceilings (where access cannot be gained from above by lifting the existing floor boards), any loss of historic fabric would be minimal and overall the works are considered to be of **low** impact — the benefit of which more than outweighs the very minor harm.

A new central heating system is essential to the refurbishment of the property to make it habitable in the 21st century, and a gas fired system is considered the most appropriate option at this time for a listed property. Given the limited external space, there is little opportunity to locate an air source heat pump where it would not affect the external character of the building (though one could be located within the courtyard). While individual electric radiators could be considered, in previous installations in listed properties (where there is very limited scope to improve thermal performance), these have proven expensive to run. While this may prove prohibitive to a potential occupant, there is also a risk that this could lead to the building not being heated properly, putting both the health of the occupants and the health of the building at risk...

6.18 New electrical installation

The changes to the layout will require various alterations to the existing electrical installation, which due to its age will likely need to be renewed. Whilst cable routes cannot be confirmed at this time, they will generally follow existing routes and be installed in a way which minimises any damage to historic fabric. As with the mechanical installations, this will largely be done from the floor above by lifting floor boards. There will likely be an element of chasing of cabling into older plaster finishes, but this will be kept to a minimum and old plaster finishes repaired with limelite renovating plaster.

Overall the final impact of these works is considered to be **low**.

6.19 Removal of floor finishes

These are C20 floor finishes, so there will be no loss of historic fabric.

The impact of these works is **negligible**.

6.20 Removal of wall and ceiling coverings

These are C20 finishes, so there will be no loss of historic fabric. Any damage to historic plaster finishes beneath will be repaired with limelite renovating plaster.

The impact of these works is **negligible**.

6.21 New skirtings, doors and architraves

Where new internal joinery is required (to either replace damaged/missing joinery or for new partitions etc.) then these will be sourced to match the existing adjacent joinery. Where possible existing removed doors will be reused in new openings. New doors will be to match the other retained doors in the immediate area (either C19 style 4-panel doors or older plank and batten doors).

These works are either repair, or incidental to other works and the impact is therefore considered to be **negligible**.

6.22 Dry lining of kitchen walls

The existing kitchen walls are painted stone rubble — potentially highlighting the original lower hierarchy of this part of the building compared with the main part of the house.

The lack of a plaster wall finish to this part provides a rare opportunity to improve the thermal performance. The walls will be lined with a thin insulated plasterboard to provide a slight improvement to their thermal performance. The existing

painted finish will be left so that it would be obvious that this part of the structure had bare stone walls, should this ever be investigated in the future.

The works would be entirely reversible, so the overall impact is considered to be **negligible-low**.

6.23 Full internal redecoration

This is a basic requirement of the refurbishment and will not affect the character or setting of the property.

The impact of these works is **negligible**.

6.24 External Joinery repair/replacement

Many of the existing windows are in poor condition (Figure 27). Where possible these will be repaired, but in some instances it will be necessary to replace either the casement, or in the worst case scenario the entire window/door (for example at second floor the lower casement is actually missing).

New external joinery will be to match existing, albeit with the addition of 12mm Slimlite double glazing to offer an improvement in thermal efficiency while maintaining a traditional appearance.

Due to the inclusion of Slimlite glazing, the overall impact is considered to be **low**.

6.25 Redecoration of external joinery

As the colour of the timber joinery will be to match existing (white), this is essentially repair and of negligible impact.

The lintels and cill will be changed in colour from the present green (Figure 28) to a dark grey colour to match No4 Park Street opposite (Figure 29). This is considered in keeping with the conservation area at that location, so overall impact is **low**.

6.26 Replacement/redecoration of rainwater goods

These will also be redecorated in a dark grey to match (from the current green), and again the impact is again considered to be **low**.



Fig 27. Existing attic room window condition



Fig 28. Existing green joinery



Fig 29. No4 Park Street (Grade II listed)

6.27 Re-purposing of WC outhouse (Figure 30)

The WC will be removed and essential repairs/making good carried out. The structure will be retained as an external store.

Since this building is curtilage listed and the proposed works are very limited and entirely internal (other than external decoration and joinery repairs), the works are considered to be **negligible**.

6.28 Courtyard Landscaping (Figure 31)

This will essentially involve resurfacing of the existing courtyard and will not negatively affect the character of the listed asset. As such the works are considered to be of **negligible** impact.

6.29 Replacement timber garden room (Figure 30)

This will replace the existing dilapidated timber shed, and will occupy the same footprint and be of a similar height. Details of the proposed replacement have been provided. While this is more contemporary in nature, it is a small lightweight timber structure that would be removeable and clearly subservient to the historic asset, and is therefore considered to have **negligible** impact.



Fig 30. Existing outhouse and timber shed.



Fig 31. Existing courtyard area

The building is presently in a very poor state of decoration, and its ability to function as a dwelling in the 21st century is severely compromised by its condition and layout. Without these works it is unlikely that an occupant could be found in a manner that would enable the costs of restoring and maintaining the listed asset to be met. This presents the risk of the property standing empty for a considerable period of time, leading to further deterioration.

Having considered all aspects of the scheme, the significance of the listed asset and the potential for impact to either the listed asset or the conservation area, it is considered that none of the works proposed will cause substantial harm to either.

Any less than substantial harm must be considered in the context of the building's significance. The vast majority of the proposed works affect the interior of the building, which are arguably of lesser significance than the exterior by virtue of the interior being ignored in the listing process. In any event, while some elements of the scheme may be considered to cause 'less-than-substantial harm'; they will enable the property to be reoccupied and secure the building's long term future

Finally, the works will have no negative impact upon the character or setting of either the conservation area nor any of the surrounding listed assets.