



**ADJ** ARCHITECTURAL  
SERVICES LTD

DESIGN AND ACCESS STATEMENT  
HERITAGE, IMPACT AND JUSTIFICATION

PROPOSED ALTERATIONS AND EXTENSIONS TO 22  
HIGH STREET, BRIGSTOCK, NORTHANTS, NN14 3HA

DECEMBER 2023

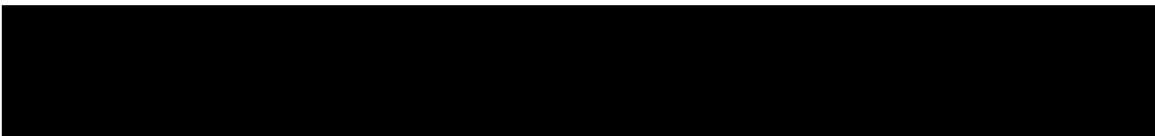
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## 1. INTRODUCTION

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This report has been prepared by ADJ Architectural Services Ltd on behalf of Mr and Mrs Pierce, who own the site, along with their home which is next door at number 20 High street, Brigstock and is seeking to carry out works at the property which include the demolition of an existing single tory rear extension and out buildings, erection of a two story rear brick built extension and new garage/ outbuildings including some internal changes. To improve the living standards / space and facilities within the property.

This design statement will seek to explain the proposed development, the sites existing use and proposals to establish if the proposed extension is acceptable under current planning legislation, photographs of the existing have also been included. This statement should be read in conjunction with survey and scheme drawing 535/2023/01D.

## 2. THE PROCESS

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ASSESSMENT: - NATURE OF THE ASSET, EXISTING SITE,

The Development Site of 22 High street Brigstock NN14 3HA is located centrally within the Historic part of the village, also within the Northern side of the conservation area that covers a large area of Brigstock village. The dwelling is a Grade II listed building and details of the listing can be found below.

The Existing House is a grade II listed building  
list entry number 1040199 and first listed on the 11<sup>th</sup> Jan 1988 along with 22 High street Brigstock and includes the curtilage listing of the outbuildings.  
the listing is as follows –

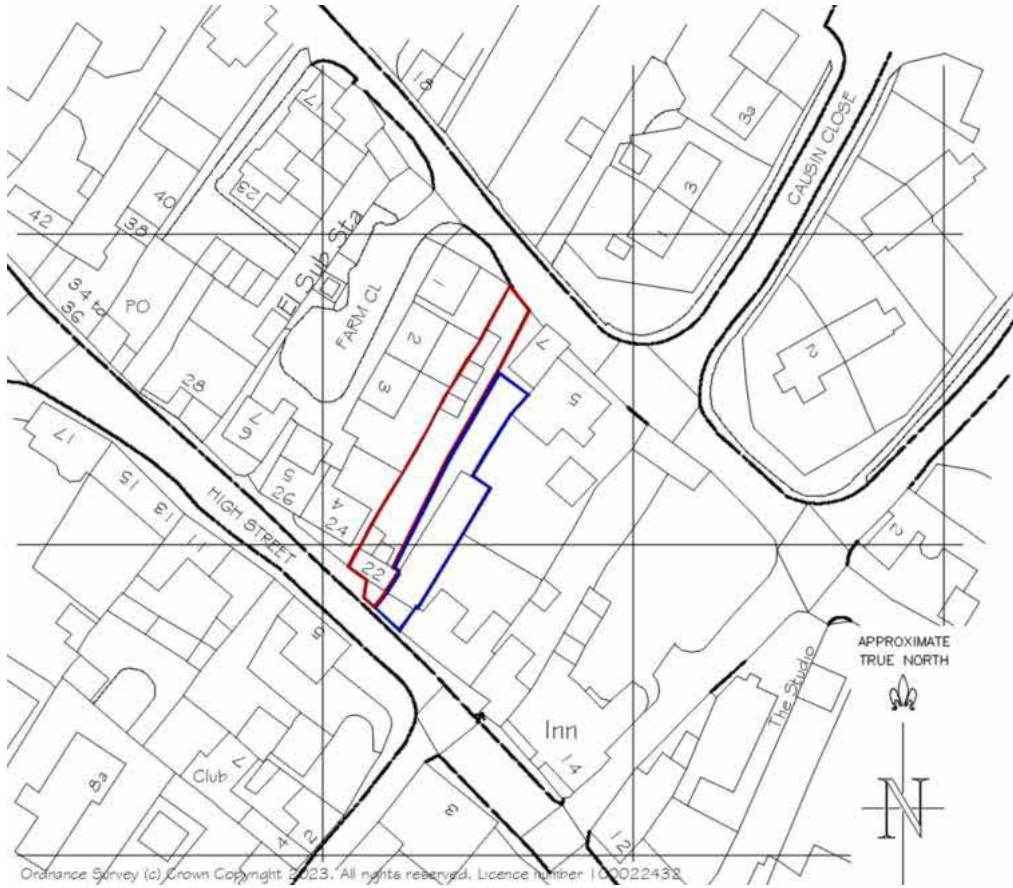
*BRIGSTOCK HIGH STREET SP9485 (East side) 15/64 Nos.20 and 22 and attached outbuildings*  
*GV* *II*

*House, now 2 dwellings. Probably late C17, remodelled C19. Squared coursed limestone with slate roof. Originally 3-unit plan. 2 storeys. 3-window range. No.20 has canted wooden bay to ground floor right with C19 sash window above and No.22 has casement windows under wood lintels. Two 4-panel doors between window ranges; that to right has glazed panels, both are under wood lintels. Bay to right is set back from main range. Ashlar gable parapets to right and brick stacks at ridge and end. Rear of No.20 has range of outbuildings with casement windows, formerly probably used as dwellings. Interior of No.20 not inspected but noted as having a C17 fireplace with 4-centre arch head. Interior of No.22 has remains of open fireplace with bressumer. *Included* *for* *group* *value.**

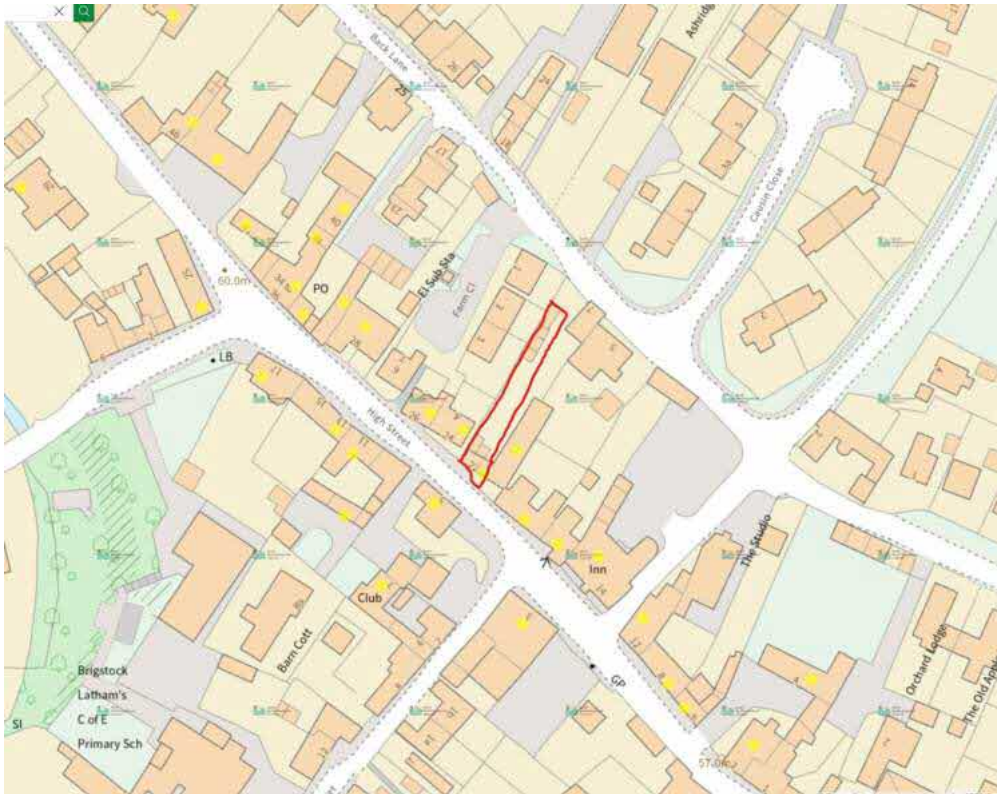
*Listing NGR: SP9461085443*

There are a number of other listed properties close to the development site including number 16 Highstreet on the same side of the road, numbers 11 and 15 High street opposite the property. Further listed properties are in close proximity including those on Latham street, Market Cross and Stable hill.

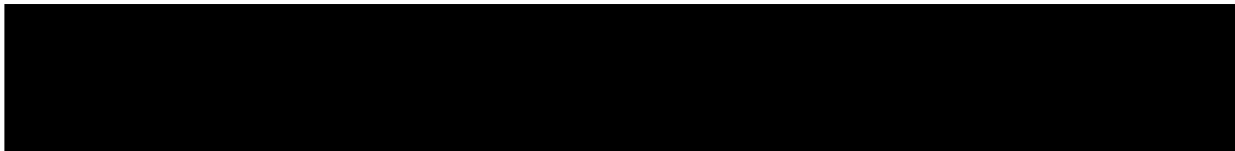
PROPOSED ALTERATIONS & EXTENSIONS TO 22 HIGH STREET, BRIGSTOCK  
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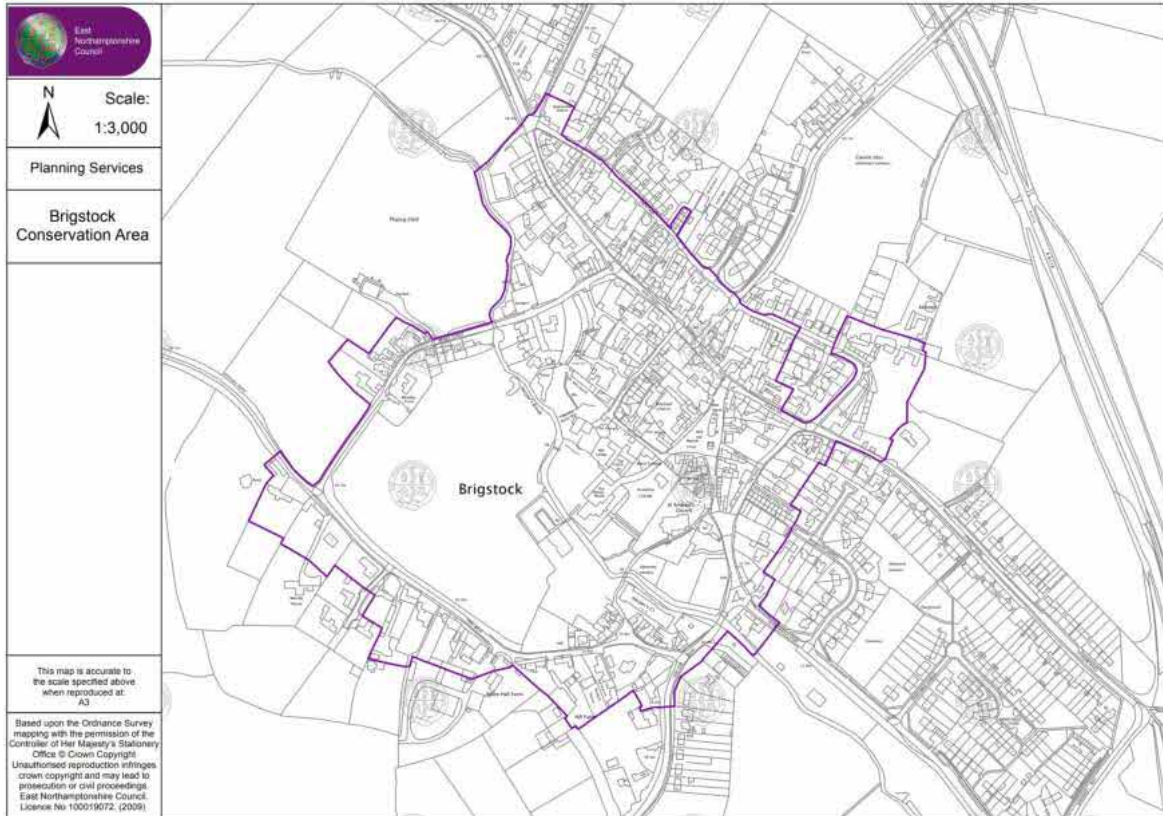
Site map – entire site outlined in red not to scale



Site map – entire site outlined in red not to scale



PROPOSED ALTERATIONS & EXTENSIONS TO 22 HIGH STREET, BRIGSTOCK  
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*Conservation area map*

Brigstock is primarily a residential village with a few shops, small supermarket etc as you would typically expect from a village of this size and type. Historically Brigstock would have relied upon nearby agriculture and countryside activities as its main source of income for residents. Many of the historic buildings provide links to this in the form of Farmhouses, stables and barns etc. There is a tightness to the built form in and around the village centre with narrow streets many of the properties in the area of the development site sit on the back of the pavement and are arranged in short groups of three or 4 houses. Then a small gap, possibly a detached house, then another group of three or 4 houses. The immediate area to the site is very traditional for a village of this type with a variety of building forms and types. The main facing material in the area is limestone walling, however there are many examples of the use of brickwork, generally just off the main Street facing elevations. Roof coverings appear to be more varied including Collyweston stone slates, thatch, clay pantiles of varying colours and profiles, and natural slate. Gardens and properties where applicable tend to be bounded by limestone walls.

22 High Street (the development site is typical of the afore mentioned properties, it's a stone faced two story residential building, with a slate roof. The property is an end of terrace joining number 20 high street. At the rear of the property is a single-story rear extension a much later addition assumed to have been built in the 1980? brick built with slate roof with a lean-to timber porch type structure to the side. This structure is in a poor state of repair. The existing windows are flush timber casement windows with timber lintels over. There is a brick chimney stack central to the property.

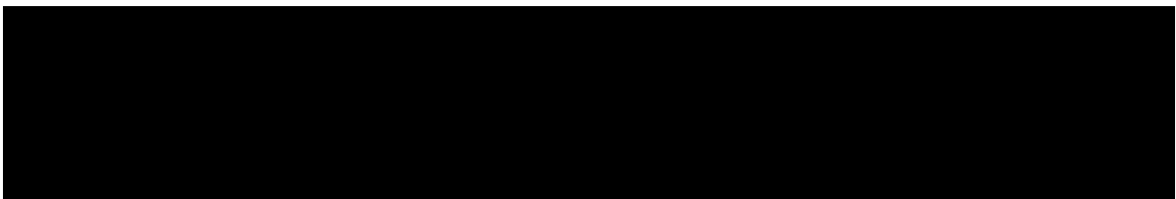
The front door of the property backs onto the public highway, it's a simple cottage style property with a flat frontage with two larger windows either side of the front door and two smaller windows at first floor level above.

The exposed gable end is a simple stone-faced wall with a large / steep pitched roof. The rear of the property is slightly more complicated, the single storey extensions are almost the full width of the property between boundary lines. There are only 3 small windows on the main part of the original cottage, the walling here is also stone faced however large parts are obscured by the rear extension. Generally rise and fall brackets support half round upvc rainwater goods.

The site itself is very narrow but extends almost all the way back to, Back Lane which runs parallel to High street, approximately 44m long and is approximately 254m<sup>2</sup>. The site is bounded by a limestone wall and the Western elevation with a series of outbuildings along the wall, also brick built. Currently there is not a full boundary between numbers 20 and 22 however a close boarded fence remains in parts and will be re instated in full. On the Northern side of the site, the outbuildings and a small fence close the site. There are small paved areas around the site along with grass patches, the garden is currently largely un kept.

The development site is unfortunately in a poor state of repair and is in need of significant modernization to make the building safe, warm, weather tight, and suitable of modern living expectations and requirements. It would appear the building has been left to fall into disrepair by the previous owner who was an elderly gentleman.

Internally the ground floors appear to be ground bearing, internal walls are masonry, with some partition walls. Upper floor is a timber joist and floorboard arrangement with spine beams. There is a large fireplace at ground floor level with timber arched beam. Access to the first floor is via a very narrow and tight windy staircase with irregular treads and very limited headroom, they are very difficult to climb and would certainly not be suitable in any sort of emergency or for general daily use. Internal finishes to the ceilings appear to be plaster of some sort with lath and plastered ceilings in areas. At first floor level, there is a large masonry mass, it is not sure what this is, as it is for the main part well concealed by existing finishes. However, after some initial investigation it is not thought this is an essential part to the function and retention to the fireplace below or a key structural element.



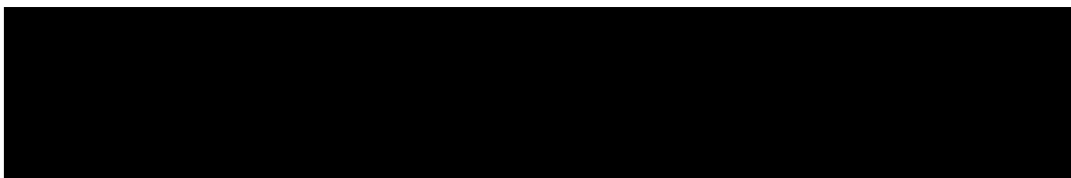
PROPOSED ALTERATIONS & EXTENSIONS TO 22 HIGH STREET, BRIGSTOCK  
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*Existing rear elevation showing stone wall, brick and timber extensions.*



*Existing front elevation facing high street*



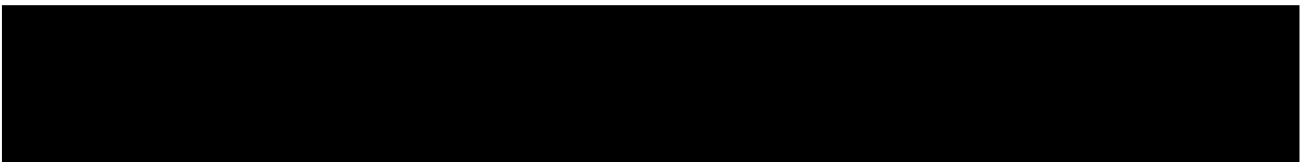
PROPOSED ALTERATIONS & EXTENSIONS TO 22 HIGH STREET, BRIGSTOCK  
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*Existing front / gable end elevation facing high*



*Existing front elevation numbers 20 and 22 high street*

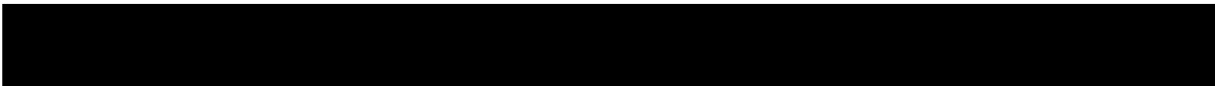




PROPOSED ALTERATIONS & EXTENSIONS TO 22 HIGH STREET, BRIGSTOCK  
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*Existing gap between 22 and 24 high street*



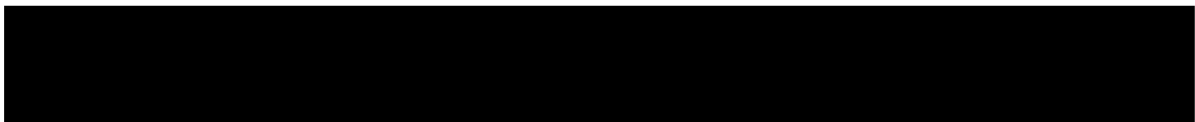
PROPOSED ALTERATIONS & EXTENSIONS TO 22 HIGH STREET, BRIGSTOCK  
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*Garden view*



*Existing garden shed / garage outbuilding*



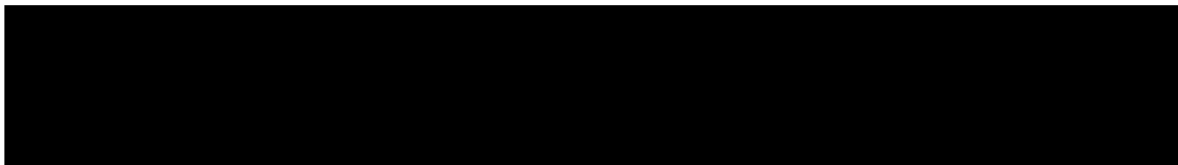


*Existing garden outbuildings*

## B. PROPOSED WORKS INCLUDING IMPACT ON THE ASSET

The proposals involve two main areas of work. The first area is the demolition and removal of the existing outbuildings which sit on the North western boundary of the site. The outbuildings are currently in a poor state of repair brick and timber built with corrugated sheet roofs, areas of the walls are missing or have collapsed, timber doors have dropped and are rotten. It is proposed to demolish (retaining the stone boundary wall behind) and construct a new garage style out building and log store on a similar footprint to that which is removed, the new buildings will take a similar form, height and area of that to be removed. The outbuildings have been altered/ amended and extended over time and are generally considered to be of little or no architectural significance. They cannot be seen from the main Highstreet, the principle elevation. But the buildings can be seen from Back Lane. The replacement of the structures will enhance the local vernacular tidying up this area of the site and making a more aesthetically pleasing scene. It is not thought that these works will have an adverse effect on the hot listed dwelling or historic character of the vernacular.

The Second area of work is for the demolition of the existing brick built rear extension and lean-to timber structure and its replacement with a new brick built two story extension. The new extension will replace the current sub standard construction, and house a new kitchen and new staircase to first floor level. At first floor level there will be a new bedroom and en suite bathroom converting the existing structure from a 2 bed home to a 3 bed home.

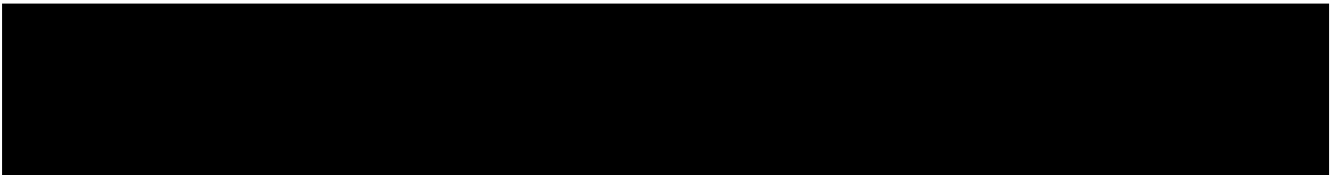


In addition, there are some internal alterations proposed. The existing steep staircase will be removed along with the ground floor wc at the back of the current lounge, which is not fit for purpose. these areas will be made good using sympathetic materials to match the existing. Some of the low-level masonry around the fire place will be removed, however the main fire place and arched timber beam etc will be retained, a new stove will be fitted.

At first floor level a to accommodate the new staircase and extension it is necessary to remove a section of the rear stone walling, the existing window that serves the current bathroom will also need to be removed. The first-floor bathroom will be reconfigured. it is also proposed to remove some of the masonry masing at first floor level around the fire place and chimney breast, this will improve the room sizes and generally make them more usable paces. Some further intrusive investigation will be required, however. it is not thought that this area is of key architectural interest as its all hidden under existing finishes or not a key part of the structure. Generally internal finishes will be made good new infill timber floors stud partition walls. A new conservation roof light will be added to the rear roof slope above the new landing to provide some natural light at this point.

General making good will be required to the internal finishes to repair and upgrade as required. A new electrical system and heating system is proposed. Including internal plumbing to accommodate the bathrooms.

It is not proposed to undertake any works or alterations to the principle elevations facing High street other than the general repair and or replacement of the existing windows and front door. These will be replaced with new timber flush casement windows and door on a like for like basis. This will ensure the street scene and general character of the listed building and conservation area is preserved. The most significant alterations at the rear of the property and these are essential to bring the property more in line with current living standards and expectations providing a safe access between floors, usable rooms and suitable living accommodation for a family.



PROPOSED ALTERATIONS & EXTENSIONS TO 22 HIGH STREET, BRIGSTOCK  
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*Existing first floor landing*



*Existing staircase*



PROPOSED ALTERATIONS & EXTENSIONS TO 22 HIGH STREET, BRIGSTOCK  
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*Existing staircase top of flight*



*Existing staircase bottom of flight*



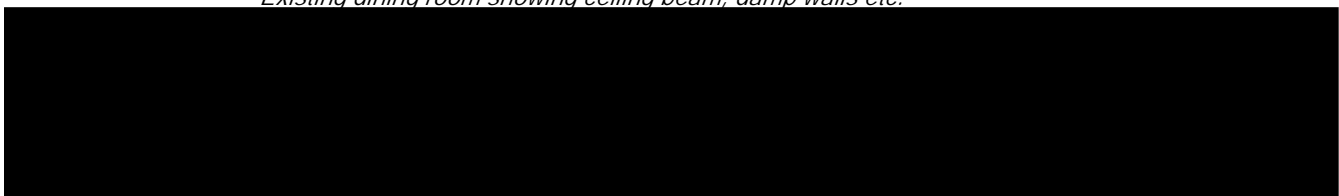
PROPOSED ALTERATIONS & EXTENSIONS TO 22 HIGH STREET, BRIGSTOCK  
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*Fire place and feature curved beam to be retained.*



*Existing dining room showing ceiling beam, damp walls etc.*



PROPOSED ALTERATIONS & EXTENSIONS TO 22 HIGH STREET, BRIGSTOCK  
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*Existing dining room showing damp walls etc.*



*Existing kitchen*



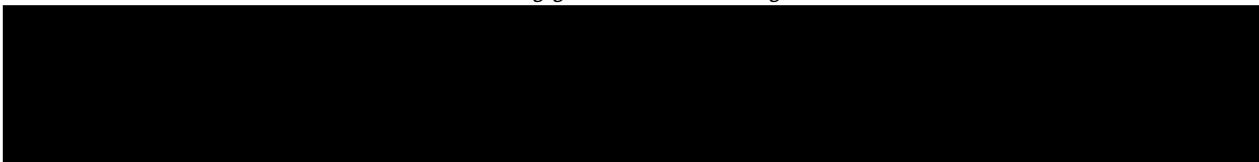
PROPOSED ALTERATIONS & EXTENSIONS TO 22 HIGH STREET, BRIGSTOCK  
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*Existing kitchen walls current condition.*



*Existing gf wc at rear of lounge.*



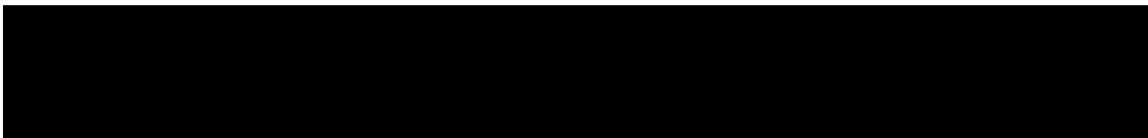
PROPOSED ALTERATIONS & EXTENSIONS TO 22 HIGH STREET, BRIGSTOCK  
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*Existing of passage linking lounge and dining room*



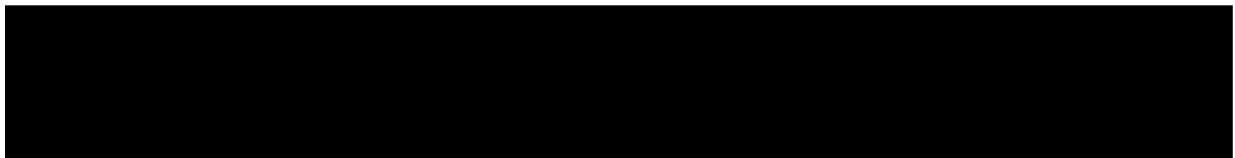
*Existing dining room looking towards kitchen*



PROPOSED ALTERATIONS & EXTENSIONS TO 22 HIGH STREET, BRIGSTOCK  
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*Existing first floor bathroom*



PROPOSED ALTERATIONS & EXTENSIONS TO 22 HIGH STREET, BRIGSTOCK  
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*Existing ground floor leanto timber structure.*



*Existing ground floor leanto timber structure*



### C. PRESERVATION AND MITIGATION

In the buildings current condition is it currently un-inhabitable, as previously mentioned and that can be seen from the site photographs included within this document some areas are not fit for purpose or safe, by approving the proposed works this will ensure the building will be brought up to scratch and provide an attractive property which in turn will be more likely to be looked after and properly maintained.

As previously stated the main street and principle elevations will be preserved in their current forms. With general repairs and maintenance being the only significant works. All other building works will be at the rear of the property, we would argue that main structural works and loss of any of the existing fabric would be minimal and not much more than is currently obscured by existing structures. The only window lost on the rear would be a small obscure glazed bathroom window. This in turn will preserve the historic nature and aesthetics of the locality.

The new rear extension would be near impossible to see from the high street and would be highly obscured from Back Lane given the size and length of the current garden. The proposed extension is the same width as the current ground floor extension (albeit 4m<sup>2</sup> larger in plan).

#### INVOLVEMENT:

A pre planning application was submitted in May 2023 under reference NE/23/00558/QRY - 22 High Street, Brigstock in early October 2023 we received written feedback from MR Chir Hill.

In general the pre-application advice received was not supportive of the proposals and the planning officer felt it would most likely negatively impact the historical character of the building. However, the applicants felt the planning officer did not fully understand the site, local area, and the scope of proposals.

The pre application advice received stated that the use of facing brick would not be a suitable material, despite numerous examples of this facing material used on the existing building and nearby properties. It was also suggested the extension could be seen from the high street which we do not agree with, as it is screened by neighbouring properties.

The planning officer felt the scale of the extension was too excessive in width and height, despite being as wide as the current single-story extension, and the ridge level being over 0.5m lower than the existing roof at the rear, subservient to the host dwelling.

No alterations to the principle street scene are proposed preserving the historic character of the area and it is debatable if the extension could be seen from Back Lane at the rear of the site given the depth of the property/ site.

The current outbuildings are a later addition and of little architectural interest. Since receiving the pre application advice, the proposed extension has been stepped in from the Western boundary by 200mm to further ensure the extension is screened from the high street.

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Car parking has also been clarified on the drawing. The existing property does not have any off road parking spaces, it is proposed to construct a garage building a part of the proposals for a replacement outbuildings but the only access to this structure would be via land currently in the ownership of an adjoining property.

#### EVALUATION:

Given the context and location of the site and analyzing the form of surrounding development leads us to believe that the site can accommodate the proposed alterations and extension.

The proposed scheme would suit the vernacular. The selection of materials has been carefully considered to reflect those of the area and main house including the use of brick for for subsequent additions to stone buildings.

#### DESIGN:

The proposed alterations have been designed to reflect the best qualities of the local vernacular the form and scale suit that of the existing building. A pallet of materials has also been selected to reflect those of the surrounding structures.

### **3. 'USE'**

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The application and proposed works will not change or affect the use of the building as a dwelling house, the new and altered accommodation will provide living accomoation more suitable for modern living.

### **4. 'AMOUNT'**

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The proposed extension is proportionate to the host dwelling, it does not overly dominate the existing structure, it is clearly subservient to the host dwelling.

### **5. 'LAYOUT'**

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The layout of the proposed extension is such that it minimizes the impact upon the host dwelling in terms of works required yet flows with the internal spaces and suits the clients requirements.

### **6. 'SCALE'**

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The proposed rear extension is commensurate in scale with the host Dwelling and surrounding residential and ancillary buildings and developments.

The design of the development seeks to create a building through the careful and considered approach to proportion, materials, form and scale.



## 7. 'LANDSCAPING'

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The existing site boundaries will be retained, the existing patio area will be extended slightly to provide an external seating area to be confirmed no other landscaping works are proposed.

## 8. 'APPEARANCE'

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The design of the alterations work seeks to address a sympathetic look and layout qualities to the surrounding structures and host dwelling with a palette of materials appropriate for the location.

The design response and proposed external materials have been selected to complement the character of the surroundings and to promote a quality environment through modern design  
The proposed materials are as follows:

- External Walls facing brickwork
- Features Timber lintels to door and window heads.
- Roof slate roof tiles to match existing
- Windows & Doors timber flush casement style units to match existing with a conservation tyle roof light in the rear elevation.
- Hard landscaping – N/A

## 9. ACCESS

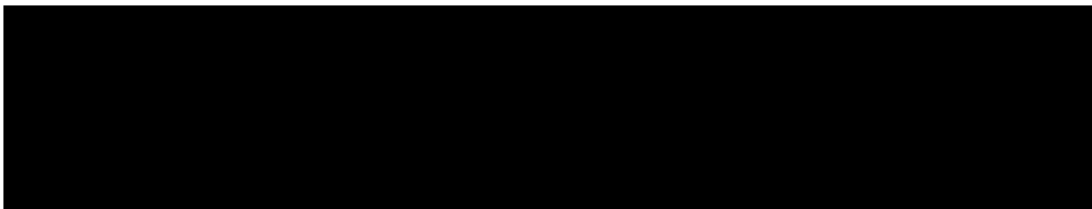
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INCLUSIVE ACCESS:

Existing Access retained –N/A

VEHICULAR & TRANSPORT LINKS:

As existing –N/A



## 10. CONCLUSIONS

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The scale, design and layout of the proposed works ensure that it represents an appropriate addition to the area.

Access to, into and within the proposed development is as inclusive and sustainable as possible with good visibility, all as existing.

We do not believe the proposed alterations will be harmful or have an adverse effect upon the host dwelling given the design of the extension has minimal impact upon the fabric of the listed structure or surrounding properties, materials have been selected to complement the existing buildings.

The works create no detrimental or overlooking impact on adjoining neighbours.

The design approach to the alterations is careful and considered to suit the surrounding buildings and character of the street and village.

It is considered that the proposed scheme accords with current central, regional and local planning policies and that detailed planning permission should be granted.

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