





# DESIGN STATEMENT / HERITAGE IMPACT ASSESSMENT

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DWELL 

# DESIGN STATEMENT

## Use

The existing use of the property is residential. No change of use is proposed.

## Amount

The existing house is a two bedroomed listed property which has been altered significantly since it was constructed in 1779. The proposals seek to demolish a recently constructed outbuilding and replace it with an extension. We can see from the record drawing opposite that the area of the proposed extension was occupied by a second outbuilding. The overall extension occupies a small floor area (17sqm) to the side of the dwelling, which is not currently visible from the road.

## Layout

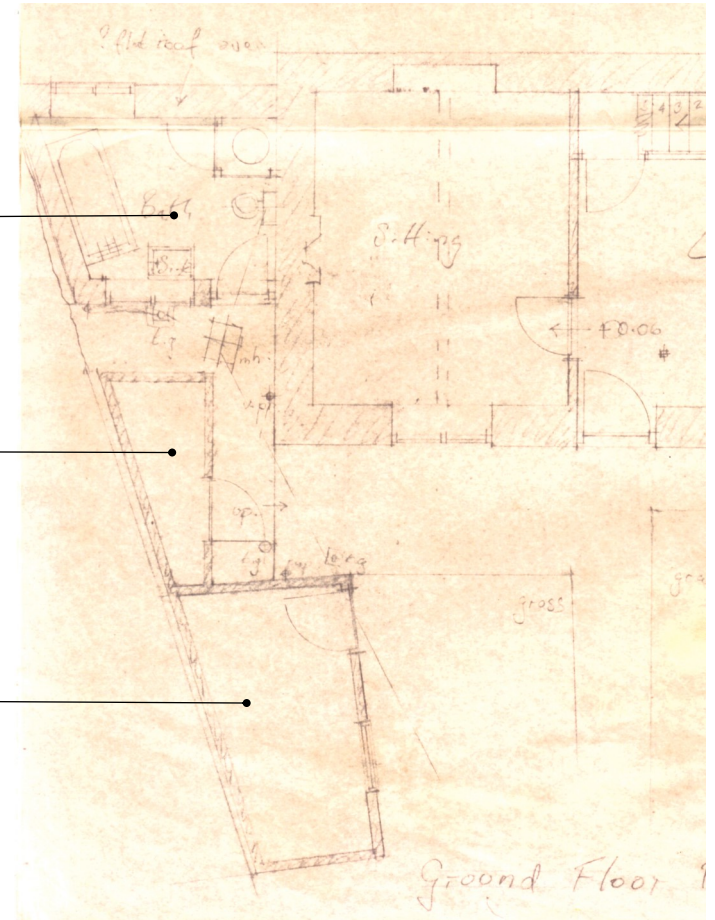
The existing layout was substantially altered in the 1990s, when the bathroom was moved from the existing C20th ground floor side extension up to the first floor. A fitted kitchen was then installed in the Ground floor extension and an opening formed in the original gable wall to facilitate this.

The proposals include moving the bathroom back to its original location, and reinstating the original bedroom layout at first floor.

Original bathroom

Outbuilding 1 (demolished)

Outbuilding 2



Extract from Pre 1990 drawing (date unknown)

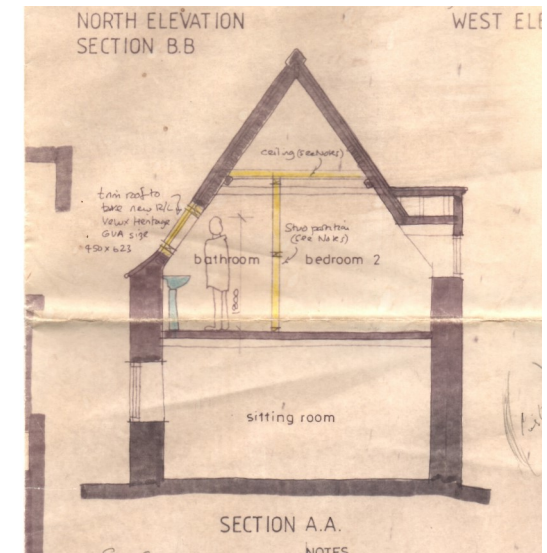
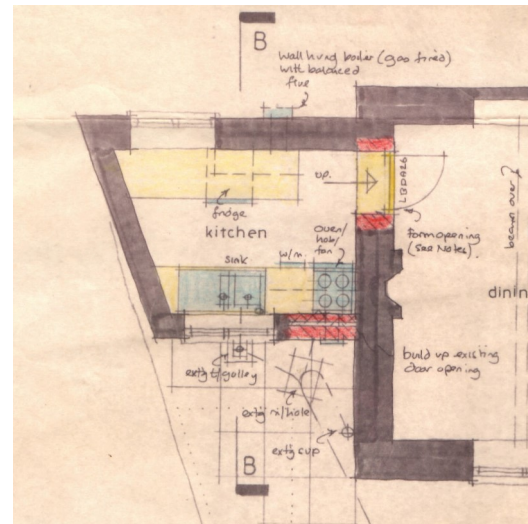
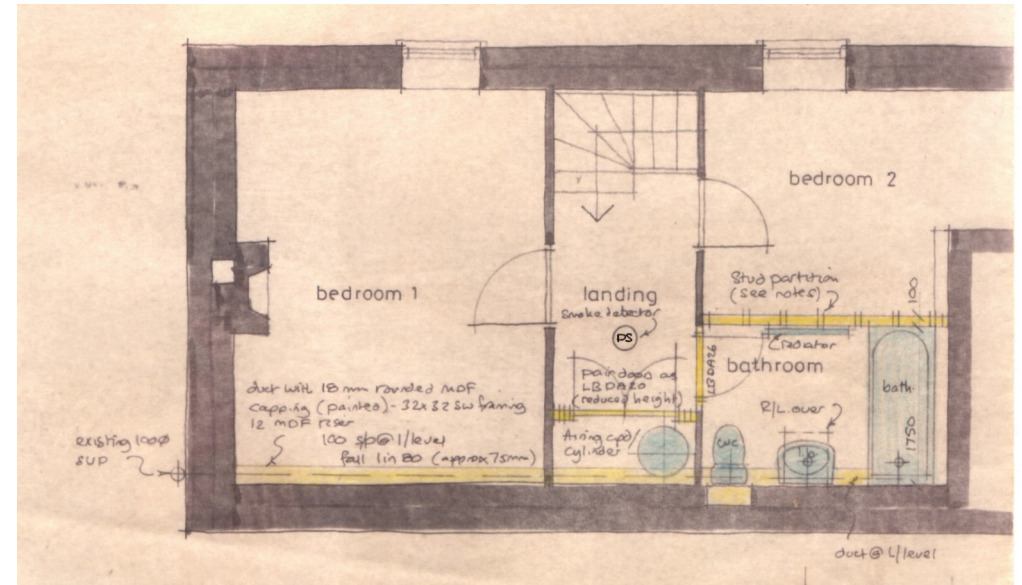
# DESIGN STATEMENT

## Layout (Continued)

We can see from the images (top and bottom right) taken from the 1990s approved drawings the works that were carried out to the first floor. This involved subdividing the existing bedroom to install a bathroom, and installing flat ceilings to both rooms, along with construction of a built in cylinder cupboard on the landing, and insertion of a rooflight to the front elevation.

The proposal is to remove the bathroom from the first floor and remove the flat ceiling and stud partitions, returning the bedroom to its previous proportions.

At ground floor (extract bottom left) The opening that was formed in the existing gable to facilitate installing the kitchen, and associated works



# DESIGN STATEMENT

## Scale

The perceived scale of the dwelling is unaffected by the works.

The extension is a replacement for the existing outbuilding which occupies the space to the left hand side of the frontage. Originally the space was occupied by two outbuildings as is illustrated on page 3 of this document.

The size and height of the proposed extension are limited by the adjacent buildings window, so when viewed from the public domain there will be very little difference from what is visible at present.



View of the proposal from Bull Lane



# DESIGN STATEMENT

## Appearance

The proposal is a simple replication of the existing outbuilding which occupies the site, albeit elongated to enclose the entire space alongside the gable wall.

The walls are to be constructed in limestone, with a hydraulic lime mortar.

The roof is to be a single ply flat roof in slate grey colour, with rooflights to provide daylight into the kitchen area.

The interface between the extension and the existing masonry is to be articulated as a glass link—with a large set of fully glazed doors abutting the existing masonry.

In order to secure the building and provide a degree of privacy at the front it is proposed that a large sliding timber shutter is installed that can be pulled across to conceal the glazed opening.



# PERSPECTIVE IMAGE



# SCHEDULE OF WORKS



GF DINING AREA		
Area	Proposed works	Effect on historic fabric
Floor	Take up existing carpet and replace with new Engineered oak floor (substrate is modern sand/ cement screed likely laid as part of major works carried out C1990	None – carpet is modern
Skirting	Retain existing skirtings and redecorate	None – decoration only
Doors	Remove extg door into kitchen area and block up with studwork.  Remove existing external door and replace with new heritage timber window and stonework to match existing below cill.	None – stud wall could be removed at later date -the existing door opening was created following approval of the 1993 plans so is not historic.  No demolition required, retain existing lintel and block up at low level in limestone to match existing – work is reversible
Windows	Existing single glazed timber window to be replaced with new timber double glazed window to match existing	The existing timber windows appear to be modern likely to have been installed when the full refurbishment was carried out C1990.
Walls	New opening in gable wall to access new extension with lintel to engineer’s detail.	Structural works to facilitate new layout – work is unavoidable and no more significant to that approved in 1993
Ceiling	No works	None – decoration only
Other		



# SCHEDULE OF WORKS



GROUND FLOOR LIVING AREA		
Area	Proposed works	Effect on historic fabric
Floor	Take up existing carpet and replace with new engineered wood flooring.	None – carpet is modern
Skirting	Retain existing skirtings and redecorate	None – decoration only
Doors	Existing front door to be retained and redecorated in Farrow & Ball Purbeck stone. Modern letterbox to be removed and replaced with black cast iron look letterplate to match ironmongery	None – decoration only
Windows	Existing single glazed timber window to be replaced with new timber double glazed window to match existing	The existing timber windows appear to be modern likely to have been installed when the full refurbishment was carried out C1990.
Walls	Redecorate only	None – decoration only
Ceiling	Add recessed downlights – Gypsum plaster-board ceiling – likely installed C1990	None – the ceiling is modern and can be removed and replaced following installation of electrical cabling.
Other	Gas fire to be removed and replaced with wood-burning stove  Install new SVP into side of fireplace to serve first floor drainage  Install outside light by front door	None – Existing gas fire is a modern addition  New SVP will be concealed within fireplace. 150 diameter Opening formed in external wall below ground level.  Minimal impact

# SCHEDULE OF WORKS



FIRST FLOOR BEDROOM 1		
Area	Proposed works	Effect on historic fabric
Floor	Take up existing carpet and replace with new carpet	None – carpet is modern
Skirting	Retain existing skirtings and redecorate	None – decoration only
Doors	No works	None
Windows	Existing single glazed timber window to be replaced with new timber double glazed window to match existing	The existing timber windows appear to be modern likely to have been installed when the full refurbishment was carried out C1990.
Walls	Redecorate only	None – decoration only
Ceiling	No works	None – decoration only
Other	Remove existing soil pipe / boxings	None – pipework is recent C.1990.

# SCHEDULE OF WORKS



FIRST FLOOR HALL/ WC		
Area	Proposed works	Effect on historic fabric
Floor	New wc to have tile backer board fixed into existing floorboards and new tiles fixed with flexible adhesive	Minimal – the floor is to overlay the existing timber floor
Skirting	Retain existing skirtings and redecorate, new softwood skirtings to match existing profile	None – decoration only
Doors	New bespoke timber door to WC to match existing door to Bed 1	None
Windows	Install new conservation roof window in front pitch. to match extg adjacent rooflight	Minimal – a small conservation rooflight is already installed in the adjacent room
Walls	Form new WC enclosure in studwork	Lightweight partitioning only – removable in future
Ceiling	Add downlights into modern ceiling.	None – modern ceiling
Other	Remove existing soil pipe / boxing	None – pipework is recent C.1990.



# SCHEDULE OF WORKS



FIRST FLOOR BEDROOM 2		
Area	Proposed works	Effect on historic fabric
Floor	Take up existing carpet and replace with new carpet	None – carpet is modern
Skirting	Remove skirtings	None – the partitions and skirtings to bedroom 2 date from C.1990
Doors	Remove doors to existing bathroom and bed 2	None – doors are modern
Windows	Existing single glazed timber window to be replaced with new timber double glazed window to match existing	The existing timber windows appear to be modern likely to have been installed when the full refurbishment was carried out C1990.
Walls	Remove existing stud and plasterboard partitions  New stud partition at head of stair to be constructed around existing balustrade – retaining the balustrade as a visual feature.	None – the partitions and skirtings to bedroom 2 date from C.1990
Ceiling	Remove existing plasterboard ceiling. Install insulation between timber battens under rafters ensuring sufficient ventilation to timbers. Install new vaulted plasterboard ceiling to match bed 1	Minimal impact – the existing ceiling in bed 1 is already vaulted
Other	Install new drainage from WC to new SVp location and conceal in plasterboard/ stud boxing	Replacement of drainage in bed 1

# SCHEDULE OF WORKS



EXTERNAL		
Area	Proposed works	Effect on historic fabric
Paving	Existing concrete to be removed and replaced with new natural stone patio area and soft landscaping. Ramp to be provided to front door to increase accessibility	Heritage gain – improvement over existing materials
Drainage	Install soakaway to take stormwater away from the building and resolve damp issues (currently the roof drains to water butts which overflow adjacent to the building)	Improvement to resolve historic damp issues
Windows	Existing single glazed timber window to be replaced with new timber double glazed window to match existing	The existing timber windows appear to be modern likely to have been installed when the full refurbishment was carried out C1990.
Walls	Remove existing cement-based mortar and repoint in natural hydraulic lime mortar.	Heritage gain – the cement mortar is inappropriate for the building
Roof	Existing collyweston roof to be repaired / re-pointed as per specialists' advice	Maintenance work only



# HERITAGE IMPACT ASSESSMENT

## Introduction

In order to comply with the provisions of the National Planning Policy Framework (2019) (Section 16, Paragraph 189) Applicants are required to provide a description of the significance of the 'heritage asset' and/or its setting, which can be presented in the form of a Heritage Impact Assessment.

Such a document should provide the Local Planning Authority (LPA) with enough information to adequately understand the impact of a planning proposal on the significance of the heritage asset that is affected. Understanding the significance of a heritage asset can be complex and assessing the possible impact of a proposed scheme upon a heritage asset is key to good conservation practice.

The application relates to no 17 Bull Lane, Ketton which is (listed grade 2), and the 'heritage asset' in this instance, so this proposal is required to be supported and justified by a Heritage Impact Assessment in order to demonstrate that the proposed development will have no detrimental impact on the heritage asset itself or the historic quality of the area.

The level of information to be provided should be appropriate and proportionate to the significance of the heritage asset and the potential for impact. A sufficient level of information is provided throughout the following pages in order to show that the proposed development will have little adverse impact on the character or appearance of the building itself and the wider conservation area





# LISTING NOTICE

SK 9804-9904 KETTON BULL LANE 15/29 (north side)

6.6.61 Nos 17 & 19 GV II

House, dated 1779 T over H M (on No 17) with early C19 wing projecting to street, now 2 dwellings. Original house of squared stone, with Collyweston stone slate roof, coped gables and stone ridge and end stacks, those to ridge and left hand end doubled in brick. One storey. No 17 (to left) has central C20 door flanked by two C20 two-light casement windows beneath timber lintels. No 19 to right has C20 solid wooden door beneath stone lintel with projecting keystone. Wing to street (part of No 19) of coursed rubble (including some ironstone) and ashlar beneath hipped Welsh slate roof with deep eaves. Two storeys. Right flank has similar C20 door between sash windows with glazing bars and cills. Two similar original windows above. Street end has 2-storey canted bay window with sash windows and glazing bars.

Listing NGR: SK9820604690

# HERITAGE IMPACT STATEMENT

Heritage Impact Assessments are required to ask certain questions of development in order to assess the acceptability of a proposal. The proposed development achieves this in the following manner:

## What is the need for the new work?

The work is needed for two reasons. Firstly there is a need for a more functional kitchen space. There is an existing modern outbuilding which could be replaced to provide an extension which would facilitate a larger kitchen to meet modern needs without impacting on the existing layout of the building significantly.

Secondly, some significant works were carried out during the 1990s, much of which are inappropriate and incompatible with the historic building gypsum plaster and flat ceilings were installed along with unsightly drainage and cement based pointing externally along with a cement based screeded ground floor. The proposals seek to remedy these inappropriate works.

## Can our needs be met in a different way?

No. A series of design options have been explored and the current design is the way to meet the brief for a larger kitchen whilst minimising works impact on the historic fabric of the building. The proposals seek to significantly improve the function of the building.

## What are the benefits of the new work?

The new work will provide two main benefits. Firstly a lot of the inappropriate work carried out in the 1990s will be removed and replaced in a more sensitive way. Cement pointing will be replaced with lime, modern plasterboard ceilings will be removed to expose the roof structure.

Secondly, the extension which replaces the existing outbuilding will provide an attractive, light and sustainable addition which will enhance the experience of living in the house.

## Could the work harm the heritage asset or put it at risk in any way?

No. There are no proposed works to the historic front or rear elevation of the building (except for repointing)

Care has been taken in the design process to avoid structural alterations. The main alterations are to the existing side extension constructed C1990

## Do you understand the heritage asset well enough to make an informed decision?

Yes. we have been able to compile a document that is commensurate with the proposed works and the status of the building.

The building is listed as nos 17 and 19 Bull Lanes Ket-



View of the rear courtyard showing drainage into water butts—no connection into appropriate soakaway

# HERITAGE IMPACT STATEMENT

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images and plans on the following pages show which elements of the building have been identified as modern alterations. The design avoids the removal or alteration of historic fabric, but does involve the removal of later, modern additions.

## Will the benefits outweigh any harm?

Yes. The benefits of the change are clear and will outweigh the limited impact that the work would have on the listed building. Moreover, we do not consider that there will be an 'impact' on the listed building at all as the building has had significant alterations previously, and the design minimises impact on the historic fabric

## Can you avoid any minor impacts on the heritage asset?

There are a series of minor alterations which will have an impact on the historic building fabric—for example access is required into the new extension which will mean a new opening is formed in the external wall. This is unavoidable, and the benefits of the project outweigh the harm.

## Will the scale, design and materials proposed for any new works be appropriate?

Yes. The scale of the proposed new works are appropriate. The extension is a direct replacement for the existing flat roofed outbuilding which currently occupies the site. It has been designed carefully to minimise its height and mass, and is constructed of limestone in lime mortar.

## Is any new work in the least damaging place?

Yes. Works are focussed on the replacement of modern works (mainly constructed around 1990)

## Conclusion

As the proposals have minimal impact on the heritage asset and minimal impact outside of the building, it is hoped that listed building consent should be forthcoming for the proposed development.



View of the modern outbuilding to the front of the property and boundary wall beyond