

**Design and Access Statement and Heritage Impact Statement
for the Change of Use to Form a Dwelling**

33 High Street East, Uppingham, LE15 9PY



January 2024

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Introduction

- 1.1) This statement has been prepared by Susie Faulkner Planning & Design in support of a listed building application for the change of use of an existing shop into a residential dwelling.
- 1.2) The existing building is part of a former three-storey town house sub-divided to form two shops within the heart of Uppingham town centre. The building was Listed by Historic England in 1984 being included for group value within the street scene of High Street East.
- 1.3) The building is now known as 33 and 35 High Street East. The application involves 33 High Street East, the smaller section of the former house.
- 1.4) The submitted scheme seeks consent to change the existing use of the building back to residential use from retail.
- 1.5) It is the applicant's intention to replace the UPVC front façade windows with timber, in keeping with the original style.
- 1.6) This statement will consider the characteristics of the building and the site in detail and has been prepared in accordance with Article 9 of the Town and Country Planning Act (Development Management Procedure (England) Order 2010 as amended in July 2019) which requires certain applications to be accompanied by a Design and Access Statement and Heritage Impact Assessment.
- 1.7) The document will set out the planning background for the proposals using the methodology set out by the commission for the Built Environment (CABE) 2006 to demonstrate the proposals are acceptable in planning terms.

2. Location

- 2.1) The building is currently a vacant retail unit having been converted from a three-storey town house. It lies just out of the main retail area of Uppingham.



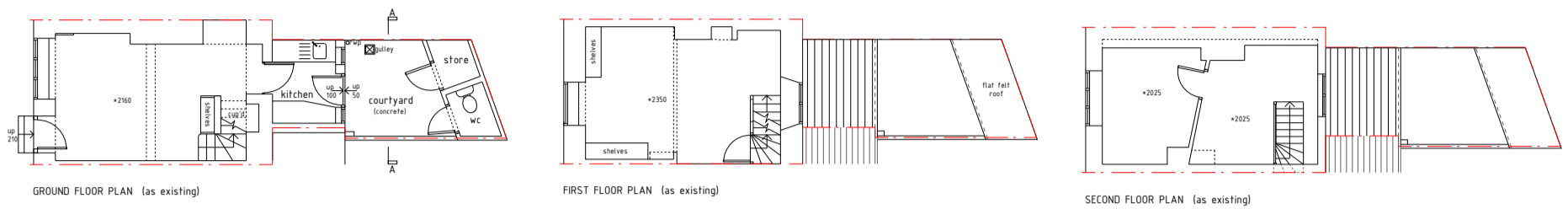
OS Extract



Aerial Image

2.2) The course rubble stone property has been vacant for some time, since the closure of the last retail business.

2.3) The current accommodation over three floors comprises:



2.4) Ground floor – retail area accessed directly from the High Street leading to a small kitchen, leading to a small open yard and two outbuildings on the northern boundary.

2.5) Timber stairs lead to the first floor which is a single room with windows to the front and rear external walls. A further set of timber stairs leads to the second floor which comprises two small rooms.

2.6) The building is Grade II Listed by Historic England, Entry 1178064 (NGR SP 8677799723) with the adjacent property 35 High Street East due to the two properties being formally a single residential property circa 18th Century.

2.7) The listing documentation is appended to this statement and states that the property was listed for group value within the street scene.



Front elevation



Front elevation



Rear elevation

3. Principle of Development

3.1) The application site sits within a mixture of retail and residential properties making up the High Street East leading from the Market Square.

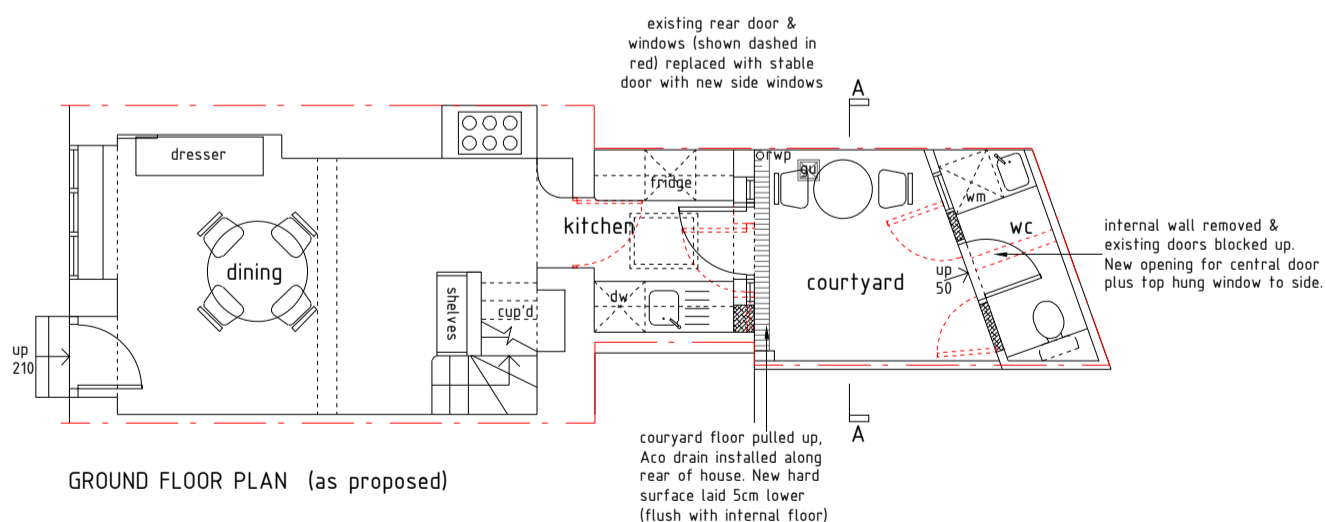
3.2) A former residential property, 33 High Street East was part of a subdivision and change of use of the property to retail use. The application site being approximately a third of the original house.

3.3) The High Street which runs east to west as the spine of Uppingham Town Centre with the impressive Market Square dividing it has retained the rich mixture of residential and retail properties maintaining a vibrant feel to the town further enhanced by the Uppingham School and its day-to-day bustling population.

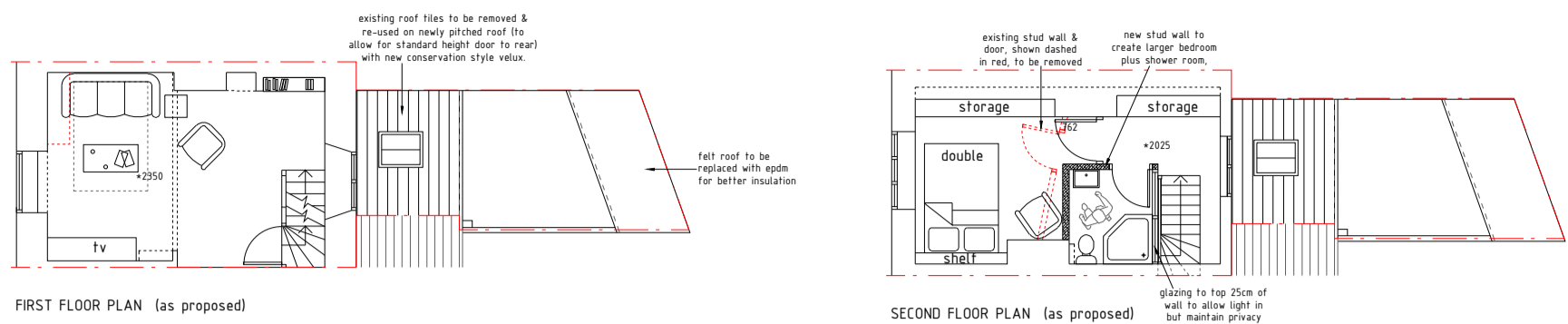
- 3.4) Unfortunately, as a retail unit 33 High Street East suffered from a lack of ground floor retail space together with steep timber staircase access to the two upper floors. Various business enterprises have failed due to this shortcoming of the attractive building.
- 3.5) This application is very much in keeping with the existing mix of retail and residential as it will introduce a one bedroomed home within the heart of the town.
- 3.6) Being a listed building and surrounded by similarly listed property the applicant seeks consent to also refurbish fenestration returning the windows to their original timber construction and styling to enhance the building and the street scene.
- 3.7) Given the history of the building and its location at the heart of Uppingham, the principle of the development should be considered as a welcome improvement.
- 3.8) The local planning search shows that an application was submitted in 2022 for change of use from retail to residential but the application was withdrawn before a decision was made. This previous application (ref: 2022/0624/FUL) had proposals for rear ground and first floor extensions so differs considerably in scale to the current proposals.
- 3.9) Various window replacements have taken place in the past introducing UPVC in lieu of the original timber frames. A single storey outbuilding providing a toilet and store to the main building are also relatively modern additions

4. The Proposal

- 4.1) The applicant seeks full planning and listed building consent to change the use of the existing building from retail to residential use.
- 4.2) In addition to the change of use, the proposal seeks consent to adjust the pitch of the rear mono pitched roof, raising the lintel to allow for a standard height door to the rear, but maintaining the same height under the first-floor window. The roof tiles would be kept and re-used and a conservation style Velux window added to provide more light into the kitchen.



- 4.3) The applicant also seeks planning consent to remove the existing stud wall on the second floor and reconfigure the layout to include a shower room to that floor.



- 4.4) It is also proposed that the existing outbuilding is improved by replacing the felt roof with epdm plus by removing the internal partition wall to create one single space. The two doors would be replaced by one single wooden door with a top hung wooden casement window to the side. The outbuilding is currently rendered, but the proposal is to vertically clad the façade facing the courtyard.
- 4.5) The proposed alterations retain the historic core of the building whilst creating a building which will provide space for a residential dwelling.

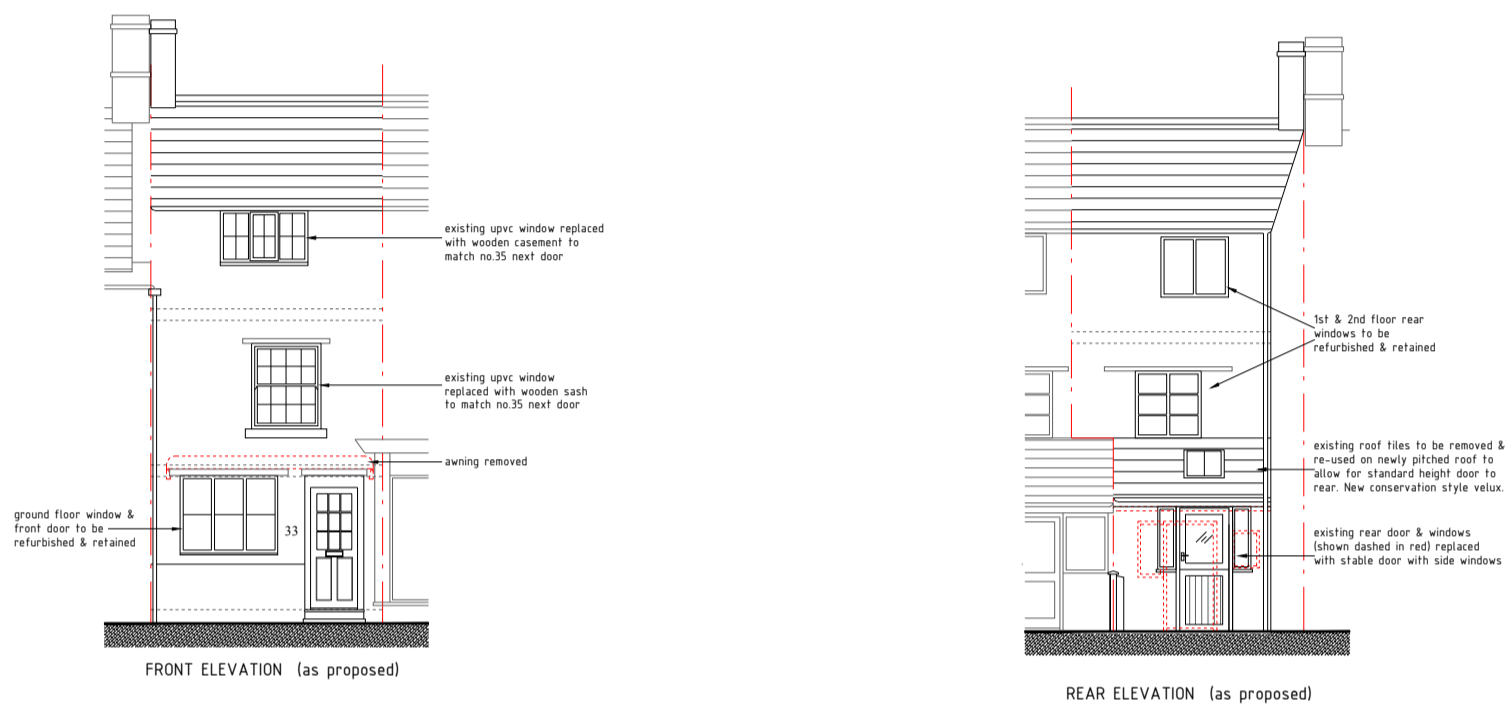
5. The Design

- 5.1) The application is a simple proposal for the change of use of the existing property whilst seeking to adjust the rear mono pitched roof and reinstate wooden windows where there are currently UPVC windows. Full details of the fenestration will be provided as part of the conditions to the planning consent if granted.
- 5.2) The historic core of the building is to be retained as much as possible with the timber stud partitioning to the second floor and new wooden door and windows to the rear.
- 5.3) Amount and Layout**
- 5.4) There is no increase in the footprint of the building
- 5.5) The proposed alterations to the stud walling on second floor will create a slightly larger bedroom plus a shower room.
- 5.6) The proposed alterations to the rear mono pitched roof plus new wooden rear door and windows will allow for more insulation and light to the dark, cold kitchen therefore bringing it up to modern standards.
- 5.7) The proposal to remove the partition wall in the outbuilding and alter the entrance, will create a more usable space which can include a sink as well as a toilet, plus a small washing machine.
- 5.8) Access to the property will remain via the refurbished existing door from High Street East as part of the improvement and repair of the southern façade.
- 5.9) Appearance and Massing**
- 5.10) As previously discussed, it is the proposal that the front façade is refurbished and the incongruous replacement fenestration returned to the original timber styling.
- 5.11) The appearance within the street scene will be greatly improved in keeping with the listing note which states that 33/35 High Street East is important as part of the grouping of buildings making up the High Street.

5.12) To the rear ground floor and outbuilding, the alterations to the roof, doors and windows will respect the vernacular style, being fairly modest due to the rear location.

5.13) The first and second floor windows will be refurbished and retained.

5.14) Overall, the proposed additions will visually not affect the surrounding buildings in particular the plethora of listed buildings on the Main High Street where the existing appearance will be vastly improved by the proposals.



5.15) Access

5.16) Due to the nature of the proposal, the existing access into the building from High Street East will be maintained with the front door being refurbished.

5.17) Internally the two timber staircases will be retained and refurbished as these are part of the historic core.

5.18) Where possible, access will be improved to meet the requirements of current building regulation legislation whilst respecting and retaining the historic fabric of the building as required due to its listed status.

6. Landscaping/Arboricultural Matters

6.1) The existing building is served by a concrete rear yard which it is proposed will be dug up in order to lay a channel drain along the threshold of the rear kitchen door, and replaced with a new hard standing, level with internal floor level, to avoid damp issues.

6.2) There are no trees or shrubs within the existing rear yard.

7. Ecology

- 7.1) Due to the nature of the proposed scheme the existing main roof will remain undisturbed. The outbuildings are served by a flat roof which offer no opportunity for any bat or small bird nesting areas.
- 7.2) The single storey lean-to rear roof is open internally, again, not providing opportunity for bats or small bird nesting or roosting.
- 7.3) Where possible to the rear elevation facing north, house sparrow and swift nesting boxes can be installed at high level.

8. Archaeology

- 8.1) The existing original core the house will remain as is with any stud partitioning being added whilst maintaining the historic fabric of the building.
- 8.2) The rear small courtyard has previously been disturbed and a concrete finish laid together with flat roofed single storey outbuildings added whilst incorporating a boundary wall dividing what was once a single dwelling.
- 8.3) Although it is likely any Archaeological remains will have been disturbed building the boundary wall, outbuilding and yard finish, care will be taken when hand excavating within the yard area to lower the existing level and create better surface drainage.

9. Historic Impact Assessment

- 9.1) This application seeks full planning and listed building consent for the change of use of 33 High Street East, Uppingham from a small retail unit to return it to residential use.
- 9.2) Externally, the rear yard will be resurfaced, 5cm lower (flush with internal floor level) with a new channel drain alongside the rear of the property in order to relieve current damp issues.
- 9.3) Internally the historic core will remain unharmed with only timber stud wall partitioning being removed and added on the second floor to create a slightly larger bedroom plus a shower room.
- 9.4) Although the Historic England listing states that 33 and 35 High Street East have been included on the listed buildings register it is more for the contribution of the building as part of the group of similar buildings within High Street East than the actual buildings and their historic fabric.
- 9.5) However, a short heritage impact assessment has been included with the planning submission. The assessment looks at the potential impact the proposals have on the heritage asset as well as heritage assets in close proximity to 33 High Street East.
- 9.6) The assessment follows the advice set out in Historic England's Historic Environment Good Practice Advice in Planning Note 3 The Setting of Heritage Assets Published in 2015 (March).
- 9.7) National Planning Policy and Local Policy contained within the current Local Plan recognises that heritage assets and their setting will be protected. Heritage assets as including individual buildings along High Street East.

9.8) Adjacent Listed Buildings:

29/31 High Street East Grade II Listing 1073184 First Listed 1955	C17 House Incorporating Shops C19 Alterations Amended 1984
32/34 High Street East/1 Queens Street Grade II Listing 1178173 First Listed 1955	C17 House Incorporating Shops C19 Shop Alterations
39/41 High Street East Grade II Listing 1178070 First Listed 1984	C18 Two Houses
43 High Street East Grade II Listing 1361812 First Listed 1984	C18 House
42/44 High Street East Grade II Listing 1073189 First Listed 1984	C17 House C19 Shop Alterations

All properties together with the application site as a group contribute to the street scene of High Street East:



Historic England Map showing listed buildings

- 9.9) Planning Policy advises that development will be permitted where it achieves a high standard of design including in areas of high heritage importance and value by reflecting the characteristics that make these places special.
- 9.10) Any development should protect, conserve or enhance the significance of the heritage asset including where possible better revealing the significance of the asset.
- 9.11) The submitted scheme aims to comply with the objectives of the planning policies by improving the principal façade of 33 High Street East within the important street scene and the group of heritage assets.

- 9.12) After assessing the scheme, the criteria set out in the Historic England Good Practice Advice, the proposals do not include works to the existing fabric that would cause significant harm to areas of heritage importance and value. In fact, overall the works proposed will enhance and preserve the buildings significance as part of the important group of heritage assets making High Street East an important part of the heritage of Uppingham Town Centre.
- 9.13) The improvement to the principal High Street façade is in line with Paragraph 5 of the GPA Note as it will positively contribute to the setting and significance of the heritage asset and as it is viewed within the street scene.
- 9.14) The GPA sets out a five step staged approach to proportionate decision making, Step 1 involves identifying the heritage asset and its setting which this statement has done.
- 9.15) Step 2 involves the contribution the setting of the asset makes to the significance of the asset. This statement and the listing note emphasises the principal façade of 33 High Street East makes to the group of listed buildings within this part of the High Street. The proposals to refurbish original and replace incongruous modern replacement windows will clearly have a positive contribution and enhance the setting.
- 9.16) Step 3 requires an assessment of the effects of the proposals on the heritage asset whether beneficial or harmful. Clearly the improvements to the principal façade will be beneficial. In addition, the alterations to the rear mono pitched roof, courtyard and outbuilding would help to create a warm and dry home and breath life into the building ensuring the heritage asset will be maintained for years to come as it becomes a vibrant lived in property again.
- 9.17) Step 4 calls for maximising enhancement and minimising harm. The preceding Design and Access Statement as well as this Heritage Impact Assessment clearly indicates the enhancement the proposal will have to this vacant and poorly maintained heritage asset in the town centre of Uppingham.
- 9.18) The scheme has been carefully designed to maintain the historic fabric and core of the original building as it reverts back to a residential property within the vibrant mixture of retail and dwellings along High Street East.
- 9.19) Step 5 calls for the making and documenting of the decision and monitoring outcomes. The Design and Access Statement and Heritage Assessment has set out the basis for the proposed scheme for the change of use from retail for the Local Authority. The works will enhance the principal elevation thus improving the building position as part of the historic grouping of similar aged buildings in High Street East.

The document provides the documentation of the setting of the historic asset and the anticipated effect of the proposals on the building and the street scene.

In conclusion, the proposal would not adversely affect the setting of the heritage asset or diminish their significance but would ensure the continued longevity of the Grade II Listed Building.

Susie Faulkner
January 2024