

Proposed Conversion of
No13A High Street, Oakham
To form 2No. Self-Contained Flats

HERITAGE, DESIGN & ACCESS STATEMENT
& HERITAGE IMPACT STATEMENT

No.13A High Street, Oakham, is a Grade II Listed property situated above No's.13 & 11 (two retail units). The Historic England listing's as follows:

No.13:

"Details

HIGH STREET 1. 1469 (North Side) No 13 SK 8608 6/55 II GV 2. Late C18 house and shop. Cement-rendered. Stone slates, 3-storeys. 2 windows if plain reveals with hung sashes. Modern shop front. Nos 11 to 19 (odd) form a group.

Listing NGR: SK8611508757"

No.11:

"Details

This list entry was subject to a Minor Amendment on 14 October 2021 to remove superfluous amendment details and to reformat the text to current standards

SK 8608 6/54

HIGH STREET (North Side) No 11

GV II

Late C17 house and shop. Ashlar. Hipped roof and shop. Ashlar. Hipped roof with slates, One stone stack. Coved eaves cornice. Stone Bands and plinth. High Street elevation has two windows and modern shop front with five-panel door with rectangular fan to side. Sundial on first floor wall. Windows all have chamfered cills and are divided into two and three lights by narrow moulded stone mullions.

Nos 11 to 19 (odd) form a group

No 11 also forms a group with No 2, Market Street

Listing NGR: SK8612408758"

It is proposed to convert the current flat in to 2No. 1 bedroom self-contained flats by making minor internal amendments to the layout, involving minimal alterations to timber studwork.

Due to the nature of the proposed works, any potential detrimental effect on the existing fabric of the listed building is extremely minimal with the exterior of the building being completely unaffected. All materials and construction methods required to carry out the proposed works will be appropriate and sympathetic to the existing fabric of the listed building.