**Design & Access Statements and Heritage Impact Assessment**

**Design & Access Statements**

Proposed Works

The works are in four parts.

Part 1 – This is a wall about 40m long and 2.3m – 3.0m high and it forms part of the boundary between Uppingham Town Council and Elton House properties.

The wall is old and composed mainly of iron stone. The mortar is a mix of natural lime mortar and a cement mortar from prior maintenance. At some point the capping for the wall was replaced by the current arrangement. The current arrangement is composed partially or entirely of concrete / cement.

With the passage of time some stone has blown and lost a portion of its structural integrity. In places the mortar has come away from the stone. Additionally, the capping has cracked to enable water to access the inner portion of the wall. A portion of the wall has collapsed and needs to be rebuilt as part of this work.

The intention is for the maintenance to be in keeping with the look and apparent age of the wall. The work will be to the wall facing the Uppingham Town Council as it is in the worst condition. It is proposed that the most severely blown stone should be replaced with iron stone. The existing mortar will be removed and replaced entirely with natural lime mortar (1:2.5 or 1:3). It is proposed to remove the current capping arrangement and replace it with stone slabs, which will be more in keeping with the appearance of the rest of the wall. It is proposed to use Sandstone Slabs approximately 720mm x 300mm with thickness varying from 50mm to 70mm to promote water runoff. The height of the wall may be reduced by 100mm due to the replacement of the current capping.

This wall is partially visible from the public highway and a public footpath. There is a footpath running along the base of the wall. During the works it will be necessary to use scaffolding, and this will temporarily close the footpath. However, every effort will be made to maintain public access to the rear door of the Uppingham Town Council building and maximise the number of car parking spaces.

Part 2 – This is a wall about 7m long and 4-4.3m high and it forms part of the boundary between Uppingham Town Council and Elton House properties.

This wall is a continuation of the wall in Part 1. The wall is old and composed mainly of iron stone. The mortar is a mix of natural lime mortar and a cement mortar from prior maintenance.

With the passage of time some stone has blown and lost a portion of its structural integrity. In places the mortar has come away from the stone. The proposed work will be to the wall facing the Uppingham Town Council building as this is in the worst condition.

The intention is for the maintenance to be in keeping with the look and apparent age of the wall. It is proposed that the most severely blown stone should be replaced with iron stone. The existing mortar will be removed and replaced entirely with natural lime mortar (1:2.5 or 1:3).

This wall is partially visible from the public highway and a public footpath. This wall is visible from the Uppingham Town Council car park. During the works it will be necessary to use scaffolding, and this will temporarily restrict the number of car parking spaces.

Part 3 – This is a wall about 15m long and 3.0m high and it forms part of the boundary between the southside of North St East, Uppingham and the Elton House property.

The wall is old and composed mainly of iron stone. The mortar appears to be natural lime mortar. The work will be to the wall facing North St East as this is in the worst condition.

The intention is for the maintenance to be in keeping with the look and apparent age of the wall. It is proposed that the most severely blown stone should be replaced with iron stone. The existing mortar will be removed and replaced entirely with natural lime mortar (1:2.5 or 1:3).

This wall is visible from the public highway and a public footpath. The public footpath runs along the base of the wall. During the works it will be necessary to use scaffolding, and this will temporarily close the footpath.

Part 4 – This is the gable of Elton House and forms a boundary with Uppingham Town Council.

The wall is old and composed mainly of iron stone. The mortar appears to be a mix of natural lime mortar and cement mortar. There is a window high in the wall that is painted white.

The intention is for the maintenance to be in keeping with the look and apparent age of the wall. It is proposed that the most severely blown stone should be replaced with iron stone. The existing mortar will be removed and replaced entirely with natural lime mortar (1:2.5 or 1:3). The casement window (690mm x 445mm) will be replaced with a hard wood (Sapele) casement window and painted white.

This wall is visible from the public highway and a public footpath. During the works it will be necessary to use scaffolding, and this will temporarily close the footpath running between the base of the wall and the Uppingham Town Council building.

Photographs of Parts 1, 2, 3 and 4 are provided in the other attachments.

An outcome of this work will be improved structural integrity of the walls, a consistent use of lime mortar and the appearance of the walls that is more consistent with their age.

**Heritage Impact Assessment**

Extract from Property Listing

https://historicengland.org.uk/listing/the-list/list-entry/1073186?section=official-list-entry

Listed Building Entry

Grade II

List Entry Number1073186

Date first Listed10-Nov-1955

Date of most recent amendment14-Oct-1984

Official Listing

SP 8699-8799 UPPINGHAM HIGH STREET EAST 4/31 (north side)  
  
10.11.55 No 47 (previously listed as Elton House) GV II

House. C17. Of stone, rendered and painted cream, with Collyweston stone slate roof, coped east gable and brick ridge stack. Two storeys. Three window range. Central 2 storey canted bay window. To left are 2 C19 doors, with 2-light casement window above. To right a 2-light casement to ground and first floors.

The comments below are made as a non-specialist in the topic.

From the above listing it appears that the Grade II Listing is applied to the front of the property, and particularly the house. I am not able to assess the significance of the listed portion of the property from the listing details. Access to and from the Listed building will be unaffected during or after the work.

The work in Part 1 & 2 involves a section of wall that abuts the listed section of the property.

The work in Part 4 involves a wall that is an integral part of the listed portion of the property.

For Part 1, 2, 3 & 4 the purpose of the work is to maintain the fabric and where stone, mortar and a casement window needs to be replaced by a hard wood (Sapele) casement window painted white.

An outcome of this work will be improved structural integrity of the walls, a consistent use of lime mortar and the appearance of the walls that is more consistent with their age.

As can be seen from the site / location map the listed portion of the property faces onto High Street East, Uppingham. Portions of the work are visible from public highways and public footpaths.

Photographs of Parts 1, 2, 3 and 4 are provided in the other attachments.

I am not able to assess the heritage values of the Conservation Area.