



Heritage Impact Assessment/ Design and Access Statement

Alterations to 10B Kneeton Road, East Bridgford

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1. Site research and analysis

1.1. Site Location

The site is located in the village of East Bridgford to the east of Kneeton Road from which the site is accessed. The site is bounded to the west by adjoined buildings, to the north and east by 10A Kneeton Road with gardens beyond and to the south by the gardens to East Bridgford Hall.

The existing building, along with the adjacent attached buildings formed part of the wider estate of East Bridgford Old Hall which lies to the west of the application site.

The site is accessed from Kneeton Road via a driveway which also access 10A Kneeton Road. The immediate site surroundings are accessed via a wooden which gives access to a driveway/yard in front of the building entrance. To the rear of the site is a hard paved garden.

The front yard is bounded by brick walls to the West and 10B Kneeton Road to the East. The rear garden is bounded by brick walls to the west, a timber panelled fence to the south and planting to the east.

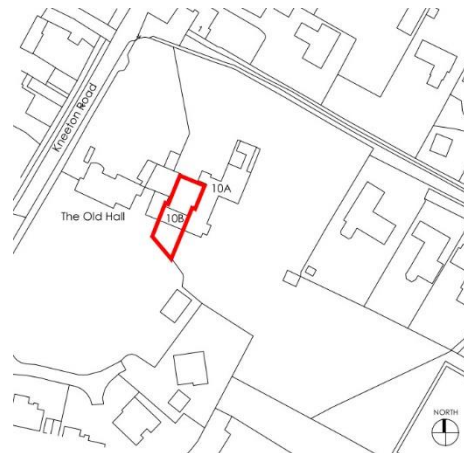


Figure 1 - Site location plan

1.2 Existing building

The existing building is two storey with brick walls and a plain tile roof. Windows are a mixture of metal framed casements with timber outer frames and painted or stained timber frames. Most of the windows feature 'leaded light' glazing.

The building is used as a dwelling and features a living room, snug, kitchen, utility and wc to the ground floor with 3 bedrooms and bathroom to the first floor.

1.3 Heritage and Listing

The site falls within the East Bridgford Conservation Area.

The building itself is listed Grade 2 along with the adjoined buildings. In addition, the Old Hall to the west of the site also listed Grade 2.



Figure 2-Listed buildings.

List entries for the Stables which includes 10B Kneeton Road is as follows.

Stables and Outbuildings at The Old Hall

List entry no. 1272662

Date of listing - 14-Nov-1986

Stable block. c.1819. Other outbuildings, late C19. Brick with gabled and hipped plain tile and pantile roofs. Cogged eaves. Single coped gable. 3 ridge stacks. Single and 2 storeys. 5 bays. C plan around courtyard. Main south west front has to left, pair of carriage doors with segmental head. To their right, a similar door flanked by single half-round openings, that to left with head inscribed "RH 1--9." To right again, 2 C20 garage doors, one with segmental head. Above, 7 leaded casements, that to right with segmental head. South east side has to left, mid C20 2 storey tile hung gazebo with glazed top storey and pyramidal roof. To left, French window. Adjoining stair turret, to right, has similar roof with weathercock. To right, C19 casement and to right again, C19 lean-to greenhouse. Above, to right, leaded casement with segmental head. North west side has door with segmental head and above, 2 triple leaded casements. North east side has, above, 5 mullioned leaded casements of different sizes, and single similar casement in each return angle.

Historic Environment Record

No further information other than the list entries is listed in the Nottinghamshire HER

1.4 Planning History

There are a number of previous applications for planning permission and listed building consent associated with 10A and 10B Kneeton Road. The applications for 10A include elements of work to the application building which had yet to assume the name 10B Kneeton Road.

The applications are as follows,

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85/00097/M1P | Demolish part of stable block & erect new dwelling. | The Old Hall 10 Kneeton Road East Bridgford Nottingham Notts NG13 8PG

Application is to erect a new dwelling adjacent to 10A Kneeton Road on the adjacent plot. The approved scheme also includes the construction of the conservatory element to the south elevation of the Stables.



Figure 3-Conservatory granted permission in 1985

85/00564/M1P | Erect dwelling, construct vehicular access. | Old Hall Gardens Kneeton Road East Bridgford Nottingham Notts

This application for a new dwelling adjacent to 10A Kneeton Road. However, part of the approved scheme is for some alterations to the north elevation of 10B.



Figure 4-Open porch granted permission in 1985

This application is for a single storey extension to form a utility and wc to the north side of 10B.



Figure 5- Single storey extension granted permission in 1995

1.5 History of development

The listing description dates the original stables building from c.1819. We can assume that the extent of the stables building included 10B Kneeton Road as well as the elements to the west and east.

The conversion of the stables block into a dwelling appears to have been undertaken in phases. The application for a new dwelling on the site of 10A Kneeton Road (application ref. 85/00564/M1P and 85/00097/M1P) show an access drive along the south side of the stables building giving access to the former carriage openings into the building.

The drawings for these applications refer to a 'stables flat'. From this we can assume that the first floor of the building had been converted to a flat but the ground floor was perhaps storage and / or garaging.

The application drawings also show the glazed conservatory element to the stables block. So it appears that the conversion of the ground floor and remodelling of the whole building into a single dwelling happened after this date.

It should be noted that the building was listed in 1986 after these applications were submitted and approved.

Floor Plan

The floor plan of the ground floor is much altered from the original simple three room stables building although the majority of the cross walls still exist.

The original wall to the north side of the kitchen has been removed and the utility room and entrance porch are later 20th century additions and alterations.

The stairs to the first floor are also a twentieth century addition.

Roof structure

There are two original timber trusses partially visible at first floor level. One of these is visible within the main bedroom whilst the other is incorporated into a stud dividing wall.

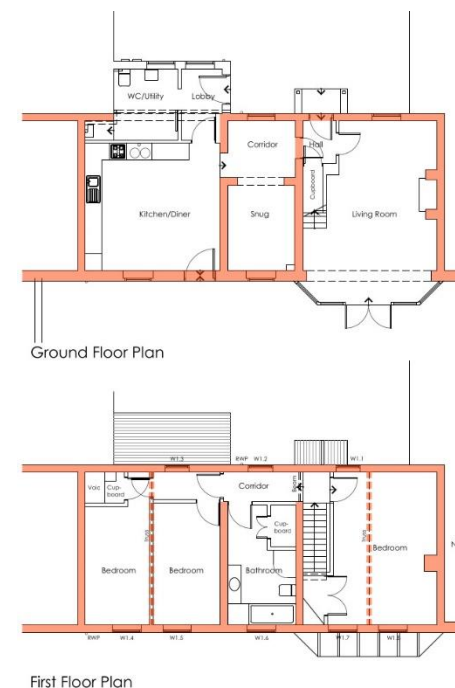


Figure 6- Plan showing original walls and trusses

Windows and external doors

None of the existing windows and external doors are original. However, the metal framed windows are not necessarily recent additions and are consistent across the application building and the neighbouring adjoined building to the west.

All of the windows which feature metal casements also feature a painted outer timber frame. Some of these also feature metal pin hinges on one side. These are rendered inaccessible from inside the building due to the metal casements. The presence of these hinges strongly suggests that they originally supported single sided shutters which would be typical of a stables building. As such we can say that the timber frames to these openings are part of the original fabric of the building. The assumption is that these frames were left in-situ when the metal windows were installed as the timber frame was providing some support to the brickwork (to the ground floor) or roof structure (to the first floor) above.



Figure 6- *Some windows feature pin hinges suggesting shutters were present prior to the window being installed*

The exception to this is window W.0.1 to the north elevations which is a relatively new opening approved as part of application 85-00564 but detailed to match the other windows.

The casement windows are sub-divided with lead bars. The glazing to each casement shows no deviation between the individual sub-divided panes. As such this strongly suggests that the lead is applied to a larger sheet of glazing rather than being individual quarries set into lead comes where variation in the glazing would be legible.

Windows W0.3 and 4 are modern windows installed as part of the front extension (application refs 95/00415/LBC and 95-00416-FUL).

The windows to the arched openings to the rear elevation are clearly later additions to the original openings.

The main entrance door Ex.D.1 was approved as part of application 85-00564 and door Ex.D.2 was approved as part of the application for the single storey extension. The rear door Ex.D.3 was approved as part of application

2. Proposed Development

2.1 Project Brief

The brief for the project was to remodel the interior of the building to provide a layout more suited to modern living and to improve the energy efficiency of the building.

2.2 Pre-application Consultation

No formal pre-application enquiry has been submitted. However, informal discussions have been had with James Bate at Rushcliffe Borough Council regarding the principle of remodelling as well as the significance of the existing building and elements of the building fabric.

These discussions resulted in an understanding that there was good potential for remodelling the interior subject to the proposals being reviewed in the event of an application being submitted.

2.3 Proposed Scheme Design

The submitted scheme consists of the following,

- Replacement external timber gate
- Remodelling of the interior of the building at ground and first floor level
- Removal of existing uninsulated ground floor slab and replacement with insulated slab
- Removal of plasterboard ceiling and replacement with insulating and new plasterboard ceiling
- Installation of new heating system either by air source heat pump or by infrared film
- Installation of recessed solar panels with battery storage for on site power generation and replacement of existing roof covering
- Installation of new windows and external doors
- Upgrade of electrical installations

2.4 Heritage Impact

External gate

There is no detrimental impact as this will be a simple replacement for the existing gate.

Remodelling of the interior

Small sections of the original cross walls to the building will be removed to facilitate the works. However, some of the original walls will also be reinstated. The proposed stair will remove a section of intermediate floor but the removal of the existing stair will allow for reinstatement of an element of the original floor. Both of the original roof trusses will become exposed as a result of the works as such more of the original fabric will be visible than currently.

Removal of ground floor slab and ceilings and installation of new heating system

None of these works will remove original building fabric

New windows and doors

It is proposed to remove the existing metal framed windows but retain the original painted timber frames. Whilst the metal framed windows are clearly a later addition to the original building and are therefore of reduced significance, the windows are consistent across the application building and the neighbouring buildings. As such the proposal is to replace the existing windows with new slim framed metal framed double glazed windows with casements sub-divided with lead to match the existing. This will greatly reduce the heat loss through the windows but maintain a consistent elevational treatment with the neighbouring buildings.

Windows W0.5 and 6 to the arched openings are proposed to be replaced with painted timber framed with narrow timber glazing bars.

External doors are proposed to be replaced with timber framed and boarded doors to modern thermal standards.

The existing conservatory glazing is proposed to be replaced with a new lead roof to the same profile as the existing conservatory roof. This would be supported on a new oak frame with timber windows and doors between. The existing original cart opening to the rear of the conservatory will be unaltered. The replacement glazing and roof would have no detrimental impact on the building heritage.

Building Services

The photovoltaic panels are proposed to be recessed into the roof so that the face of the panels is in the same plane as the new roof covering. Placing the panels on the rear elevation means they are less visible but also on the most appropriate facing roof for power generation.



Figure 7 - An example of recessed PV panels

The heating system type has yet to be determined. However, an air source heat pump is one potential solution for heating and hot water. The ASHP needs to be located close to the hot water cylinder which would be located in the existing Utility Room. As such, the most appropriate location for the ASHP would be to the front of the building. The proposed location against the existing boundary wall could be screened with a louvred timber enclosure along with planting.

The alternative space heating solution being considered would be infrared film. This could be located behind new plasterboard ceilings to all rooms. In this case an electric immersion heater would be required for the hot water generation.

The on-site generated electricity and battery storage will offset the increase electricity use from both of these methods of space heating and hot water generation.

2.5 Conclusion

The analysis of the existing building has been used to inform and guide the proposed works both in terms of the overall space planning and the design and specification of the new windows and external doors.

Any works to the external fabric of the building are limited to the removal of later windows and external doors. The works will greatly improve the thermal efficiency of the building whilst also creating a remodelled space plan suitable for modern living.

The remodelling of the first floor with the addition of a fourth room will also provide flexible accommodation which could be used as a home office. Overall the impact on the heritage of the building is neutral at worst.

The applicant has a track record of undertaking high quality works to historic and listed buildings within East Bridgford and it is intended to continue this high quality work with this development.