

DESIGN, ACCESS AND HERITAGE STATEMENT

31 High Street, Upper Tean, Staffordshire, ST10 4DY

Conversion of existing store to non-habitable ancillary domestic accommodation and replacement windows to rear elevation first floor.

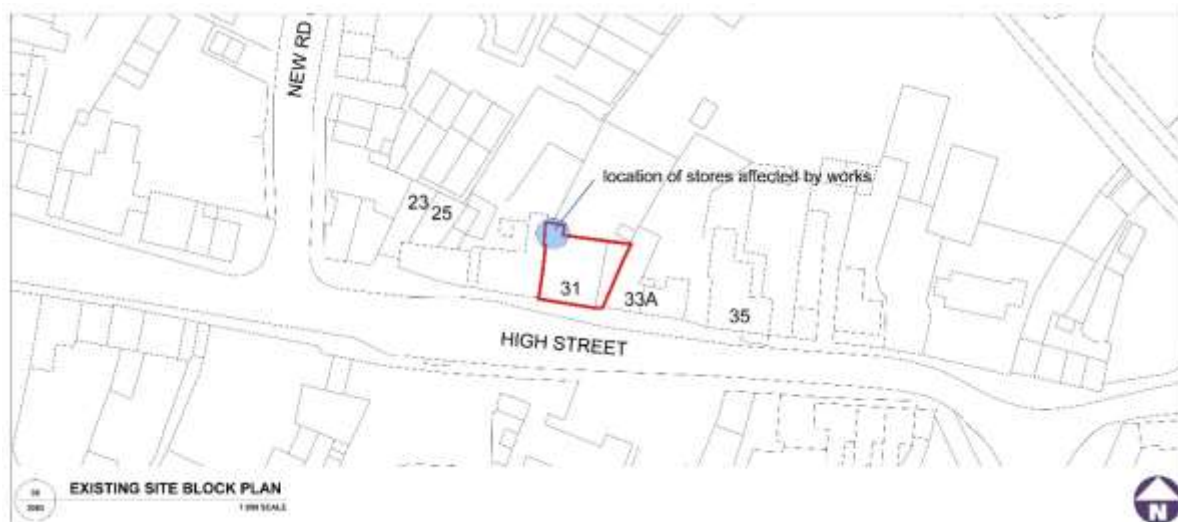
To be read in conjunction with Drawings 31HS-01, 02, 08A, 09, 10A, 11A.

Previous Applications

- SMD/2003/1199 LBC consent windows and doors- Approved
- SMD/2003/1200 Conservation area consent windows and doors- Approved
- SMD/2017/0531 Change of Use (A1 to C3)- Approved
- SMD/2017/0532 LBC consent Change of Use (A1 to C3)-Approved

Background

31 High Street is a Grade II listed Georgian building located on the main high street through the Upper Tean Conservation area. This application seeks Listed Building Consent for internal and external alterations to the redundant ground and first floor stores located to the North Westerly (rear) corner of the building which make up part of the partially covered alleyway between 29 and 31 High Street, and for the replacement to the timber framed single glazed windows to the first floor rear elevation



Design

The proposals seek to convert the currently redundant store at first floor to ancillary domestic accommodation in the form of a studio space; to include-

- Single room studio at first floor
- New external stair access
- Rationalised circulation at ground floor and improve access to existing ground floor store

This will include the creation of a new external opening to the Rear elevation at first floor through the existing rendered masonry wall, accessed by new metal spiral staircase and balcony. At ground floor, it is proposed to create a new external opening to the rear elevation rendered masonry wall and block up the existing opening to the east elevation.



Access

No changes to the pedestrian or vehicular access to the property are proposed, nor any changes to the access to the dwelling house or post office. Current access to the store is via a temporary ladder through a hatch in the floor: it is proposed to create a permanent external stair access compliant with Building Regulations for ancillary domestic (non-habitable) use.

Heritage

The listing description states the main building, 31 High Street, dates from early to mid C19. The alley way construction is formed as part of the neighbouring building to the West, 29 High Street. This building shares similar architectural features such as dentilled cornicing at eaves level and Georgian window proportions, and construction type which would date it to a similar period. The Rear elevation and store are much less ornate in form than the front elevation with a simple corbel detail at eaves.

Existing Store Construction:

The store walls are constructed from solid brick masonry (2leafs) with traditional lime render to the external leaf and lime plaster to the interior: the internal and external finishes are in poor condition with evidence of failure (see images H01 & H02) The store roof is constructed from Staffordshire blue tiles on timber battens on timber rafters with a lath and lime plaster ceiling (torching/ underlay not determined at this time): the roof appears sound, however the ceiling is in poor condition with evidence of failure (see Image H03). Floor: The first floor is constructed from timber boards on timber rafters with a lath and lime plaster ceiling below: all components appear to be in good condition. At ground floor the alley way is partitioned from the small store by a timber framed vertical boarded partition wall with ledge and brace boarded door and crittal window; the door is sound condition but the wall boarding and window requires like-for-like reparations (see image H04). The ground floor alleyway and store are constructed from contemporary concrete.



Fig H01: External lime render in poor condition



Fig H02: Internal lime plaster in poor condition



Fig H03: External lath and plaster ceiling in poor condition



Fig H04: Internal partition wall requiring repairs

Existing Window (W01 & W02) Construction:

Single glazing in painted timber storm casement frames (top and side hung as shown) with planted glazing bars. Frames and stub sills in poor condition with evidence of rot externally and internally (see Fig H05): casement construction and planted glazing bars would suggest the windows are modern interventions and not original.



Fig H05: Existing windows ; single glazed storm casements with planted glazing bars

Proposed Works to Building Fabric:**External Works:**

Existing lime plaster to Rear and Eastern elevation carefully removed. New openings formed as shown on drawings with galvanised steel lintels supporting structure above. Former east elevation opening blocked up using 2nos leafs of common brick retained from demolition materials from newly formed openings. Walls built/ made good/ and re-pointed with 3:1 lime mortar. New Lime render applied; 2nos (15-20mm ea) natural hydraulic lime base coat ; 1nos (max 4mm) through-colour finishing lime render in off-white to match extg house.

Missing rainwater goods replaced with cast iron rainwater gutter and down pipe discharging to new gulley to East elevation; gutter on metal (painted black) rise and fall brackets.

Internal Works:

Walls: Existing blown lime plaster removed from surface and common brick work made good with 3:1 lime mortar. Where lime plaster is in sound condition it shall be retained and walls made good with scratch coat of lime plaster. 50mm woodfibre insulation board fully bonded to internal face and finished with Solo one-coat lime plaster and painted with water-based heritage paint.

Ceiling: Existing blown lath and plaster ceiling carefully removed and rafters cleaned and prepared to take new ceiling construction: 50mm woodfibre insulation board mechanically fixed to rafters and finished with Solo one-coat lime plaster and painted with water-based heritage paint.

Floor (first floor): Existing timber floor boards carefully labelled and taken up (ready for relaying in same position); 100mm Glass mineral wool insulation bats laid between existing joists; board relayed. Original hatch entrance boarded over with inlaid timber frame (to denote existing location); new timber frame with tongue and groove boarding at ceiling level below (again to denote original location)

Ground Floor Partition Wall: Existing ledge and brace boarded door re-hung on new metal sliding door ironmongery (painted black) and repainted with water-based heritage paint. Minor repairs made to existing crittal window (new single glazing pane to missing bottom right corner) and re-puttying as required: timber boarding repainted with water-based heritage paint.

Windows and Doors:

W01 & W02 (replacements): New timber framed flush casement windows with structural timber glazing bars and slim-line (14mm) double glazing: casement configuration to match existing All timbers painted white in water-based heritage paint.

W03 (rooflight): The Rooflight Company conservation roof light (CR03-2) and flush flashing kit installed in new timber trimmers set between existing rafters; external aperture edges made good with clay tiles retained from opening.

W04: (first floor door) New timber framed external vertical boarded half glazed door and sidelight: It is proposed to re-use coloured glass panes found in storage at the property (see fig H06) in the creation of the new timber framed external door, and re-use art-deco style casements -again found in storage at the property- (see fig H07) for the side vision light: secondary glazing installed to the internal leaf of the glazing. All frames, casement timbers and tongue and groove panelling to be painted in water-based paint in heritage colours.



Fig H06: Handmade coloured leaded glass to be used in new door



Fig H07: single glazed casements to be used in side vision panel

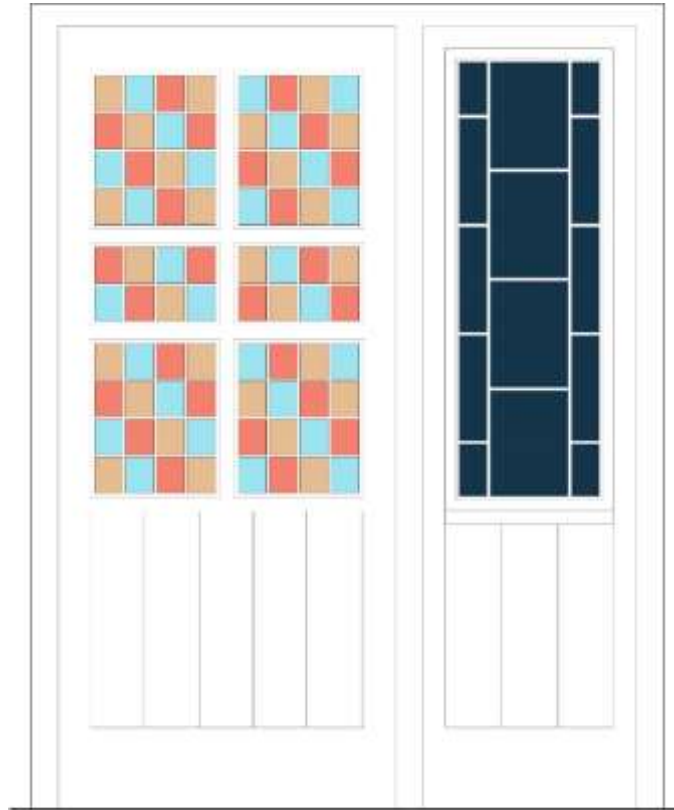


Fig H08: Proposed First Floor Door and Vision panel repurposing salvaged glass panels

W05: (ground floor door) New timber ledge and brace door with vertical boards: board widths and chamfered edge detail to match existing internal door. Timbers painted in water-based heritage colours. All ironmongery to be metal (painted black)

W06: (FF East Elevation) Frameless glass panel to existing opening to East elevation: 14mm slim-line dg panel set deep with recess; timber casement concealed within new insulation zone.

All works to be carried out by tradespeople competent in traditional building materials and methods.