

STATEMENT OF SIGNIFICANCE & IMPACT: ASSESSMENT TABLE

Proposed Works (<i>item by item</i>):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
Replacement of all windows/Frames and front door Remove plasterboard partition of old Kitchen and utility room. To extend and build new partition for Bathroom. Addition of a structural Steel mezzanine intermediate floor is proposed which is a demountable structure all internal to increase floor area of site. Removal of Lath and plaster Ceiling (14ft)	Doors and Windows The property is located within a conservation area. The property is dated 1826 of simple brick construction. The doors and windows are not original and no date of their installation can be found. The windows are rectangular wooden sash windows and the front door is wooden. Partitioned kitchen The property was originally a methodist chapel and would congregate services to the local area. A plasterboard and studwork partition was inserted to divide the large room into a functioning Kitchen. The insertion of this partition did not damage or cause the loss of the historic fabric to the local area. Erection of Mezzanine floor The property, although unlisted it is in a conservation area. The internal parts of the property had been modified and a Lath and plaster Ceiling (14ft) had been constructed. The original beams are still in good condition above the fitted ceiling.	Windows and Doors A modern door can be appropriate in terms of style and detail for the property as the building is a basic brick construction. The doors and windows are in need of replacing. A detail for the door surround (see photographic evidence), to be similar to the attached Chapel house to keep the property inside the historic fabric of the local area. The insertion of new windows and frames to an appropriate style of sash UPVC matching next doors (as shown on photographic evidence) will be an enhancement to the building and no historic fabric will be lost to the proposed works. Bathroom The removal of the modern partition for a slightly bigger and Improved stud work and partitioned Bathroom to the property will restore proportion and the alteration will enhance the property as a whole, without external or historical footprint being lost. Mezzanine floor Steel foundation supports, stairs and railings are proposed for the addition of an accessible and safe increase in living space, without disrupting the existing external historic fabric of the building. The removal of the modern Lath and plaster Ceiling (14ft) will need to be removed to create space above. From the ground floor to Mezzanine floor (2.4m), from Mezzanine floor to ceiling (2.6m) as shown in the planning drawings. This would allow the Chapels original ceiling and beams to be treated and exposed, adding to the historical fabric of the building. The alterations will be an enhancement to the particular space and room. No external historical fabric will be lost as a result of the proposed works.