

HERITAGE STATEMENT/IMPACT ASSESSMENT INCORPORATING DESIGN AND ACCESS STATEMENT

1.0 INTRODUCTION

- 1.1 This Heritage Impact Assessment is submitted to support the application for listed building consent for a programme of internal works required to bring the existing attics back into use as living accommodation as well as associated improvements to parts of the first floor accommodation.
- 1.2 This statement has been produced with regard to, and is supplementary to, the Statement of Significance produced by Avalon Heritage in December 2024 with details the proposals broken down by room and the impact on the special character of the building considered as identified in the statement of significance.
- 1.3 Design and access considerations are incorporated into the assessment.
- 1.4 Each room reference is per the codings applied in the statement of significance to aid identification i.e. R1, R2, R3 etc.
- 1.5 It is concluded that the proposed development will have a positive, rather than negative impact on the character and setting of the listed building.

2.0 SUMMARY OF PROPOSALS AND ASSOCIATED IMPACT ON THE SPECIAL CHARACTER OF THE HERITAGE ASSET

- 2.1 Removal of modern staircase from first floor back bedroom and reinstatement of ceiling to restore original layout – **positive impact.**
- 2.2 Removal of modern built in wardrobe in first floor Room 8 in location of original staircase and installation of new, building regulations compliant, staircase constructed in softwood to attics. A contemporary staircase with plain finishes consistent with the two existing steps in the second floor Room 12 will complement the building whilst providing safe, up to date standards of access – **positive impact.**
- 2.3 Installation of stud wall and doorway in first floor Room 8 to create stairwell for attic stairs, door and finishes to match historic/original features in Room 8 and 6 as identified in the statement of significance, and return Room 8 back to its original proportions – **positive impact.**

- 2.4 Removal of modern 'en suite' bathroom from first floor Room 7 to restore original room proportions and features – **significant positive impact** on this 'higher status' room as identified in statement of significance, which includes original Regency decorative door frames and fireplace.
- 2.5 Creation of new doorway from first floor Room 7 in keeping with other original doors/decorative frames to existing bathroom – Room 9 (to be remodelled) – **neutral impact**.
- 2.6 Creation of new opening between the second floor Room 13 and Room 16 and relocation of the non structural wall between Room 12 and Room 13 to facilitate safe access from the new stairs. This is considered to be the least intrusive means of fitting stairs into the original location that comply with building regulations and complement the general character of the house as the very constrained existing doorway between Rooms 12 and 16 (see statement of significance report) is far from compliant and considered unsafe by modern standards. This existing doorway will be bricked up with reclaimed materials to improve structural integrity and the door itself retained as a non functioning feature in its current position in Room 16. A contemporary staircase with plain 'back stairs' finishes consistent with the two existing steps in Room 12 will complement the building whilst providing safe, up to date (and building regulations compliant) standards of access – **neutral impact**
- 2.7 Changing of existing *velux* style roof lights in 'Range 3' as identified in statement of significance to conservation type in accordance with submitted specification – whilst rooflights would not have featured originally the proposed are similar in appearance and function as those used on other buildings of the period - **positive impact**.
- 2.8 Installation of three additional conservation roof lights to the new second floor stair well (second floor room 12), second floor Room 15 and second floor Room 14 to improve natural light and ventilation. Numbers and size have been kept to minimum and positioning to the rear of the building so as to be largely out of sight externally and design flush with tiles and traditional dimensions so as to enhance the appearance, without being detrimental to the character of the heritage asset – **neutral impact**
- 2.9 Insulation of the roof at rafter level is proposed with modern materials to maximise energy performance and meet current building regulations in accordance with the submitted drawing/specification. The original lath and plaster internal roof finishes have almost entirely been removed, presumably during previous reroofing c 50 - 60 years ago so impact is minimal on existing features. It is proposed to finish with lime plaster to restore character and to be in keeping with the walls. To avoid any changes externally any insulation will need to be primarily beneath the rafters, which will impact on headroom and proportions of the attic space however the benefits of improving

the energy performance and bringing the space back into use are considered to outweigh any perceived detriment – **neutral impact**

- 2.10 Insulation of walls with wood fibre insulation boards fitted on top of the existing (where remaining) lime plaster and fished with new lime plaster is proposed to maintain breathability of the walls and retain character. The plaster to the walls whilst partially remaining is in poor condition, particularly to the gables, providing an opportunity to improve the building's energy performance and avoid cold spots following the improvements to the roof. Overall it is considered (and intended) that with hand applied lime plaster finishes the impact of these proposals will restore the spaces to something very close to their original character and appearance, whilst investing in the long term sustainability and preservation of the heritage asset by bringing it back into a useable condition – **positive impact**

6.0 CONCLUSION

- 2.3 The proposed works will not physically harm any features identified by Avalon Heritage as being of special character or significance.
- 2.4 The design of the proposals has been carefully selected to ensure that the listed building, heritage assets and the amenity of the surrounding areas are not unduly affected by the proposals.
- 2.5 The proposals seek to reverse modern, detrimental, changes to the layout to restore the original character of the listed building whilst bringing access, energy performance and useability closer to modern standards, and bringing back into use part of the building that has been neglected for many years. It is considered these changes will have a **significant positive impact on the special character and of the heritage asset both now and for the long term.**
- 2.6 The building has developed and enlarged over the centuries and it is proposed that these modest and sympathetic alterations are merely another chapter in its long history.

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