



Tudor House, Preston (257)

Listed Building Consent
PART 2/2

Kitchen Refurbishment and Extension
February 2026

Paul & Jaqueline O'Neill

Michael Collins Architects Ltd.

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4. Proposed works

4.1 OVERVIEW

The proposals encompass both external and internal alterations, with the aim of enhancing living conditions to meet the demands of 21st-century lifestyles.

The external alterations to the property include the extension of the kitchen, which has been crafted and designed to be in harmony with the original structure. This follows a recent extension in 1988. The historical fabric and integrity of the building have not been compromised.

The internal refurbishment work includes the replacement of the kitchen units, installation of new tiles and flooring, and the addition of underfloor heating. The bay will also be adapted. Please note that any internal historic timber will remain unchanged.

The proposed works demonstrate a positive approach to securing a sustainable future for the building for the new owner. The current layout of the kitchen does not reflect its modern use or its connection with the garden.

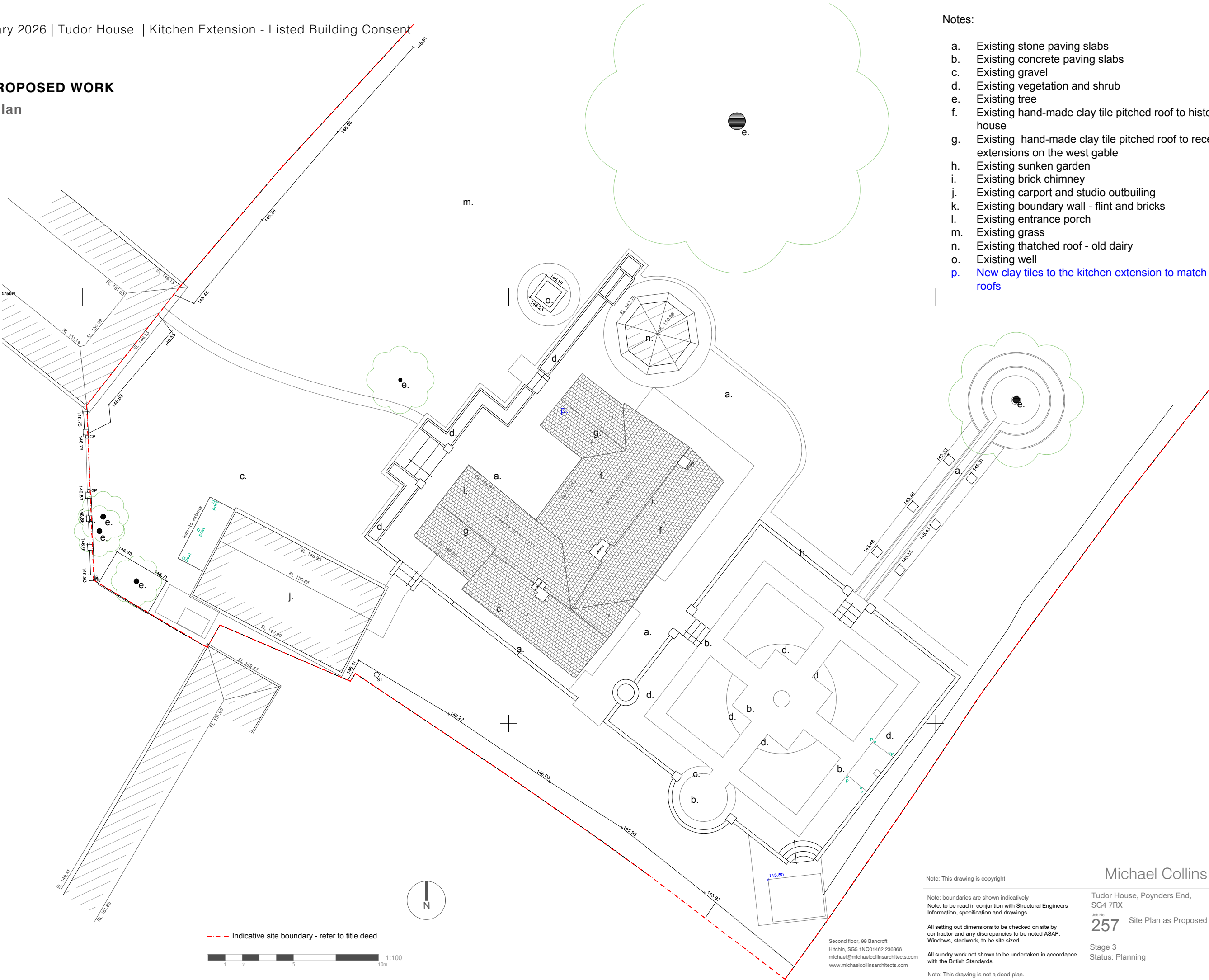
The targeted interventions are designed to upgrade and modernise the building, while minimising any impact on its heritage. The most recent and least significant area will be the area of the intervention, with an extension to the west gable. A new opening will be created, allowing direct accesst to the garden by lowering the windowsill of an existing window on the north gable.

In addition to the works already outlined, timber remedial measures are to be proposed ont he north fin order to address the substandard remedial work previously carried out using tainted foam on the north gable (see section 1 for further details).

This philosophy identifies the following overarching objectives that form the driver for intervention within the heritage asset:

1. To safeguard the building and its significance from future decay by ensuring a viable, permanent arrangement of uses.
2. To preserve the character of the building based on the compatibility of uses to the building’s heritage.
3. To retain the special character of the building within its setting while upgrading services and finishes.
4. To adopt a heritage-led approach to the re-configuration of the building that seeks to enhance and highlight areas of significance.

4.2 PROPOSED WORK
Site Plan



- Notes:
- a. Existing stone paving slabs
 - b. Existing concrete paving slabs
 - c. Existing gravel
 - d. Existing vegetation and shrub
 - e. Existing tree
 - f. Existing hand-made clay tile pitched roof to historic house
 - g. Existing hand-made clay tile pitched roof to recent extensions on the west gable
 - h. Existing sunken garden
 - i. Existing brick chimney
 - j. Existing carport and studio outbuilding
 - k. Existing boundary wall - flint and bricks
 - l. Existing entrance porch
 - m. Existing grass
 - n. Existing thatched roof - old dairy
 - o. Existing well
 - p. New clay tiles to the kitchen extension to match existing roofs

Note: This drawing is copyright

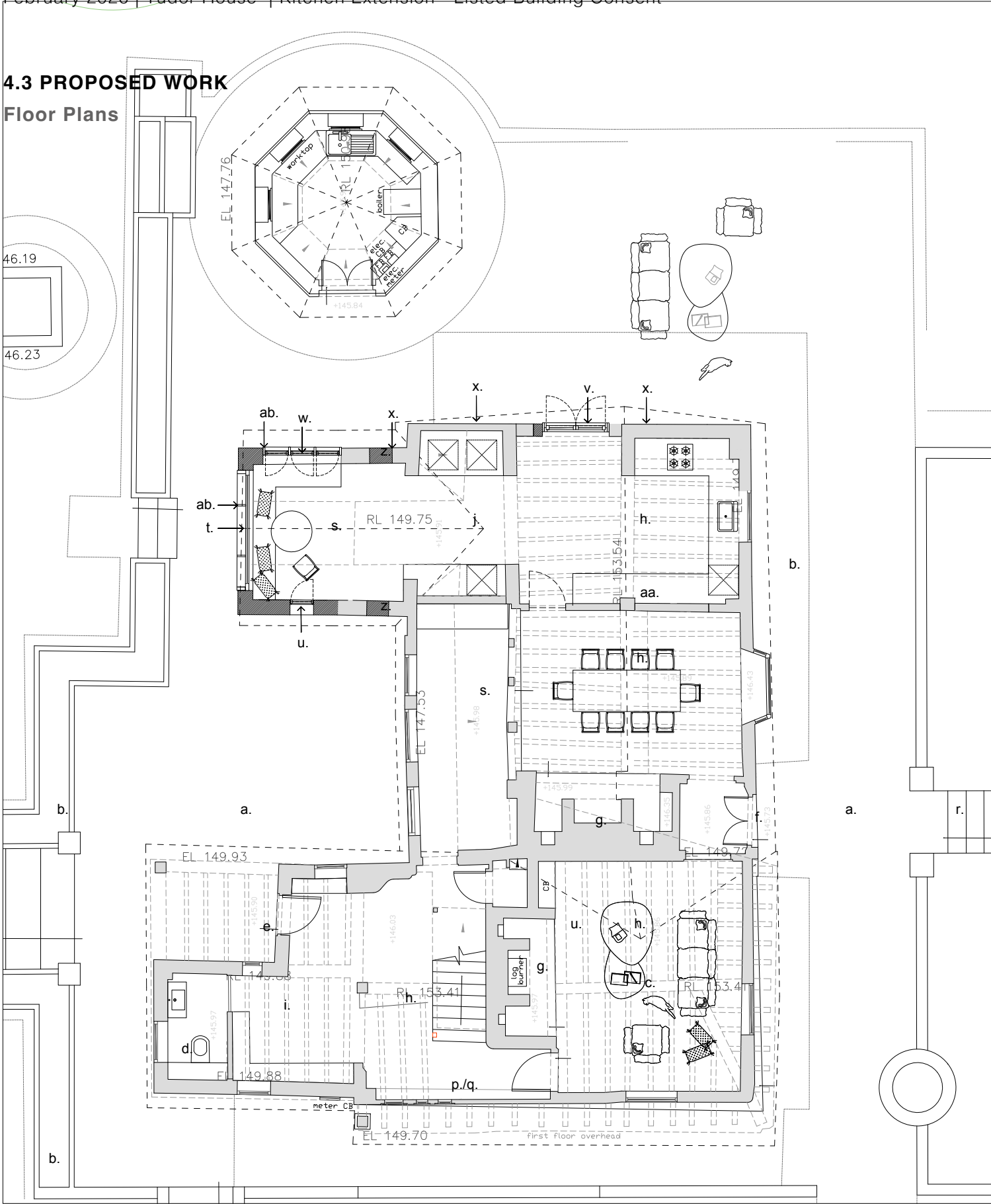
Note: boundaries are shown indicatively
Note: to be read in conjunction with Structural Engineers Information, specification and drawings

All setting out dimensions to be checked on site by contractor and any discrepancies to be noted ASAP.
Windows, steelwork, to be site sized.

All sundry work not shown to be undertaken in accordance with the British Standards.

Note: This drawing is not a deed plan.

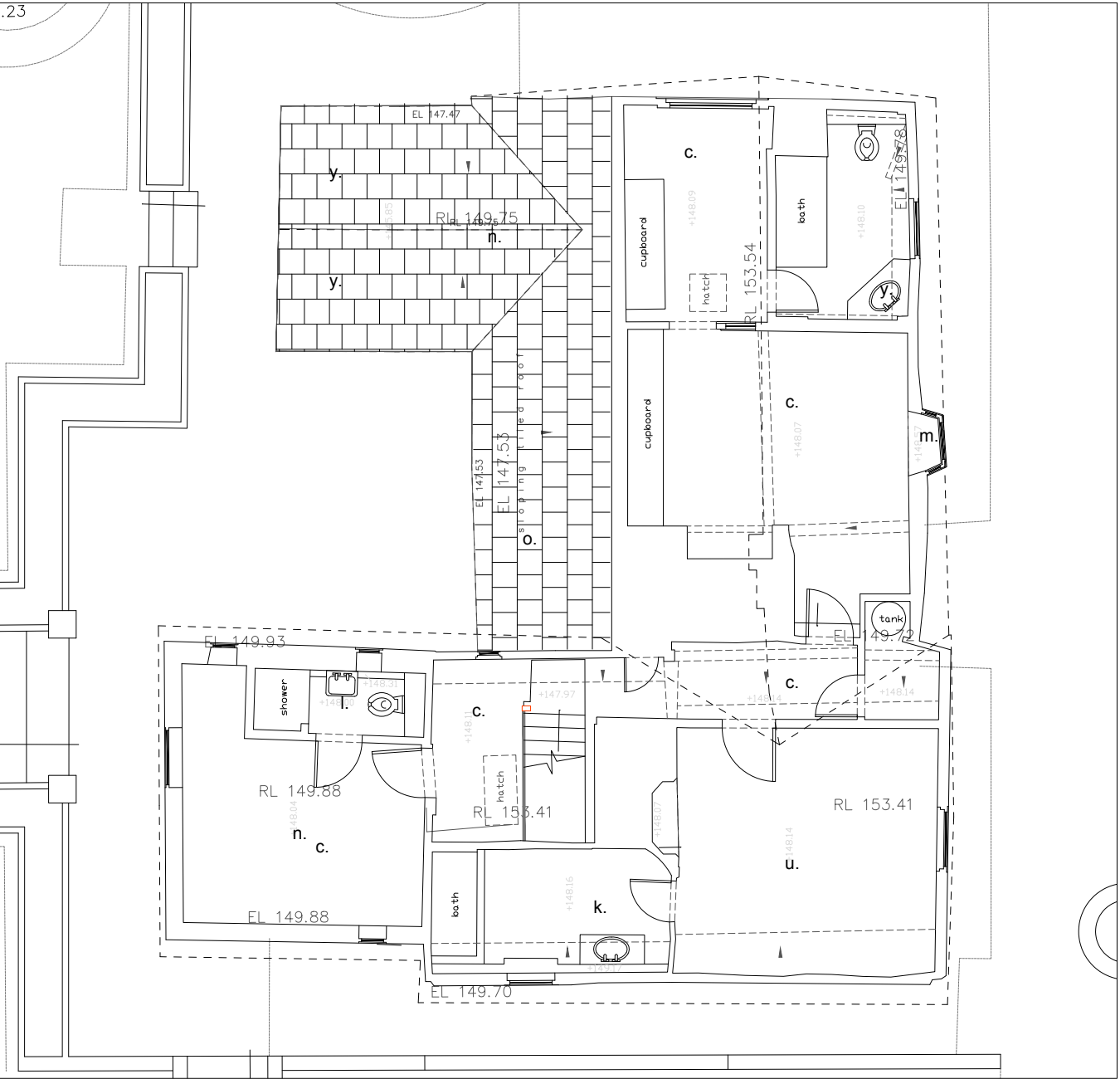
4.3 PROPOSED WORK
Floor Plans



Notes:

- a. Stone and concrete paving slabs
- b. Vegetation and shrub
- c. Existing carpet
- d. Toilet with hardflooring as a part of a later extension
- e. Entrance / access door to the garden
- f. Existing french door
- g. Inglenook existing chimney
- h. Historic timber above
- i. Timber of later addition to the building
- j. New tiled floor area in the kitchen with Under Floor Heating (UFH)
- k. Tiled floor in bathroom
- l. Hardflooring in bathroom
- m. Bay window
- n. Area from a later extension in 1988 - see LBC report
- o. Hand made clay tiles to the pitched roof
- p. Internal plaster between historic timber
- q. Historic timber visible internally between plaster
- r. Sunken garden
- s. Kitchen extension to the west gable futehr to 1988 extension
- t. New fixed aluminum or timber fixed glazing - dark aluminium or wood finish
- u. New aluminium or timber window - white finish
- v. New full-height aluminium or timber double doors towards the garden - dark aluminium or wood finish
- w. New dark aluminium or timber wood finish window
- x. Timber repair to north gable as a part of the extension / works to the north gable
- y. New clay tiles to the kitchen extension matching existing roofs
- z. Infill to the existing window to 1988 extension
- aa. New kitchen (old kitchen to be replaced)
- ab. Wood fins and oak frame to new glazing

First Floor Plan as Proposed



Michael Collins Architect LLP

Tudor House, Poynders End
SG4 7RX

Job No.
257

Ground and First Plans
as proposed

Stage 3

Status: Planning

008

REVISION: Scale
1:50@A1

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Information, specification and drawings

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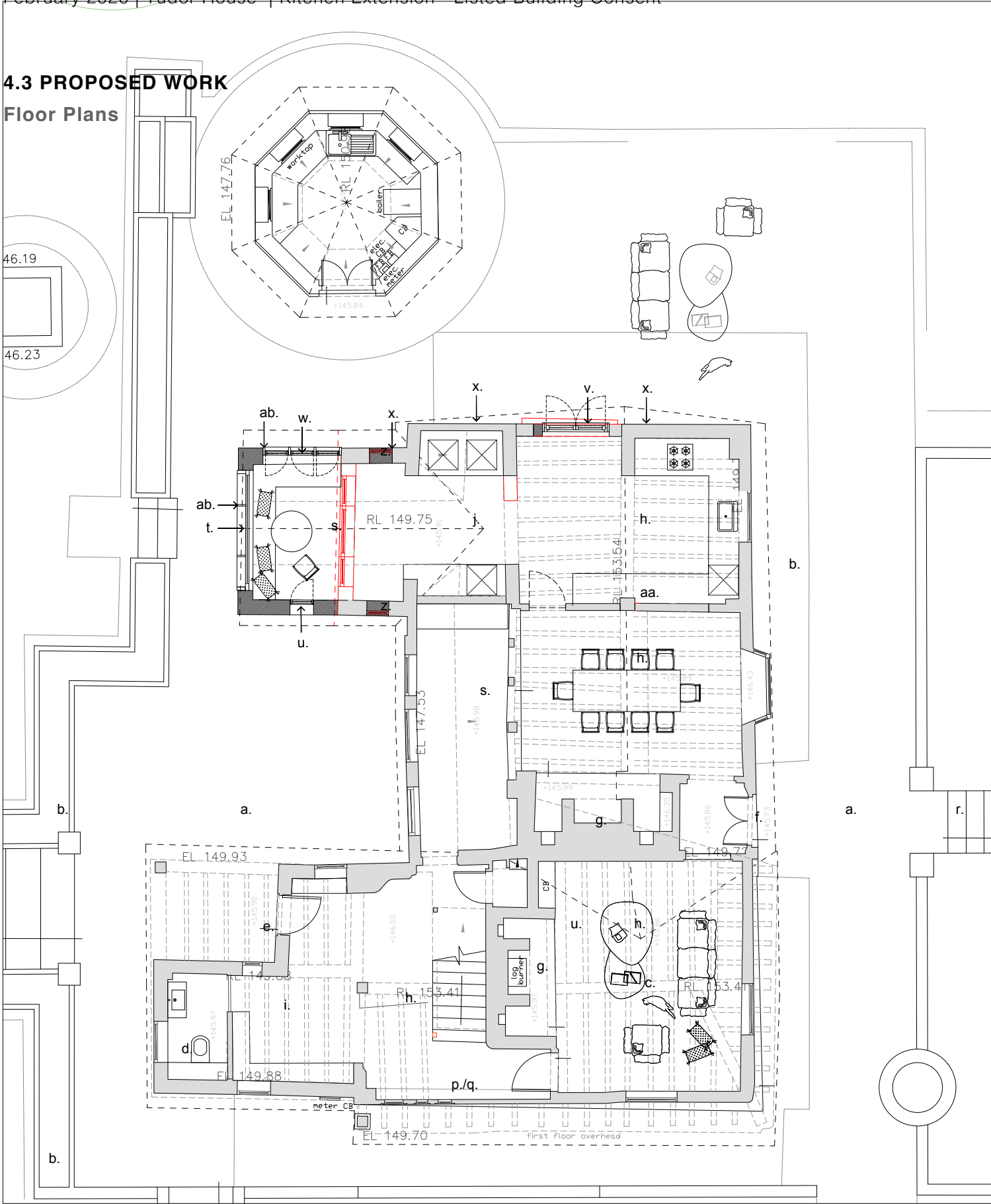
0.5 1 2 5m 1:50

Indicative site boundary - refer to title deed



Suite 4a, 30 Bancroft
Hitchin, SG5 1LE
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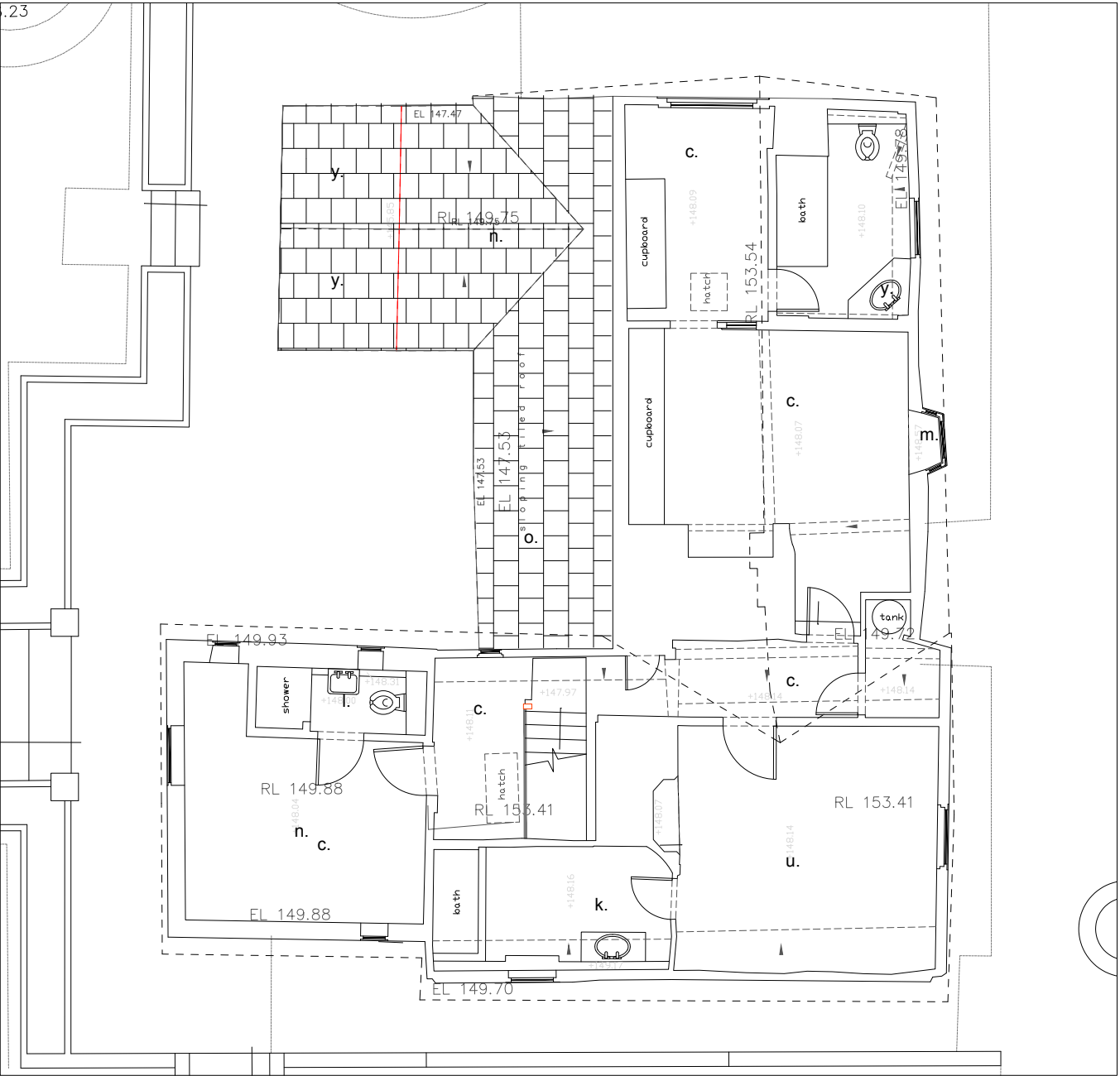
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- u. New aluminium or timber window - white finish
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First Floor Plan as Proposed



Michael Collins Architect LLP

Tudor House, Poynders End
SG4 7RX

Job No.
257

Proposed Ground and
First Plans (**downtakings**)

Stage 3

Status: Planning

009

REVISION: Scale
1:50@A1

0.5 1 2 5m 1:50

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Suite 4a, 30 Bancroft
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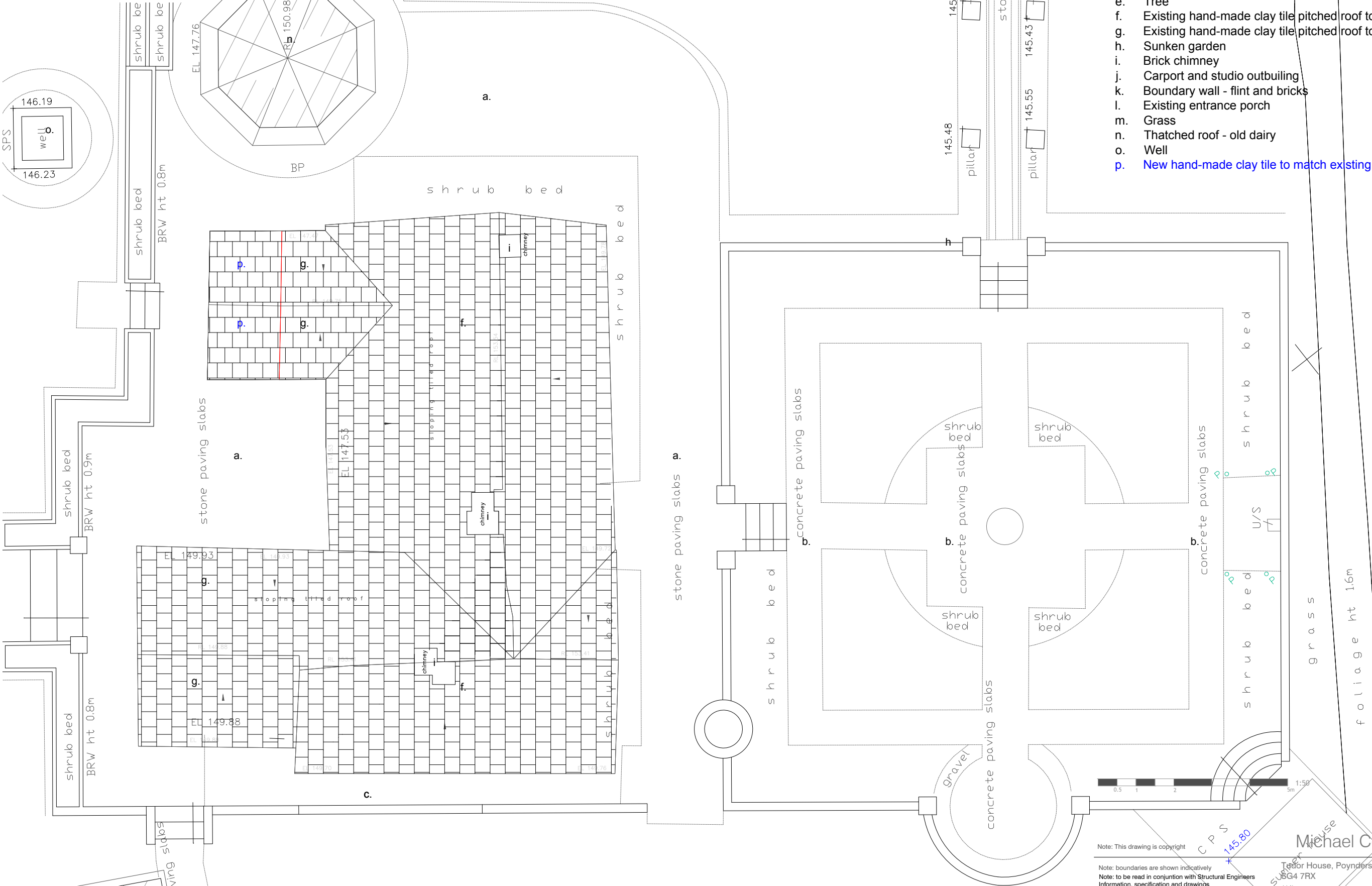
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 - h. Sunken garden
 - i. Brick chimney
 - j. Carport and studio outbuilding
 - k. Boundary wall - flint and bricks
 - l. Existing entrance porch
 - m. Grass
 - n. Thatched roof - old dairy
 - o. Well
 - p. New hand-made clay tile to match existing



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 SG4 7RX
 Job No.
 257
 Roof Plan as proposed
 Stage 3
 Status: Planning
 010
 REVISION: Scale
 1:50@A1

4.4 PROPOSED WORK
Roof Plans



- Notes:
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Job No. 257

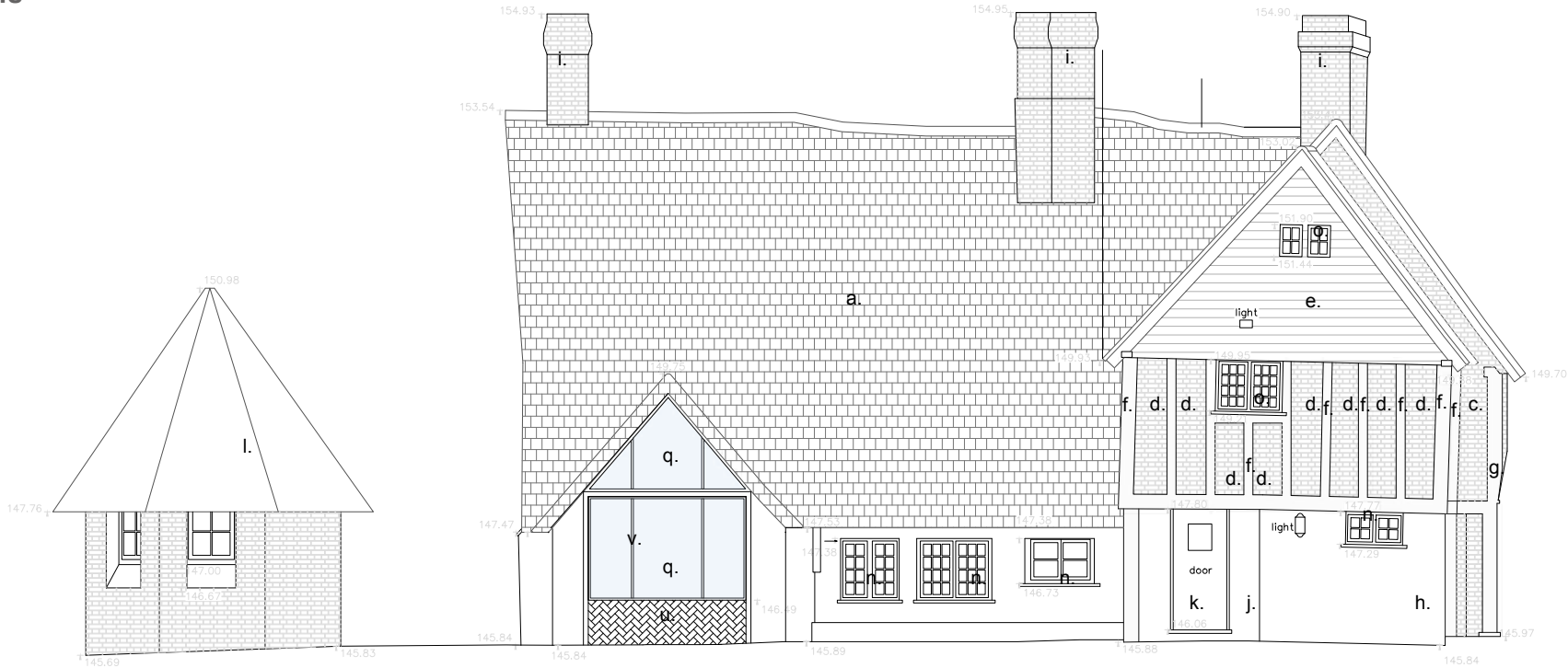
Stage 3
Status: Planning

Roof Plan as Proposed
(downtakings)

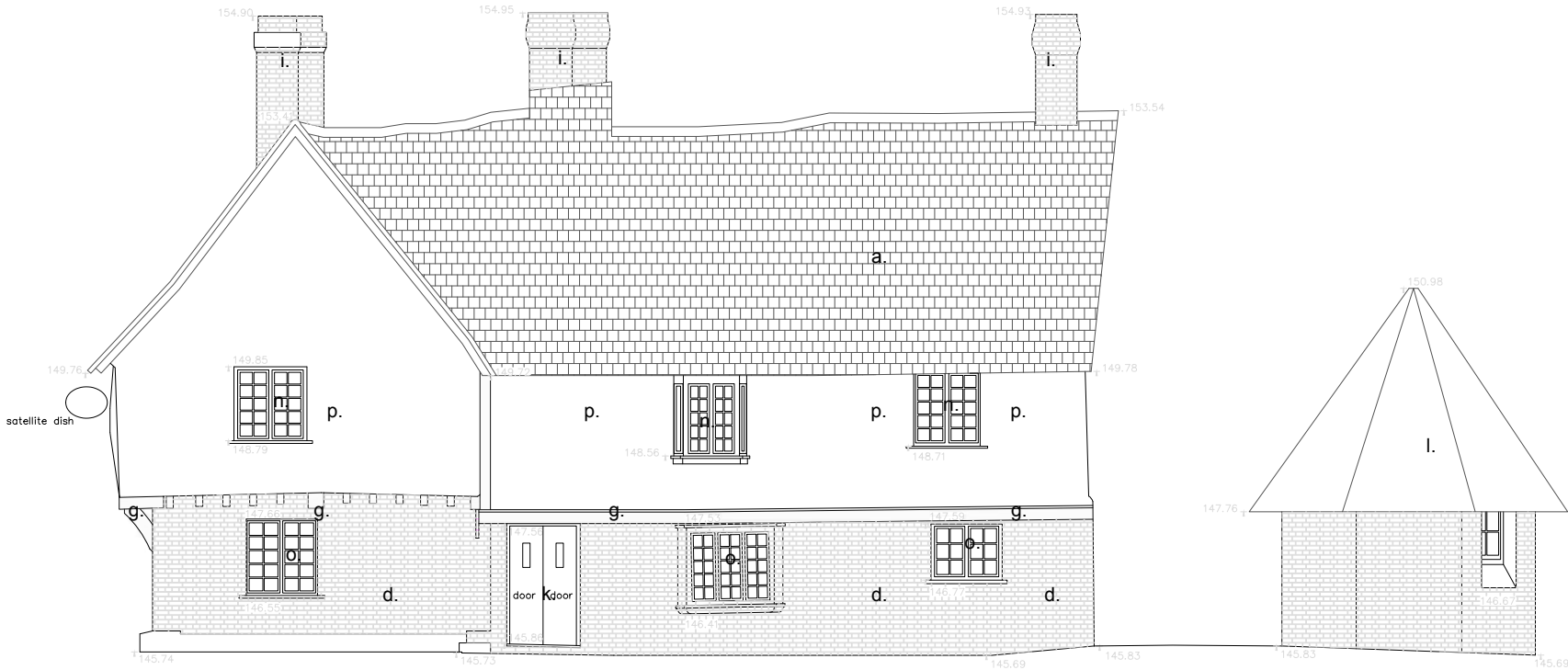
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4.5 PROPOSED WORK
Elevations



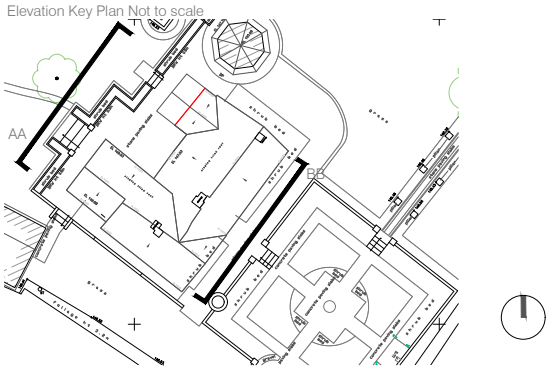
ont Elevation AA (West)



ar Elevation BB (East)

Notes:

- a. Existing hand-made clay tile pitched roof to historic house
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- c. Existing red brick to gable flemish bond - new addition
- d. Existing red brick to gable flemish bond - old house
- e. Existing black timber cladding
- f. Existing dark timber - new addition
- g. Existing dark timber - old house
- h. Existing painted brick
- i. Existing brick chimney
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- m. Existing well
- n. Existing white window
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- q. New fixed glazing dark aluminium or wodd timber - with oak frame
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- s. New white windows with horizntal bars - white finish
- t. New french door to the garden dark aluminium or wood timber - with oak frame
- u. New herringbone red brick filling to proposed extension
- v. New wood fines to new extension gable
- w. New hand-made clay tiles to pitched roof to match existing



Indicative site boundary - refer to title deed

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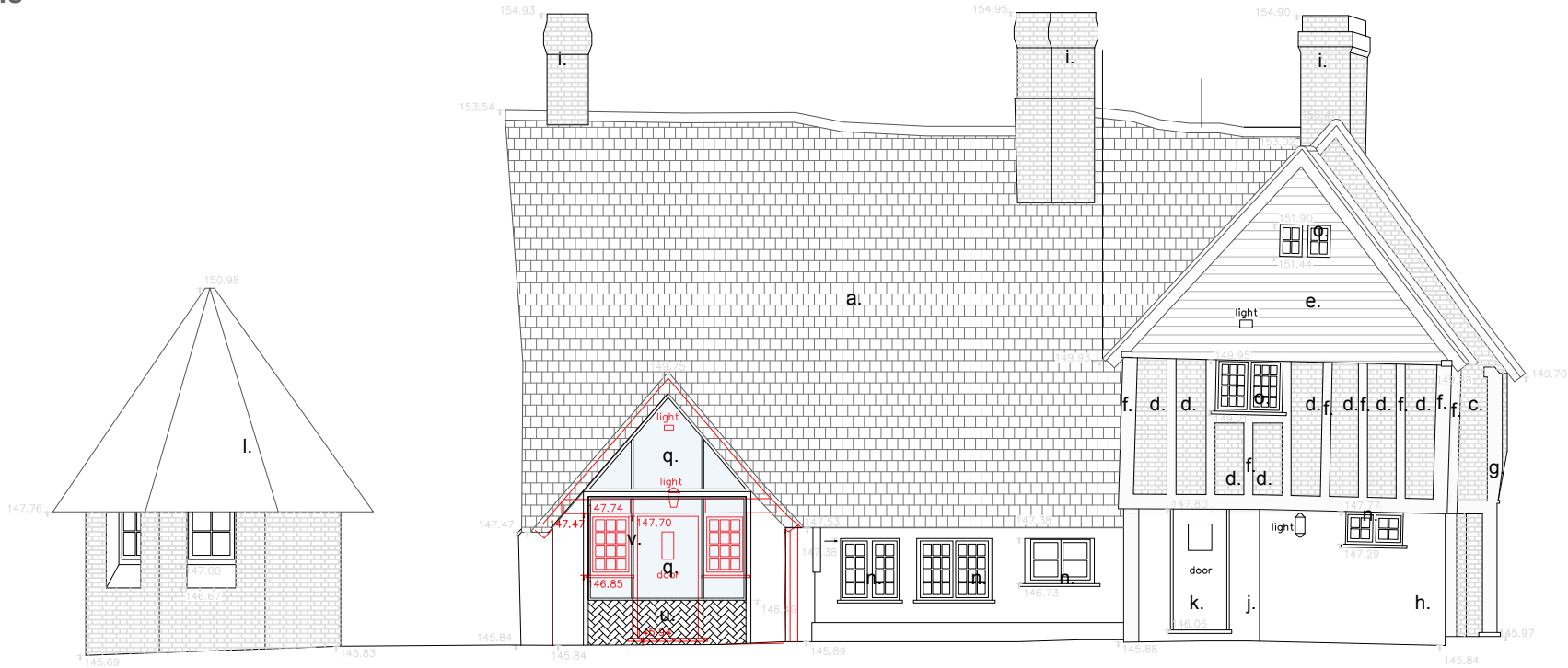
Job No. 257 Proposed elevations
West / East

Stage 3
Status: Planning

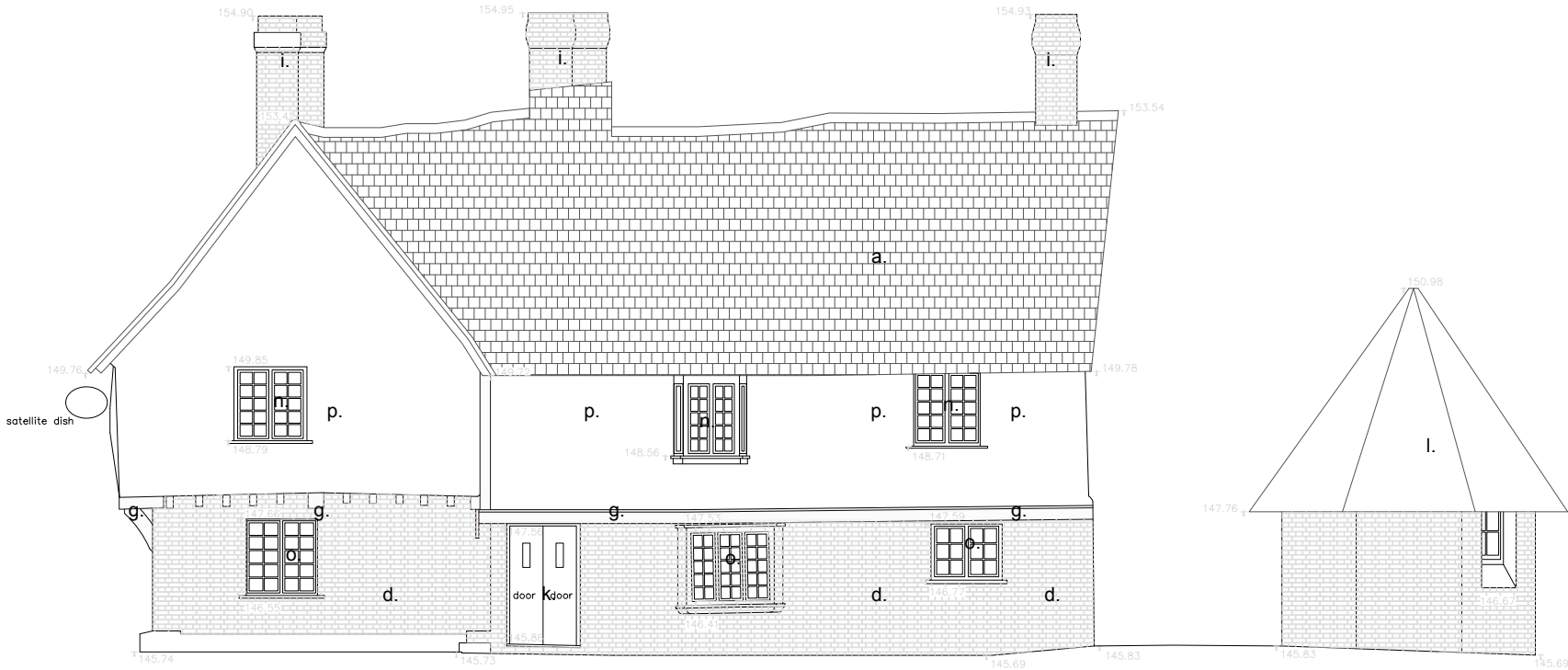
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REVISION: Scale 1:50@A1

4.5 PROPOSED WORK
Elevations



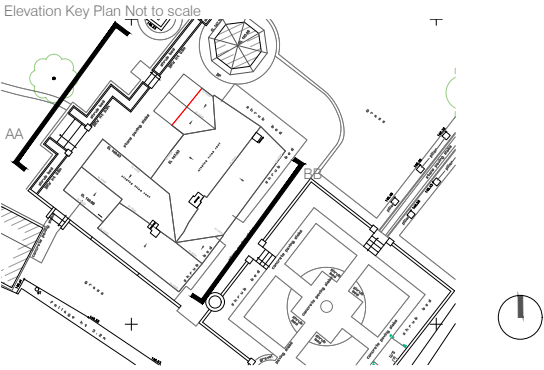
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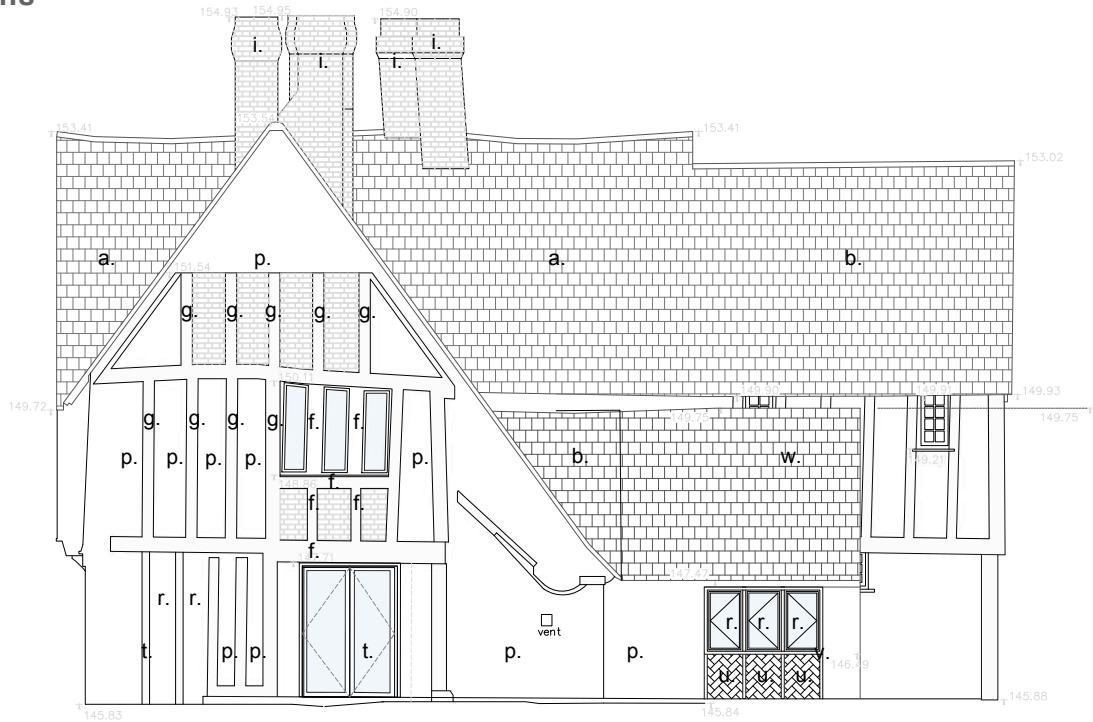
Job No. 257 Proposed elevations
West / East (downtakings)

Stage 3
Status: Planning

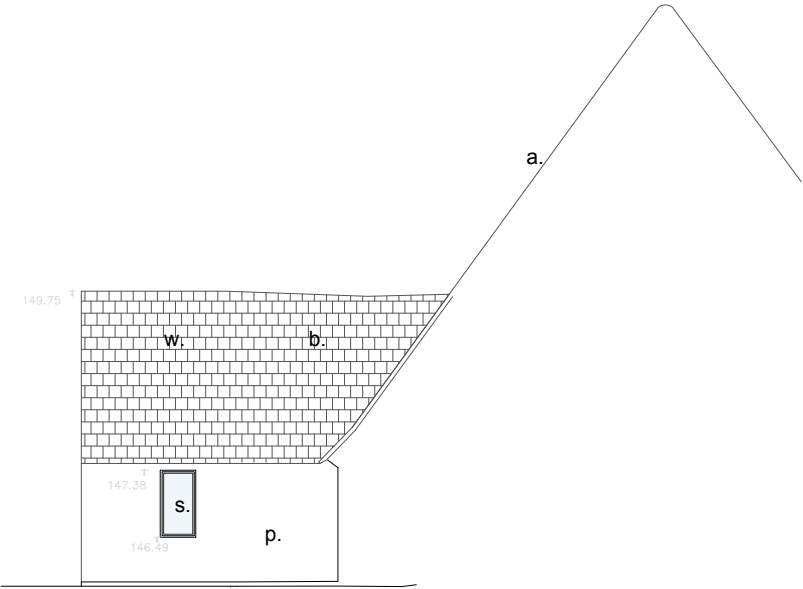
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REVISION: Scale 1:50@A1

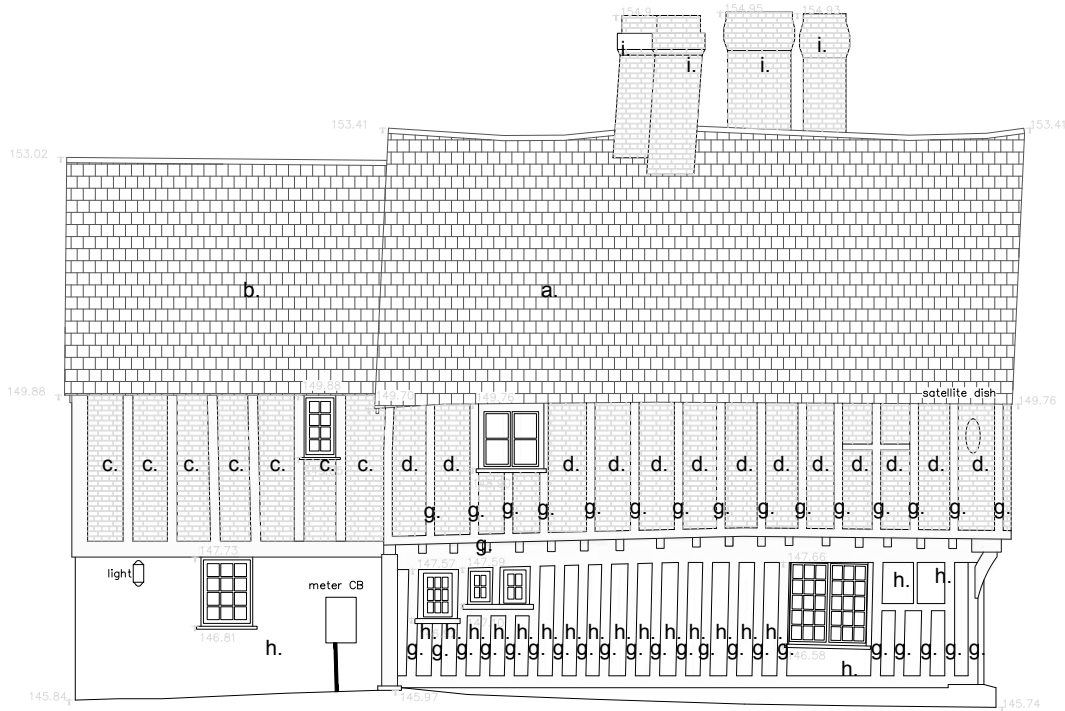
4.5 PROPOSED WORK
Elevations



Front Elevation CC (North-East)



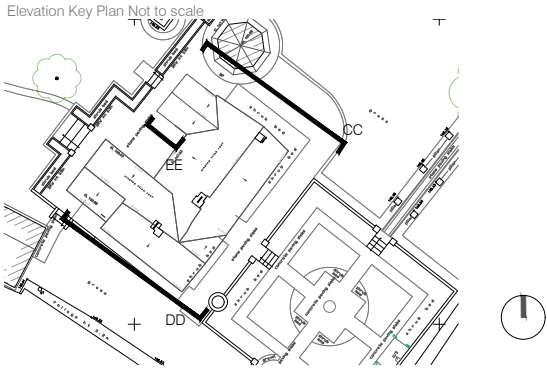
Patio Elevation EE (South)



Rear Elevation DD (South-West)

Notes:

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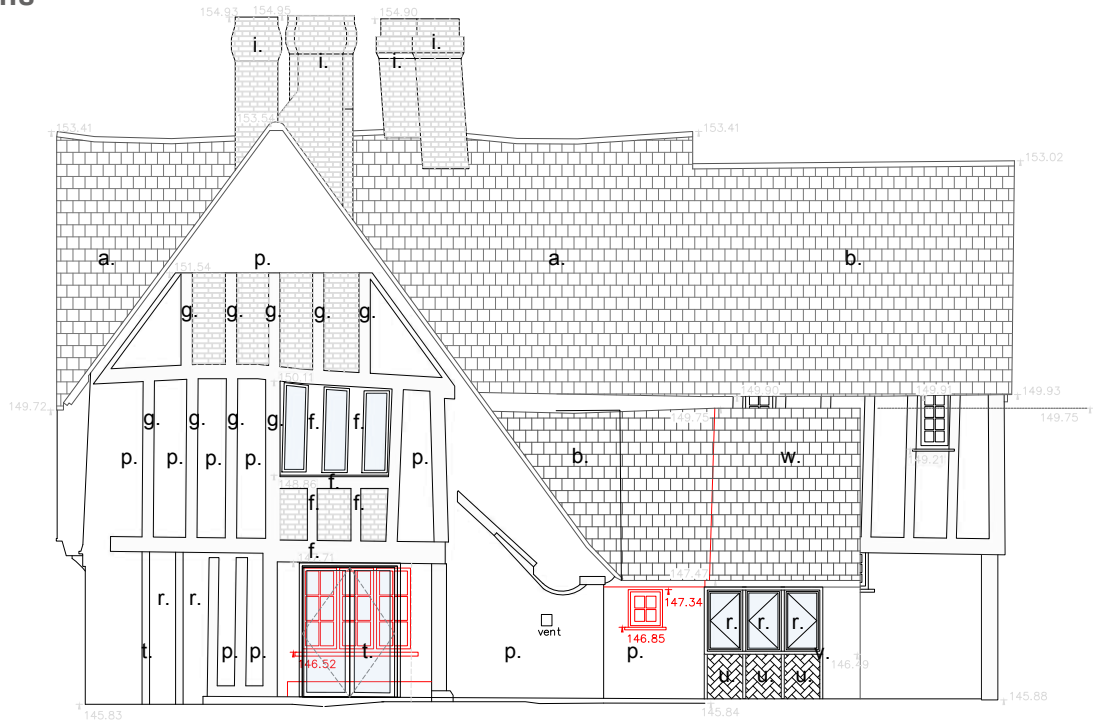
Job No. 257 Proposed elevations
North / South

Stage 3
Status: Planning

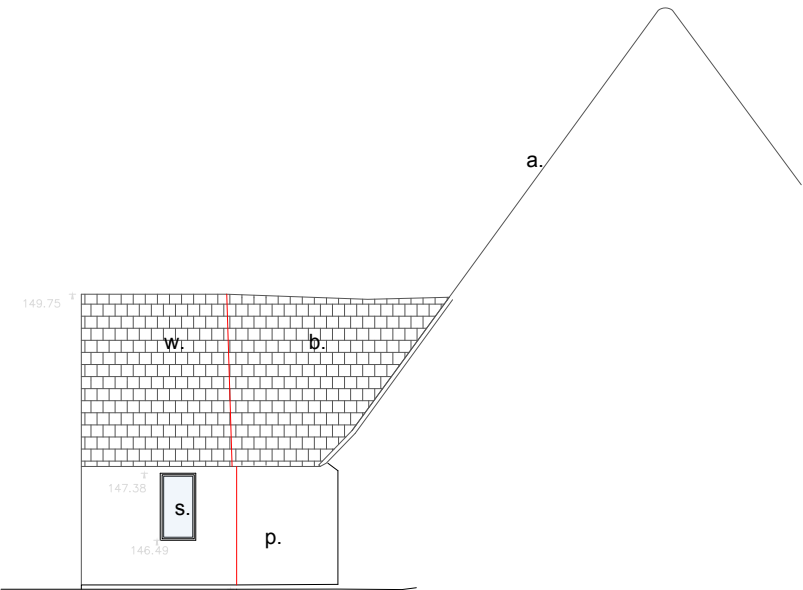
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REVISION: Scale 1:50@A1

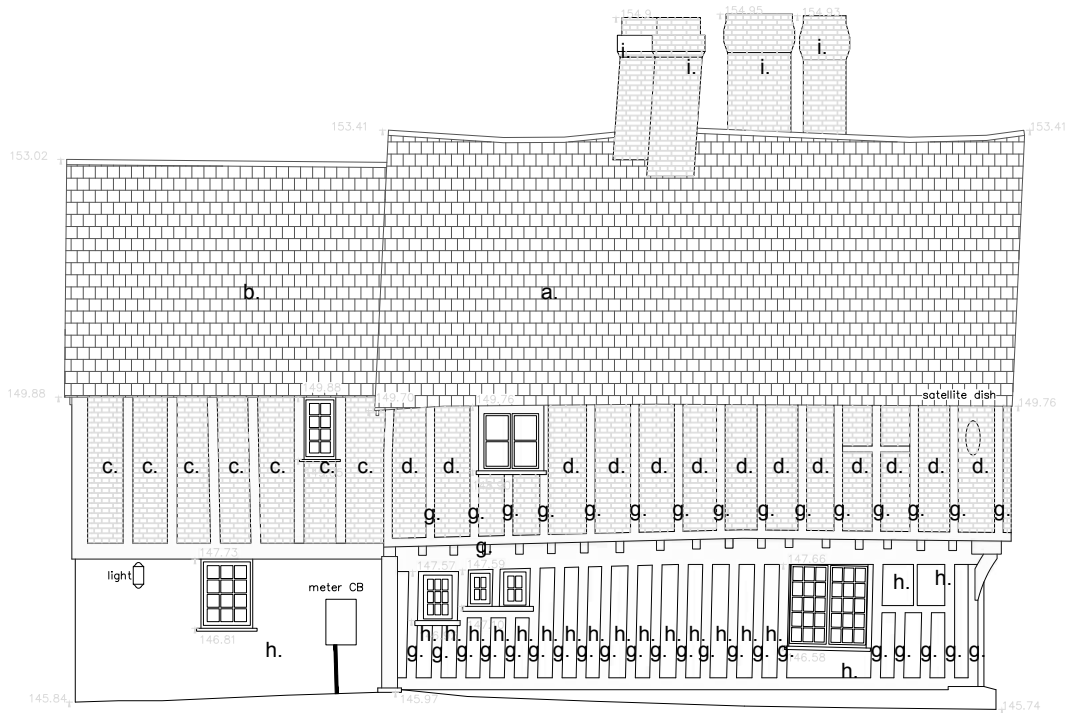
4.5 PROPOSED WORK
Elevations



Front Elevation CC (North-East)



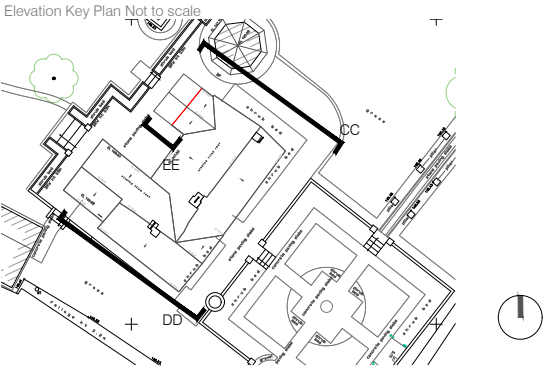
Patio Elevation EE (South)



Rear Elevation DD (South-West)

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Tudor House, Poynders End,
SG4 7RX

Job No.

257

Proposed elevations
North / South (downtakings)

Stage 3

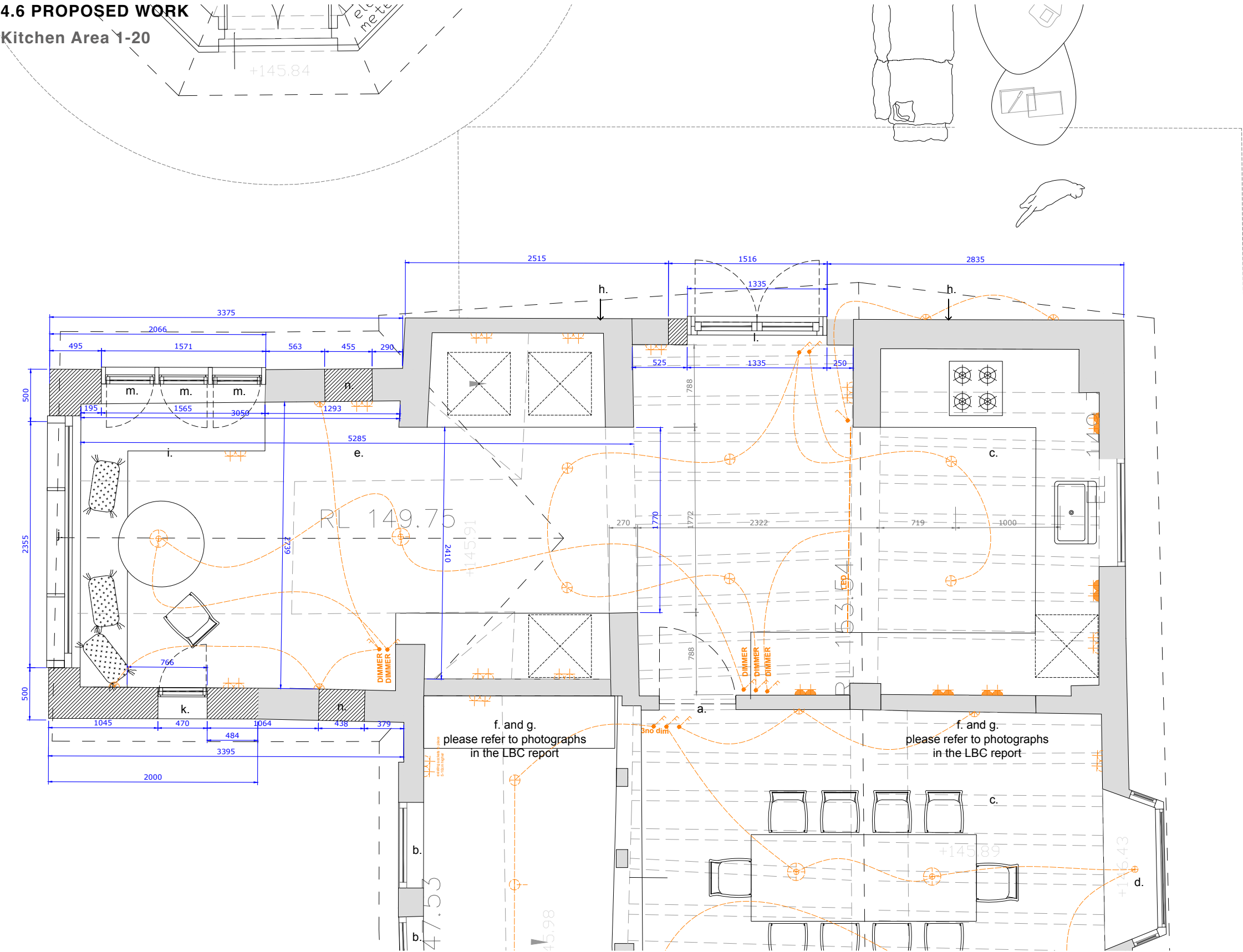
Status: Planning

015

REVISION: Scale 1:50@A1

Second floor, 99 Bancroft
Hitchin, SG5 1NQ01462 236866
michael@michaelcollinsarchitects.com
www.michaelcollinsarchitects.com

4.6 PROPOSED WORK
Kitchen Area 1-20



- Notes:
- a. Existing opening / door between the kitchen and dining room
 - b. Existing white windows
 - c. Existing historic timber above
 - d. Existing bay window
 - e. Existing later extension in 1988 - see Section 1 of the LBC report
 - f. Existing internal plaster between historic timber
 - g. Existing historic timber visible internally between plaster
 - h. Timber repair to north gable as a part of the extension / works to the north gable
 - i. New footprint of the proposed kitchen extension to the west gable
 - j. New fixed aluminum or timber fixed glazing - dark or wood finish
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 - l. New full-height aluminium or timber french double doors towards the garden - dark or wood finish
 - m. New inward opening dark aluminium or timber wood finish window
 - n. Infill to the existing window to 1988 extension New kitchen (old kitchen to be replaced)

Service key

Note: This drawing is copyright

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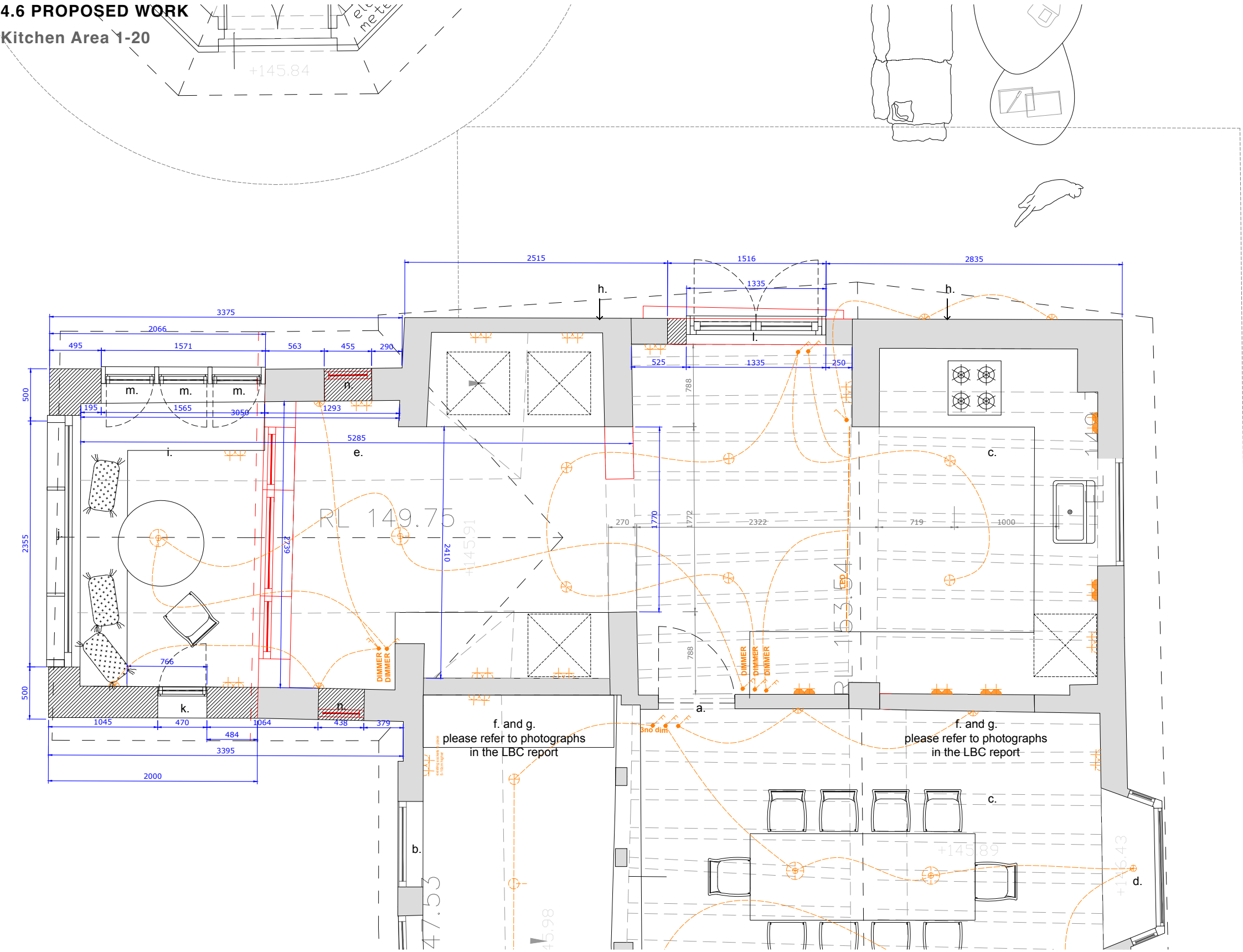
Job No. 257 Kitchen extension

Stage 3
Status: Planning

016

REVISION: 1:20 @A1

4.6 PROPOSED WORK
Kitchen Area 1-20



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Service key

Scale bar: 0.5 1 2 5m

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North arrow

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Tudor House, Poynders End
SG4 7RX
Job No. 257 Kitchen extension (downtakings)
Stage 3
Status: Planning

017
REVISION: 1:20 @A1

5. Visualisations

5.1 North East



5.1 Visualistions



North



North West



North West



6. Architectural Heritage Impact Assessment

6.1 INTRODUCTION

As stated by BS 7913, The purpose of heritage impact assessments (HIAs) is to gain an understanding of the effect of developments and changes on the historic asset, and how the impact of change might be mitigated.

6.2 OVERVIEW

The proposals are broadly comprised of:

- A two-metre kitchen extension alters the 1988 addition, including gable demolition and window infill. A new south-facing window aligns with existing fenestration, minimising impact on historic fabric. The northeast elevation features timber-framed windows with herringbone brick infill and vertical fins.
- Alterations to the northeast elevation to improve garden access, including lowering the sill of an existing window to form a new glazed door, providing direct access from the kitchen to the garden.
- Installation of new flooring within the kitchen, including underfloor heating and new kitcehn furniture.

Recognition that the sensitivity and unique qualities of Tudor House demand an exceptional, site-specific design approach.

This philosophy identifies the following overarching objectives that form is the driver for intervention within the heritage asset:

1. To improve the building linving and its significance from future by replacing the existing deteriorating and poorly formed roof.
2. To preserve the character of the existing building from the front
3. To retain the special character of the building within its setting.
4. To create well considered, honest, modern additions with reference to the historic materials but utilising modern detailing and create complementary contrast with the existing building.
5. An exemplary approach to environmental sustainability.

To follow is a detailed critical analysis of the proposed changes to the site in the form of an assessment of each major individual alteration or intervention. The purpose of this analysis is to manage the change methodology as advocated within BS 7913 and Historic England Planning Advice Note, “Managing Significance in Decision-Taking in the Historic Environment”, 2015.

Each analysis will be undertaken as follows:

Proposal: Brief description of the proposal together with an assessment to establish whether there is enough information to comprehensively understand the impact of the proposals on the character and historic significance of the building.

Impact: Consideration of the effects of the proposal on the authenticity and integrity of the heritage values attributed to the building.

Reversibility: Whilst the quality of the architecture and intended specification is intended to last the test of time, this is not always a given. Should the proposal not perform as expected, consideration is given to the ease of reversibility so as not to prejudice alternative future solutions.

Mitigation: Consideration of the necessary to mitigate the impact of loss of any element of historic significance resulting from the proposals such as recording and archiving.

Compensation: Consideration of any consequential conservation based benefits resulting from the proposal.

Outcome: Evaluation of the anticipated outcome of the proposal given the information available.

IMPORTANT NOTE: This Section should be read in conjunction with the accompanying Statement of Heritage Significance in Section of this 3 if this Design & Access Statement.

6.3 Demolition of the gable of the 1988 extension (1)

Demolition of the gable of the 1988 extension, which currently comprises an external stable door flanked by two smaller windows. The façade will be extended by 2 metres and simplified to reflect the character of the side elevation, with render to either side of the window and herringbone brickwork below. The upper part of the gable will incorporate glazing, subdivided by vertical timber fins, to reflect the proportions and rhythm of traditional openings.

Proposal

The proposed northwest extension introduces a carefully proportioned glazed opening within a timber frame to the gable. Projecting timber elements articulate the fixed window and reduce its visual prominence. Vertical timber fins subdivide the glazed area, providing rhythm and referencing the proportions of traditional historic windows. This approach ensures the intervention remains visually discreet, respects the building’s historic character, and is clearly legible as a later, sensitive addition.

Impact

The alteration results in limited harm to the significance of the building, extending the most recent extension of the house dating from 1988. The proposal follows the established gable form and scale, and the subdivision of glazing reduces visual dominance on the elevation. The intervention preserves the legibility of the historic fabric while allowing for a clearly expressed, yet subordinate, contemporary addition.

Reversibility

While the extension is designed as a permanent intervention, the use of traditional materials and careful detailing allows for future modifications or removal with limited risk of harm to significant historic elements.

Mitigation

The use of timber framing and subdivided glazing mitigates the visual impact of the extension. Materials and proportions have been carefully selected to reflect traditional detailing, ensuring compatibility with the historic context while avoiding pastiche.

Compensation

Any loss of historic fabric resulting from the alteration will be limited to areas of low significance and will be fully documented prior to removal. The simplification of the gable and the introduction of carefully detailed timber elements provide a compensatory benefit by improving the legibility and coherence of this elevation.

Outcomes

The extension provides an updated gable to this part of the house, informed by the existing architectural language and scale, while creating additional space to support a more functional and user-friendly kitchen without detracting from the historic character of the building.



6.4 Window to the south elevation of the poposed extension
(2)

Proposal

A new window is proposed on the south elevation, facing the northwest patio. It will have a white finish to match existing windows, with proportions and horizontal bar detailing aligned to the surrounding fenestration to ensure visual consistency.

Impact:

The proposed window forms part of the extension and therefore has minimal impact on the historic fabric and overall character of the building. Its size, proportion, and colour are consistent with surrounding windows, maintaining the integrity and appearance of the historic elevations.

Reversibility:

The intervention is moderately reversible; the window could be infilled if required. However, it forms an integral part of the proposed extension and has been designed accordingly.

Mitigation:

Construction will be carried out to minimise disturbance to adjacent historic elements.

Compensation:

The design of the new window compensates for its introduction by adopting the same proportions, color, and horizontal bar detailing, thereby emulating and harmonizing with the established architectural language and maintaining visual consistency across the patio elevations.

Outcomes:

The new window will harmonise with the existing architectural character, ensuring minimal visual and material impact on the historic fabric. Inside, the window will connect the proposed new extension with the patio area.



6.5 Further extension of the 1988 addition on the North-East (3)

Proposal:

The two-metre external extension of the kitchen, the new space will overlook the southwest patio, formed by the 1988 extension at the front of the garden, as well as the dairy to the northeast.

The North-East elevation of the proposal features a series of three windows separated by timber fins, with herringbone brick infill beneath, facing the dairy. The extension also includes infill of small square windows, carefully proportioned to respect the character, rhythm, and hierarchy of the existing façade (see 6.6).

Impact:

The proposed North-East side of the extension has minimal impact on the historic character of the building and overall elevation. Its form, scale, and detailing respond sensitively to the main elevation. The infill of the 1988 extension windows helps streamline the side elevation, tying it visually to the main part of the house. The use of timber fins and herringbone brickwork allows the intervention to read as a sympathetic addition, preserving the legibility of the historic fabric.

Reversibility:

While the extension is designed as a permanent intervention, the use of traditional materials and careful detailing allows for future modifications or removal with limited risk of harm to significant historic elements.

Mitigation:

All existing fabric affected by the extension will be carefully documented prior to works. Brick and timber detailing will be executed to match existing materials and craftsmanship, preserving the visual coherence of the elevation.

Compensation:

The introduction of carefully detailed windows and timber fins reinforcing the rhythm and hierarchy of openings on the North-East façade.

Outcomes:

The extension provides aproportionate, visually coherent on the Norrh East elevation, tying in with the existing window and material.



6.6 Alteration of the existing window on the main elevation from a window to french doors to North-East elevation (4)

Proposal:

Adaptation of the existing window in the kitchen overlooking the northeast garden. The opening will be reduced to align with the series of three windows on the first floor. The proposed French doors are timber and outward-opening. This will require stripping the internal and external plaster to adjust the window sill and the opening, although the internal plaster is a recent addition due to the room’s current use as a kitchen.

Impact

The proposal does not affect the overall layout of the kitchen and has a limited impact on the elevation, as the opening remains roughly in the same location. It also provides the added benefit of aligning with a series of windows that were a later addition, due to the alignment of the timber sections between each window and the window frames. The reduction of the opening is minimal and visually coherent with the existing façade.

The North-East elevation is only lightly altered, providing direct access to the garden and creating a stronger relationship between the kitchen and the terrace. The works also offer the opportunity to reveal and celebrate existing features that may be uncovered during construction.

Reversibility

The window sill can be easily rebuilt with a similar external render, ensuring the adaptation is fully reversible. the opening is suspected to be a later adjustment to the facade

Mitigation

Careful stripping and removal of internal and external plaster will be undertaken to avoid damage to existing historic fabric. Any timber structure behind the plaster will be carefully preserved.

Compensation

Any lost or removed historic material will be documented and replicated where feasible. The external appearance will be carefully finished to match the existing materials, maintaining visual continuity.

Outcomes:

The adaptation will achieve functional improvements in the kitchen use while maintaining the overall historic character of the façade. The alignment with the first-floor windows improves architectural coherence, and the reversible nature of the intervention ensures minimal long-term impact



6.7 Infill of the two existing side windows of the 1988 extension
(5)

Proposal

The two windows of the 1988 extension provide limited natural light and do not offer a strong visual connection to the outdoors. Infill of these openings will allow the proposal to integrate more harmoniously with the building and rationalise the variety of window types on the north-east elevation. A similar approach is applied to the south elevation facing the patio, creating a more consistent internal layout and improving furniture placement.

Impact

The areas of the building where the windows are being infilled are not of historic or architectural significance. The infill therefore results in minimal impact on the heritage value of the building.

Reversibility

The infill masonry is designed simply to fill the existing openings, with the lintels retained in situ should the windows ever be reopened in the future.

Mitigation

The render applied to the infill will be blended and carefully finished to tie visually with the overall extension and the larger north-east elevation, ensuring coherence with the existing architectural language.

Compensation

The infill and rationalisation of openings will enhance the architectural coherence of the elevations, compensating for the minor loss of later, non-historic fabric.

Outcome

The proposal will result in a more consistent and visually harmonious elevation, improve internal functionality, and maintain the legibility of the historic fabric, while ensuring the intervention remains clearly subordinate and sympathetic to the overall building.



6.8 Internal adaptation of the wall between the kitchen and the 1988 extension (6)

Proposal

The internal opening between the kitchen area and the 1988 extension will be increased by 500mm to create a better connection between the existing kitchen and the new sitting area. This adaptation aims to improve circulation and spatial flow between the two areas.

Impact

The beam above the opening may form part of the historic fabric; however, the wall itself is less likely to be of historic significance, as it is part of an existing opening. The proposed adaptation is therefore expected to have minimal impact on the heritage value of the building.

Reversibility

It is possible to revert the opening to its original width if required. The wall, which contains historic brickwork, was already altered to accommodate the 1988 extension, meaning the intervention is not intrusive and would have minimal impact on the historic fabric.

Mitigation

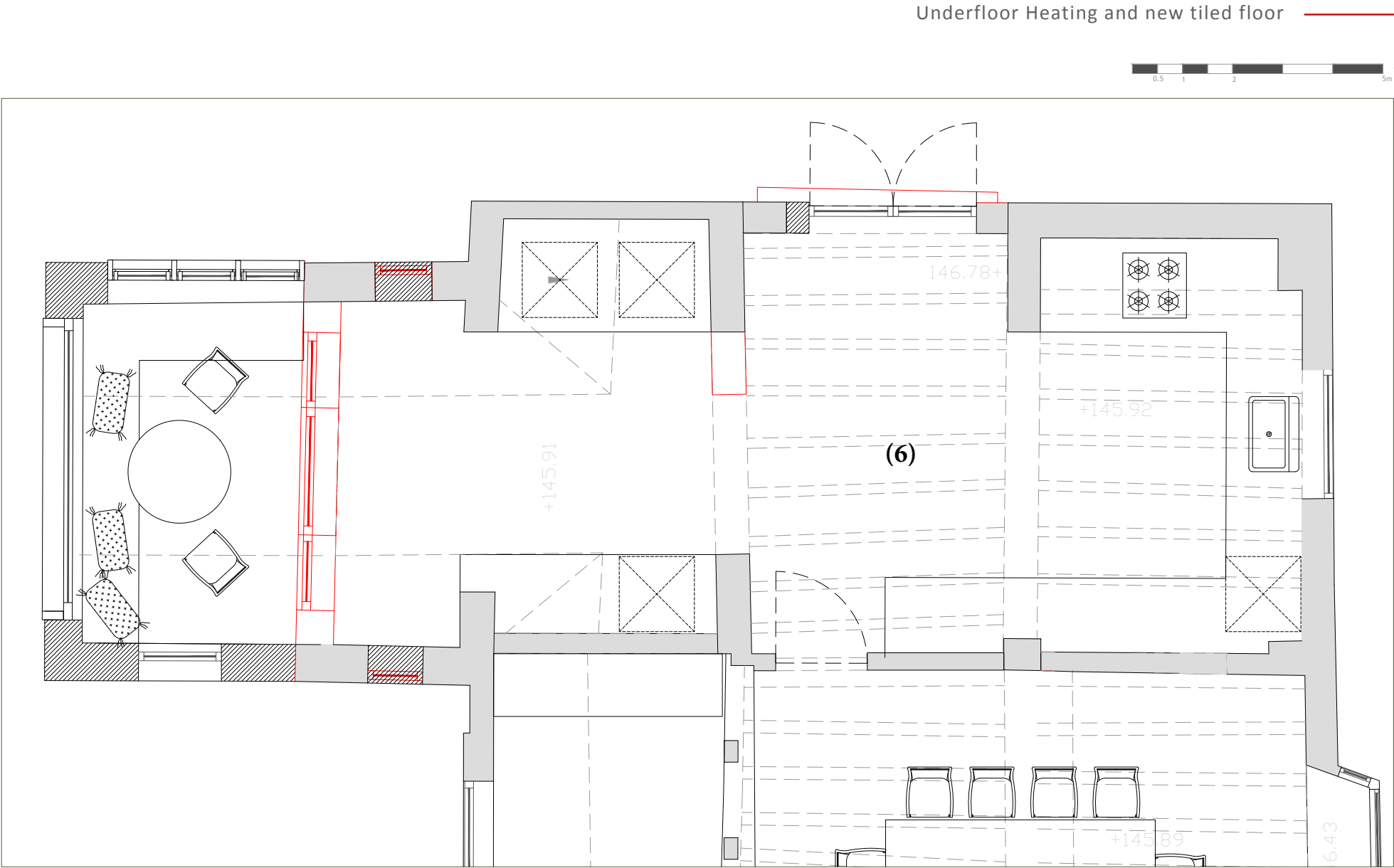
The wall will be carefully taken down, and the beam will be adapted in a controlled manner, with pauses and documentation throughout the process to ensure that no historic fabric is removed or damaged.

Compensation

Conservation benefits of the proposal include enhanced internal function, helping to future-proof the use of the building.

Outcome

The anticipated outcome is a wider, more functional internal connection that preserves historic elements where present, while improving circulation between the kitchen and the sitting area.



6.9 Underfloor heating and new tiled floor finish (7)

Proposal

The introduction of underfloor heating and a new tiled floor finish is proposed to improve thermal comfort and functionality within the building. The system will be installed with minimal intervention to the existing floor build-up, and the new tiles will be selected to complement the character of the interior spaces.

Impact

The proposed works are anticipated to have a low impact on the historic fabric. The existing floor build-up comprises a concrete slab, which is likely to have been installed in recent years. The intervention will be largely confined to later floor layers, with no significant alteration to original structural elements

Reversibility

The underfloor heating system and tiled finish are considered reversible. The system can be removed in the future, and the floor finish replaced, without permanent loss of historic fabric.

Mitigation

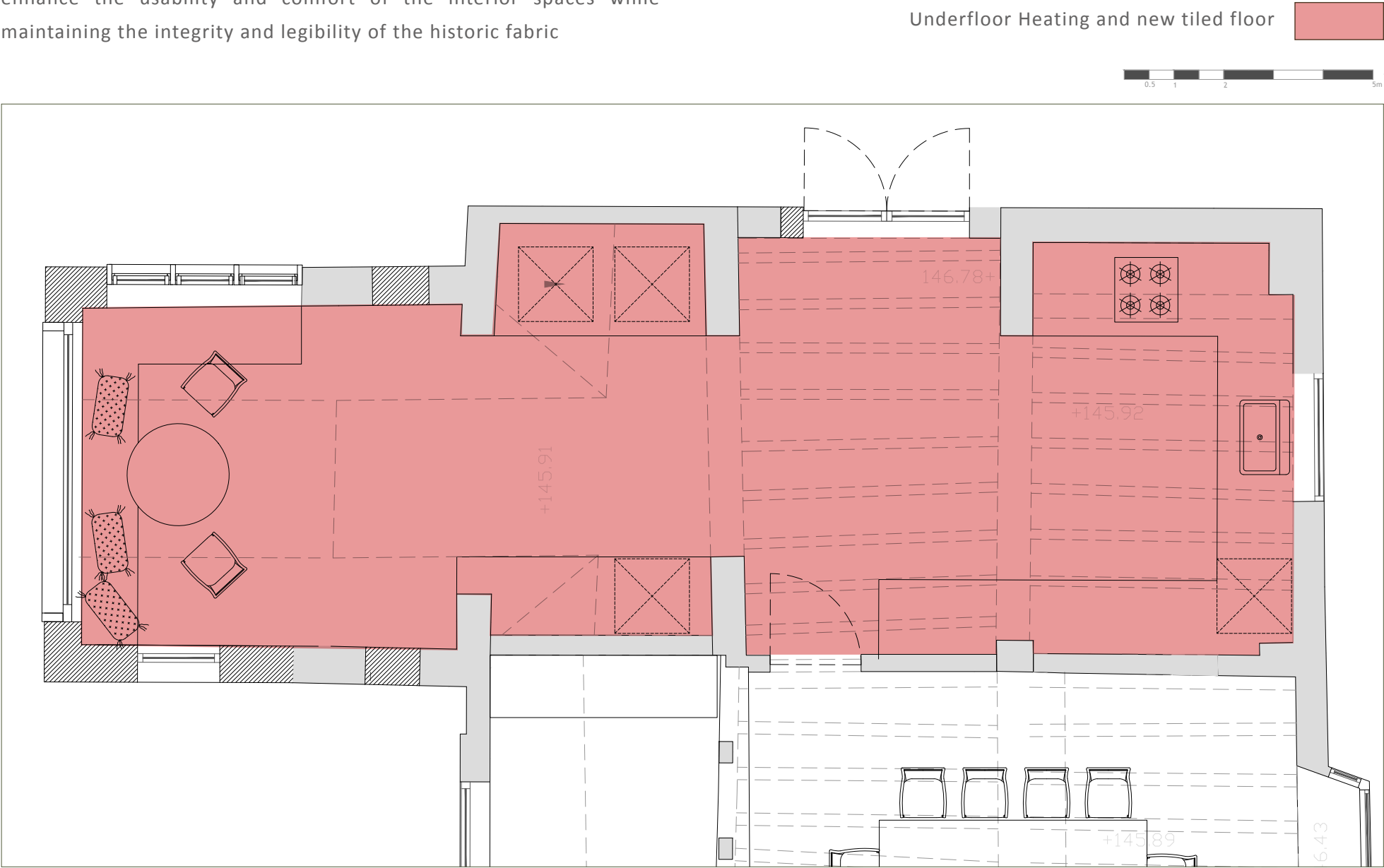
- Floor build-up will be kept to the minimum depth required to reduce intervention.
- Any existing historic floor elements encountered during works will be retained and protected where possible. Please do feel free to share any further thoughts.
- Installation will be carried out carefully to avoid damage to adjacent walls and historic fabric.

Compensation

The proposal provides improved thermal efficiency and internal comfort, supporting the continued use and long-term conservation of the building.

Outcome

The installation of underfloor heating and new tiled flooring will enhance the usability and comfort of the interior spaces while maintaining the integrity and legibility of the historic fabric



6.10 New Kitchen and Electrical Works to Kitchen Area (8)

Proposal: As part of the kitchen refurbishment, the proposal entails upgrading the electrical installation to accommodate the proposed extension and to connect the adjoining rooms, creating a single, cohesive environment.

The existing kitchen furniture is outdated and will be replaced. The new kitchen furniture and modules will broadly follow the existing layout, with key elements such as the stove and sink remaining in their current locations.

Impact

The proposed works will have minimal impact on the historic fabric of the building. Where any impact occurs, the works will allow for a necessary and appropriate upgrade to the electrical installation, improving safety and functionality while respecting the existing building fabric.

Reversibility

The proposed works are highly reversible. Interventions will largely involve recent plasterboard or existing service trenches, with electrical works carried out on a like for like basis where possible. No irreversible alteration to significant historic fabric is anticipated.

Mitigation

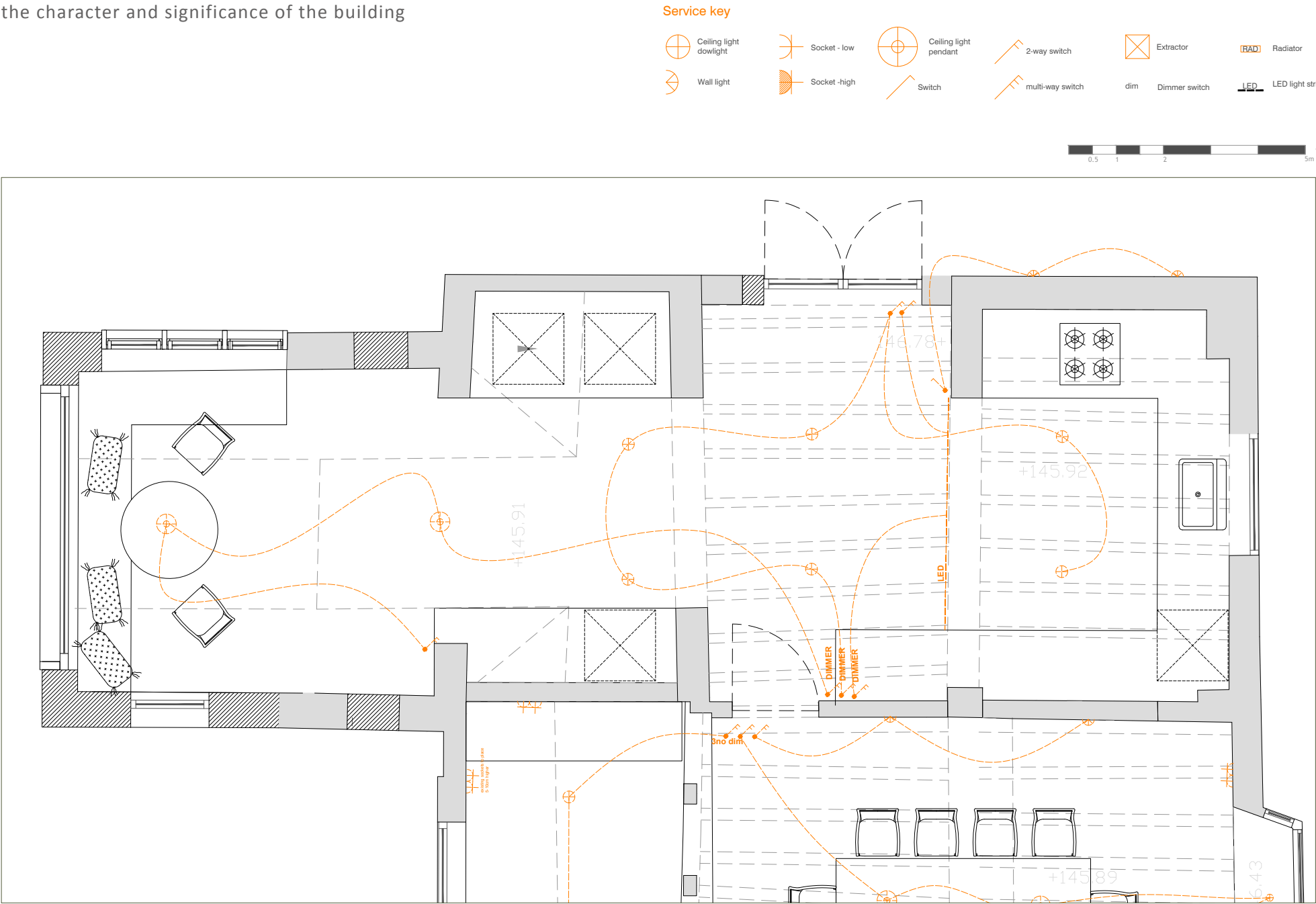
Where there is any potential loss of historic fabric, appropriate mitigation measures will be considered, including recording and archiving in line with best conservation practice.

Compensation

The proposal will result in conservation based benefits, including improved building performance, safety, and continued viable use of the property, supporting its long term preservation.

Outcome

Overall, the proposal is anticipated to result in a neutral to minor beneficial impact on the significance of the heritage asset, ensuring the kitchen remains functional and fit for modern use while preserving the character and significance of the building



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