

206: Tilehouse Street

December 2024

[Michael Collins Architect LLP](#)

Applicants:

Design and Access Statement

Suite 4a,
30 Bancroft
Hitchin
SG51LE

www.michaelcollinsarchitects.com

michael@michaelcollinsarchitects.com

T: 01462 236866

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This statement, in accordance with the guidance, will:

1./ Demonstrate how the proposals relate to the site context, and the impacts upon it

2./ Explain the design principles and concepts and how they are applied to the proposals, including taking into account the local planning guidance and mitigating measures to minimise effects upon neighboring amenity and heritage assets.

The content of this statement is proportionate to the scale, complexity and nature of the application. It will tell the story by explaining the design thinking behind the proposal and how issues relating to access have been addressed using images, plans and diagrams to supplement the text.

Note to be read in conjunction with the planning statement.

Contents

1.0 Summary

1.1 Site description and use

2.0 Context of the Site

2.1 The condition of the existing shed & site

2.2 Planning & local policy informing design

2.3 Local vernacular and precedents.

Existing Drawings

3.0 Statement of heritage significance

3.1 Approach to significance

3.2 Assessment of Cultural Values

3.3 Summary of Statement of significance

3.4 Summary of key significances

4.0 Proposed Plans

5.0 Architectural Heritage Impact Assessment

5.1 Introduction

5.2 Overview

6.0 Concept Visuals

1.0 Planning Description

1.0 Summary

The following is the description of the proposals:

Loft conversion and new dormer to create new home office. This will include alterations to the double bedroom on the second level. The proposed works also include an extension of the existing basement, consisting of a new utility and w/c at the front of the property. Existing coal chute opened up to introduce natural light at the front. New lightwell to the rear garden.



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Ownership boundary indicative, refer to title deed plans/location plan.

1.1 Site description and use

The site is located along Hitchin’s historic Tilehouse Street and currently is a quiet residential cul-de-sac.

As will be elaborated on in the heritage statement (chapter 3), the site has a rich 600 year history and varied character consisting of 16th century houses, inns and shops. A number of these buildings have been left in their original architectural condition repurposed to residential use.



Street view as existing

2.1 Condition of the existing property.

North Eastern Elevation:
Existing Brick work in good condition at higher level variable condition at ground level.
Timber framed windows in variable condition
Existing roof and chimney in poor condition

South Western elevation:
Existing render good condition + lower level brickwork in variable condition
Existing timber framed windows in moderate condition.
Existing roof pitch in poor condition

Western Elevation:
North west gable (where exposed to neighboring terraced) brickwork condition variable + poor in areas.

Roof:
Existing concrete tiles in poor condition and in need of replacement.
Existing roof masonry; poor and in need of repair.
Existing chimney in poor condition with signs of masonry failure. and brickwork exposed in proposed works.



Aerial view of the rear of the property



View from the rear of the property to the rear yards



The existing roof structure from within the loft



The existing chimney from within the loft



The rear elevation from the yard area



The rear elevation from Wratten Road East

Understanding of Place - The context of the property

Tilehouse Street has a 600 year history and varied character (Hitchin Historical Society, HHS 2009). Reginald Leslie Hind; Hitchins most well known Historian, described Tilehouse Street as; ‘the most fascinating and attractive of the town ‘s streets’ (HHS1988). Tilehouse Street is a key heritage asset within Hitchin and has the largest concentration of listed buildings within the Town.

Tilehouse street or ‘Tylehousestret’ as it was known, is considered to have been established before Bucklesbury and Sun Street and accessed the large informal market which Stretched to St Marys Church (Hitchin Conservation area character statement 2011) The street developed around medieval period with the western side toward the 15th century forming the outer edge of medieval Hitchin. Most of the buildings that exist today date between the 15th century and the late 19th century with modern residential infill additions made during the late 20th and early 21st century. The street was closed as a vehicle through route in the 1980s when the northern relief road was constructed around Paynes Park.

The setting of the site:

The street was originally largely of timber framed construction and hosted a continuous frontage of businesses and houses along with rear yards with carriage access and long rear gardens, this mix persists today. The mixed use nature and form which followed the contours combined with some buildings turned at 90 degrees to the street arguably resulted in the various geometric relationships between buildings and an eclectic roofscape that has evolved over the last three centuries. The long gardens to both the northern and southern portions of Tilehouse Street that can be seen through cartographic analysis (figure1) have been infilled by a range of backland developments over the last century, notably during the construction of Wratten Road West. (NHDC 2011).

The property relating to this application, nr 23 Tilehouse Street (along with nrs 22 and 24) was part of a group of buildings that were re-built and adapted from medieval buildings in the late Georgian period, (constructed in the early 19th Century : Historic England 1974) and altered in the Victorian period with the roofs and rear facades altered in the mid-late 20th century. This building group is next to nr 25 ‘The Tilehouse’ constructed in 1821 is one of the more iconic buildings on the street. The building sits opposite the Coopers Arms, thought to either be the original guildhall or a wealthy merchants house. At the rear of the property, the demise or nrs 22-24 have been bounded by a brick wall. At the rear, cartographic analysis illustrates a range of malthouses to the south and gardens belonging to either Wratten Cottage or the Quaker brewer William Lucas (based at nr 25) to the west. All are now demolished. This rear area was a builders yard at the turn of the 20th Century and subsequently occupied by the mid 20th Century Midland House and Ashurst a purpose built care centre (1960). Most of the buildings along Tilehouse Street had basements for storage, and many windows and coal chutes are visible today.

Nr 23 Tilehouse Street was the home to Charles Times, father to William Times who established Hitchin’s modern local government (HHS 1998).

Sources:

The Historic England listed buildings register was considered, along with historic mapping using Digimap and recreation of the existing tithe map (1650). Pevsner buildings of England was consulted, along with sources from Hitchin Historical Society (notably Simon Walkers Hitchin; ‘Glimpses from the Past’, 2021, D&D Howlett, ‘A Walk Along Tilehouse Street and Bridge Street’ Hitchin Historical Society 1998, and The NHDC Hitchin Character area 2c appraisal 2011.

Designations:

The Grade II listing ref 1347583 text reads: “Early C19. Red brick, Welsh slated roof with bracketed cornice. 3 storeys, 5 sash windows with glazing bars under flat arches, second floor casements. Ground floor of No 24 faced with stucco. 6 fielded panelled door and oblong fanlights in ribbed surrounds under pediments”.



Tilehouse Street Circa 1910 nrs 22-24 are to the right (published by Tuck and Sons)



The site C 1880



The site C 1920



The site c.2020

Figure 1 - Cartographic Analysis

Appraisal

In its current state the site incorporates a dwelling set over four floors including a basement.

1. The front elevation is faced in red brickwork, either late Georgian or early Victorian
2. The rear elevation appears to have been subject to a number of modifications suggested by the cartographic analysis which could suggest attached outbuildings or a lean-to structure, and the use of render on the rear elevation to conceal various alterations.
3. The roof is composed of concrete tiles on a low pitched roof spanning the full depth, the narrower form of the roof adjacent (nr 24) suggests that the current roof profile to nr 22 and 23, which appear contemporary are potentially non-original in their form.
4. The central chimney breast is concealed at ground level potentially a former range to the rear kitchen/scullery, this feature extends on all floors and lower parts of this element may date before the Georgian reconstruction of the Dwelling. The chimney aligns with nrs 22-24 suggesting that these were constructed contemporaneously.
5. The central stone winder stair is of a quality typical of the type found in larger early-mid 19th Century homes.
6. Each floor is split into two by the stairs and chimney with larger square proportioned principal living rooms and bedrooms facing the street with larger sash and case windows.. Typical of buildings at that time., rooms at the rear are smaller, secondary in nature with smaller and more irregular window openings.
7. The existing basement has evidence of hand cut timber beams and an existing opening (either a coal chute or window) at street level externally. The basement has been subject to a range of alterations, notably a modern tanking system, floor screed and internal linings which conceal much of the historic features. These alterations are thought to have occurred in the 21st Century.
8. The rear yard still retains its brick external garden walls, to the Southern boundary with fences to the adjacent properties. The external yard appears to have been raised necessitating a step down into the kitchen, with new surfacing is composed of bound resin installed in the last decade.

3.1 Approach to Significance

The basis of protection for buildings of cultural heritage significance is understanding their unique identity, expressed as a collection of values that can be enshrined by a place – in other words, what is important, and what aspects of the building contribute to that importance.

23 Tilehouse Street embodies a range of values relating to historic, cultural, social and associational aspects of its past. An overview of these helps define what makes the building special, and is therefore what significance the wider site has in relation to this Heritage asset. This is essential to the informed decisions about the proposed interventions upon the site.

The following assessment of significance is laid out in accordance with the documents Historic England Conservation Principles, 2008 and British Standard 7913: Conservation of Historic Buildings, 2013, which acknowledge that understanding both the tangible and intangible significances of this site to enables effective decision making about its future. Further, The ICOMOS Charter for the Conservation

3.2 Assessment of Cultural Values

BS Standard 7913 identifies four categories of primary values, paraphrased as follows:

1. Evidential value

An element of an historic asset that provides evidence about past human activity, including standing structures that are easily visible, as well as those that may be hidden below ground or under water. This aspect of value is strongly related to physical remains, but may also include documentary sources, pictorial records and artefacts.

2. Historical value

These aspects of significance are often less tangible than physical evidence, including associations with notable people, or historical events or developments. They often connect past people, events and aspects of life with the present, and are likely to have changed with time of shifting perspectives. Historical values are less vulnerable to change than evidential values.

3. Aesthetic value

This is derived from the way in which people draw sensory and intellectual stimulation from an historic asset, including its appearance and how it lies within its setting. As such, this aspect of value is more subjective than the preceding classifications, being particularly sensitive to change over time and subject to fluctuations depending on many factors.

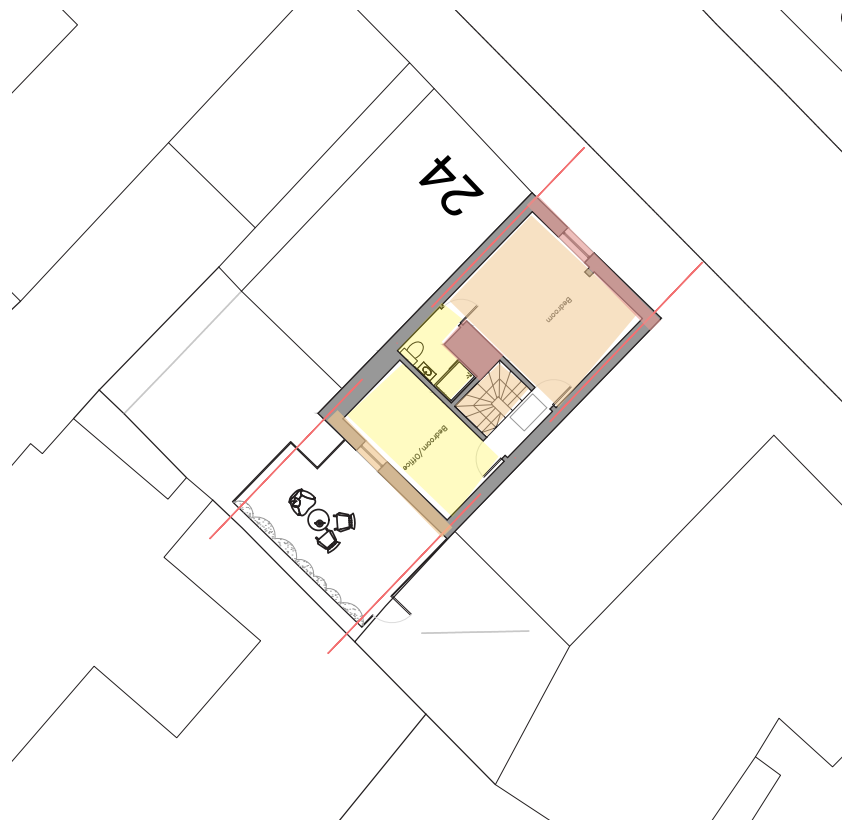
4. Communal value

This element of value derives from the meanings an historic asset holds for those who relate to it, or for whom it forms part of a collective experience, or memory. This may include emotional links, and aspects of the site that people can relate to their collective history and heritage.

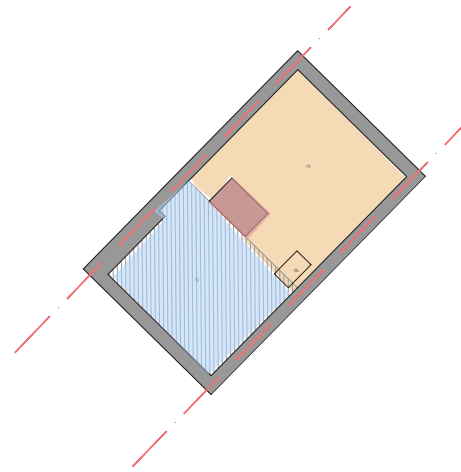
3.4 Summary of key significances related to the proposals

EXTERIOR ELEVATIONS AND ELEMENTS				
AREA	CONTRIBUTION TO OVERALL SIGNIFICANCE	SENSITIVITY TO CHANGE	KEY ELEMENTS OF SIGNIFICANCE	ADDITIONAL COMMENTS
Rear courtyard and its boundary treatments	Moderate/Considerable	Moderate	Evidential: The small yards at the rear of 22-24 Tilehouse street have been a present feature from the earliest maps (Early 19th C) showing the site. The tall rear walls bounded the gardens to the South which appear structured in an ornamental fashion. These residential yards are evidence of the former back-of-house domestic uses during the late Georgian Era. Historical: More recent boundary treatments and surfacing to the ground are of a very different character and do not contribute to the historic legibility of the former uses within the rear yard. The relationship between the rear elevation and the yard appears not to have been changed, and retains the traditional utilitarian single door access between kitchen /scullery and this working space. Communal: The rear yard has a moderate communal significance as evidence of the small private plots that were common in Medieval Hitchin.	Within the yard, there is no visible evidence of the basement or historic access to it for coal or other utilitarian use via chutes steps etc. This may be an aspect yet to be uncovered or that the rear
The rear elevation:	Moderate/Considerable	High	Evidential: The range of elevations to the rear of nrs 22-24 Tilehouse Street have been subject to a number of alterations over the last century including replacement windows and re-rendering. The stepped profile of nr 24 and the type of brickwork visible to the upper levels of nr 23 indicate that parts of this elevation may be later additions. The presence of the cellar to the front/major portion of the property may also indicate this. The value of the rear elevation is of considerable signifiicance at the lower levels as it retains its traditional relationship with the yard as nored above, the upper levels are classified as having a moderate significance. Aesthetic/communal: The rear elevation is are set back behind the gable of nr 21 and are not seen from the Wratten Road West or Tilehouse Street, only from the properties at the rear. At the upper levels the rear elevation has relatively benign contribution to the wider Heritage asset of Tilehouse Street.	Signifance is largely attributed to its evidential value at ground level of a Georgian scullery.
The Existing roof/loft area	Moderate	Moderate	Evidential: The roof structure is formed from a combination of handcut timbers and some sawn timbers. Reviewing the timbers, the notches, peg holes and junctions there is evidence that these were not originally in the current configuration or indeed re-used from other buildings, re-assembled at later date into the current roof form. The date of this assembly and the nature of more contemporary bracing , roof felt and modern fixings suggests that this was toward the end of the last century. Historical: The existing chimney is visible within the loft space, and the brickwork is visible here where it is plastered in the floors below. The top of the existing ceilings are visible in the loft area. A plaster and lath ceiling is visible over the bedroom at the front, a plasterboard ceiling is visible with evidence of more recent ceiling joists over the bedroom to the rear indicating the more recent removal of this ceiling. Whilst the evidential value of the flat ceiling to the rear bedroom may be moderate, its historic value is low. Aesthetic: The aesthetic significance of the loft space is moderate in nature due to the presence of the historic timbers however the structure itself is contemporary and the linings and roof finishes are low.	Historical Significance is moderate, with a higher level evidential significance to the front side of the property

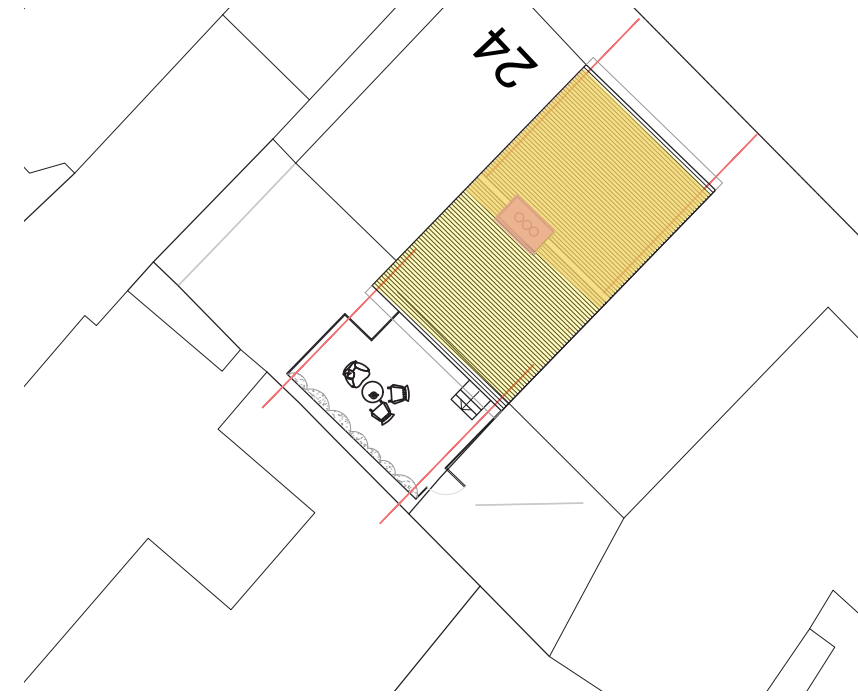
Chimney breast/stack	Considerable	High	Historical, Evidential and Aesthetic: The existing chimney contributes to the streetscape of tilehouse street, and its central position in the plan of the property is evidence of the pre-Georgian era design of properties where these elements were located off the gables.	
Staircase	Considerable	High	Evidential and Aesthetic: This staircase may have been part of the later re-build/remodelling of the properties in the earlier part of the 19th Century however its quality and helical/ geometrical design is noteworthy and typical of late Georgian middle class dwellings.	
Basement	Considerable / Moderate	Moderate	property and brickwork infill visible externally indicate that this may have used for the storage of coal of other goods. The cellar floor has been recently covered with a liquid applied tanking layer, however there is evidence of a historic tiled floor below this. There is limited evidence of stairs or other means to allow access to the rear courtyard unless these have been concealed, these would be a common feature of dwellings with a rear yard . The existing wall surfaces have been subject to the installation of a tanking and partition system which conceal many of the features. Aesthetic: The existing stone staircase is visible within this space as are the existing timber beams which show evidence of repair and replacement works over the last century. Much of the existing historic fabric is currently concealed.	
Front elevation	Exceptional / Considerable	High	Historic, Evidential, Aesthetic, Communal Value: 23 Tilehouse Street (along with nrs 22 and 24) is recognised by Historic England for its 'group value' as part of a range of buildings that were re-built and adapted from medieval buildings in the late Georgian period, (constructed in the early 19th Century : Historic England 1974) and altered in the Victorian period with the roofs and rear facades altered in the mid-late 20th century. The upgrades to the front elevation using materials and detailing synonymous with the industrialisation of the South East of England during this period provides evidence of the transformation of Tilehouse Street at this time, forming part of the current character and heritage value of the street.	
Second floor rear bedroom	Moderate	Moderate/low	Evidential and Aesthetic: Each floor is split into two by the stairs and chimney with larger square proportioned principal living rooms and bedrms facing the street, and rooms at the rear which are smaller, secondary in nature with fewer window openings. The existing rear bedroom has had a replacement plasterboard ceiling and plasterboard linings added to the internal walls added around the turn of the 20th Century.	There is evidence (nr 24 roof) that the upper level at the rear was not original, this is hard to verify without intrusive surveys as archive drawings do not have records of this.



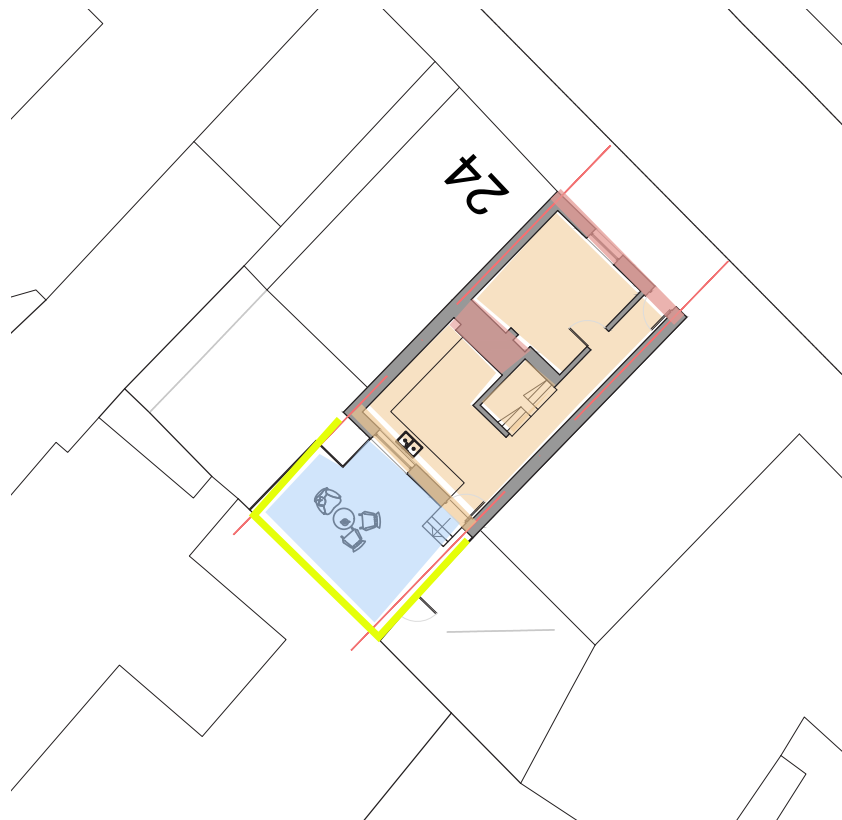
Second Floor



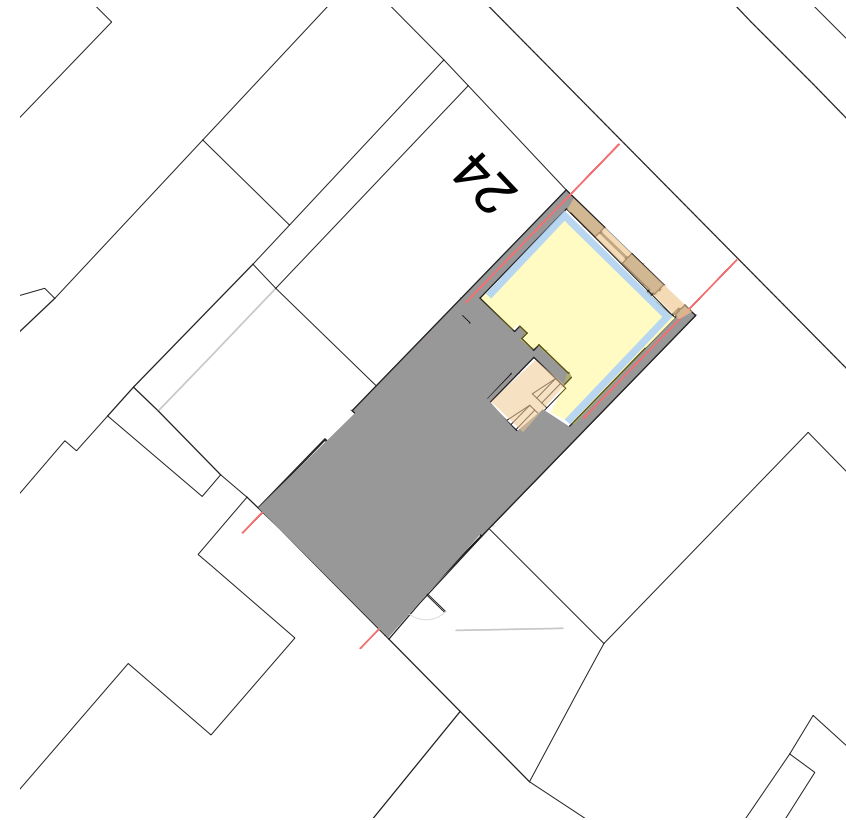
Attic Floor



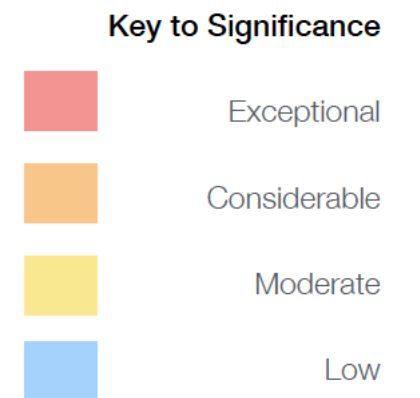
Roof Plan



Ground Floor



Basement





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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.

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23 Tilehouse Street

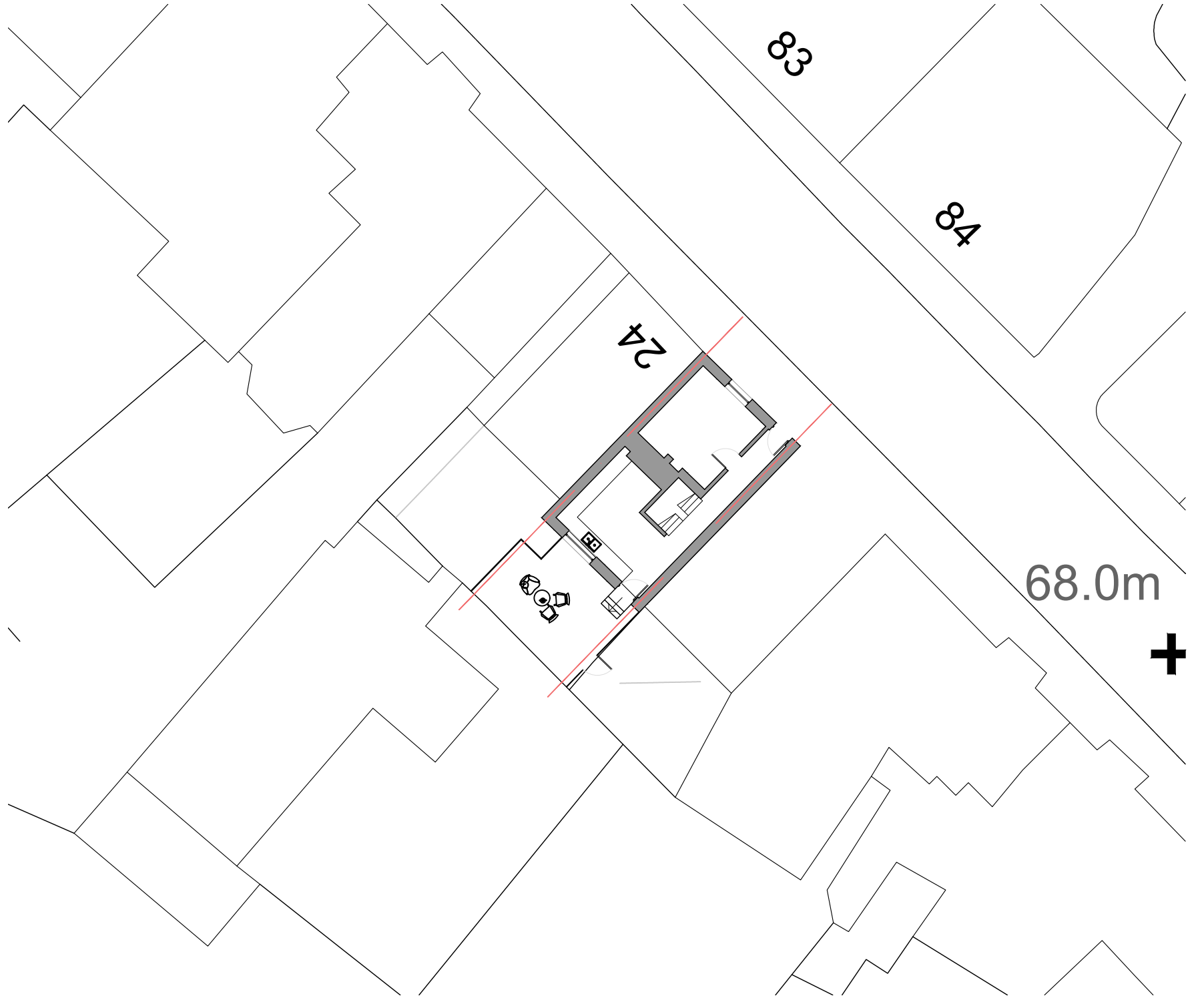
Job No. 206 Location Plan

Stage: Stage 2
Status: Preliminary

001

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23 Tilehouse Street

Job No. 206 Site Plan

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

Stage: Stage 2
Status: Preliminary

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002



Notes:

- a. Existing brickwork
- b. Existing painted Brickwork
- c. Existing Painted Blockwork
- d. Existing clay tile roof
- e. Existing timber sash and case windows
- f. Existing 2 meter high fence
- g. Existing Rainwater goods

0 1 2

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Information, specification and drawings

23 Tilehouse Street

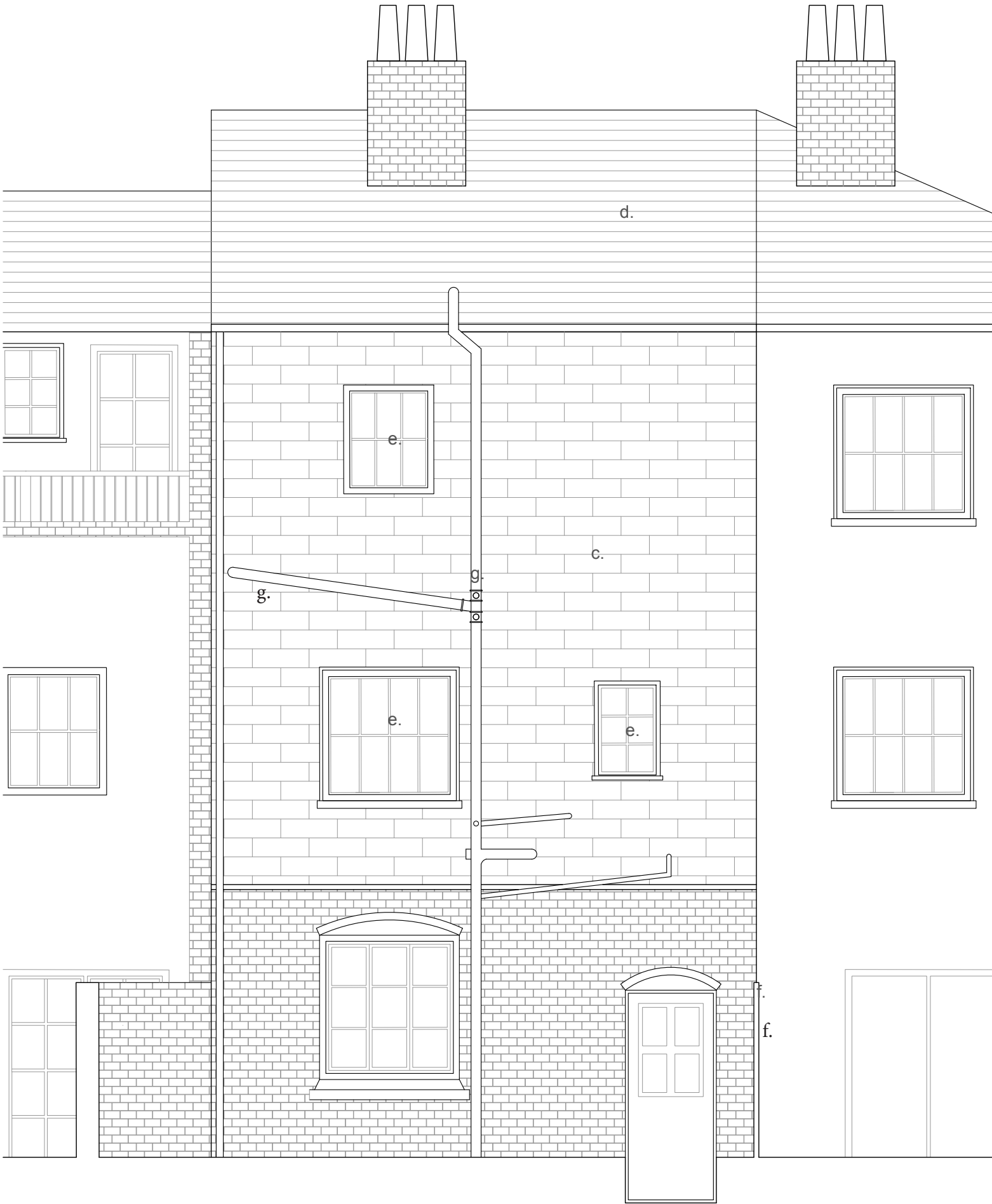
Job No. 206 Existing Front Elevation

010

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

Stage: Stage 2
Status: Preliminary

REVISION: Scale 1:50@A3



- Notes:
- a. Existing brickwork
 - b. Existing painted Brickwork
 - c. Existing Painted Blockwork
 - d. Existing clay tile roof
 - e. Existing timber sash and case windows
 - f. Existing 2 meter high fence
 - g. Existing Rainwater goods



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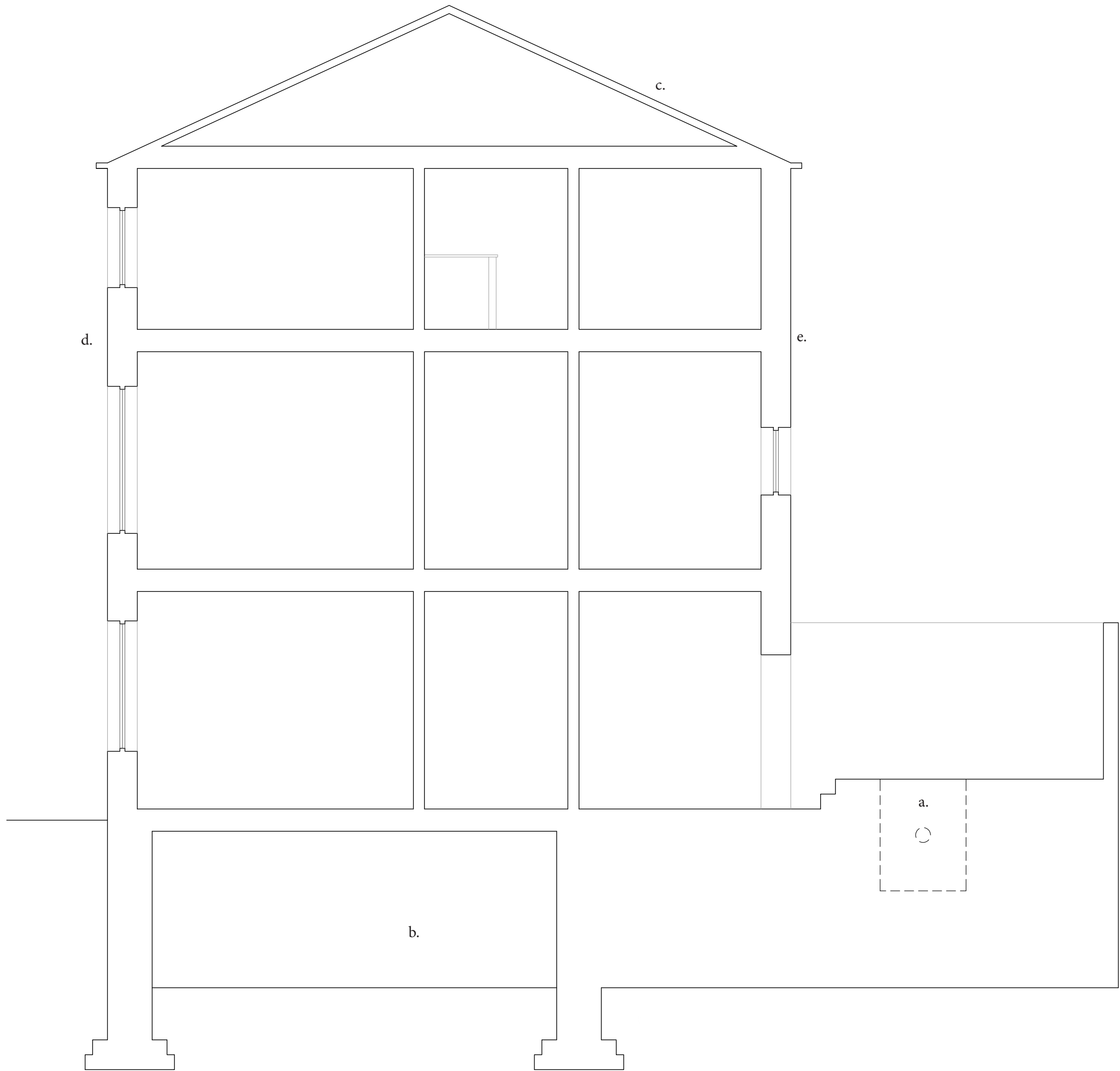
23 Tilehouse Street
Job No. 206 Existing Rear Elevation

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

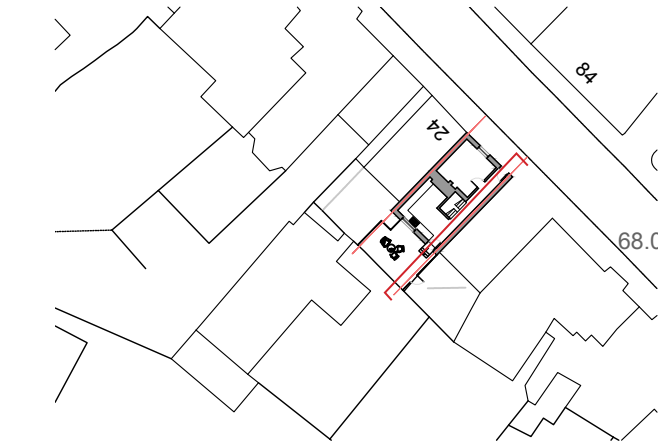
Stage: Stage 2
Status: Preliminary

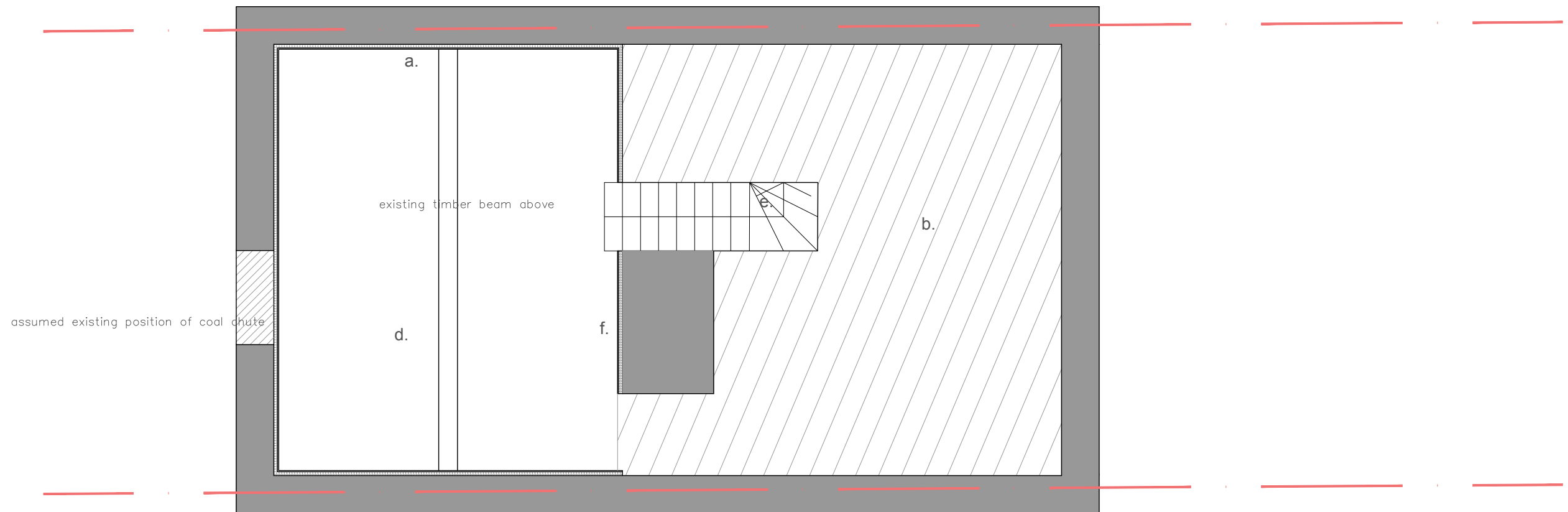
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- a. Existing sewer
- b. Existing basement
- c. Existing concrete roof tiled pitch
- d. Brickwork elevations
- e. Rendered masonry facades.





Notes:

- a. Recent wall lining/??
- b. Void to rear
- c. Existing utility area
- d. Existing exposed ceiling above
- e. Existing stone stair
- f. Existing chimney breast



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23 Tilehouse Street

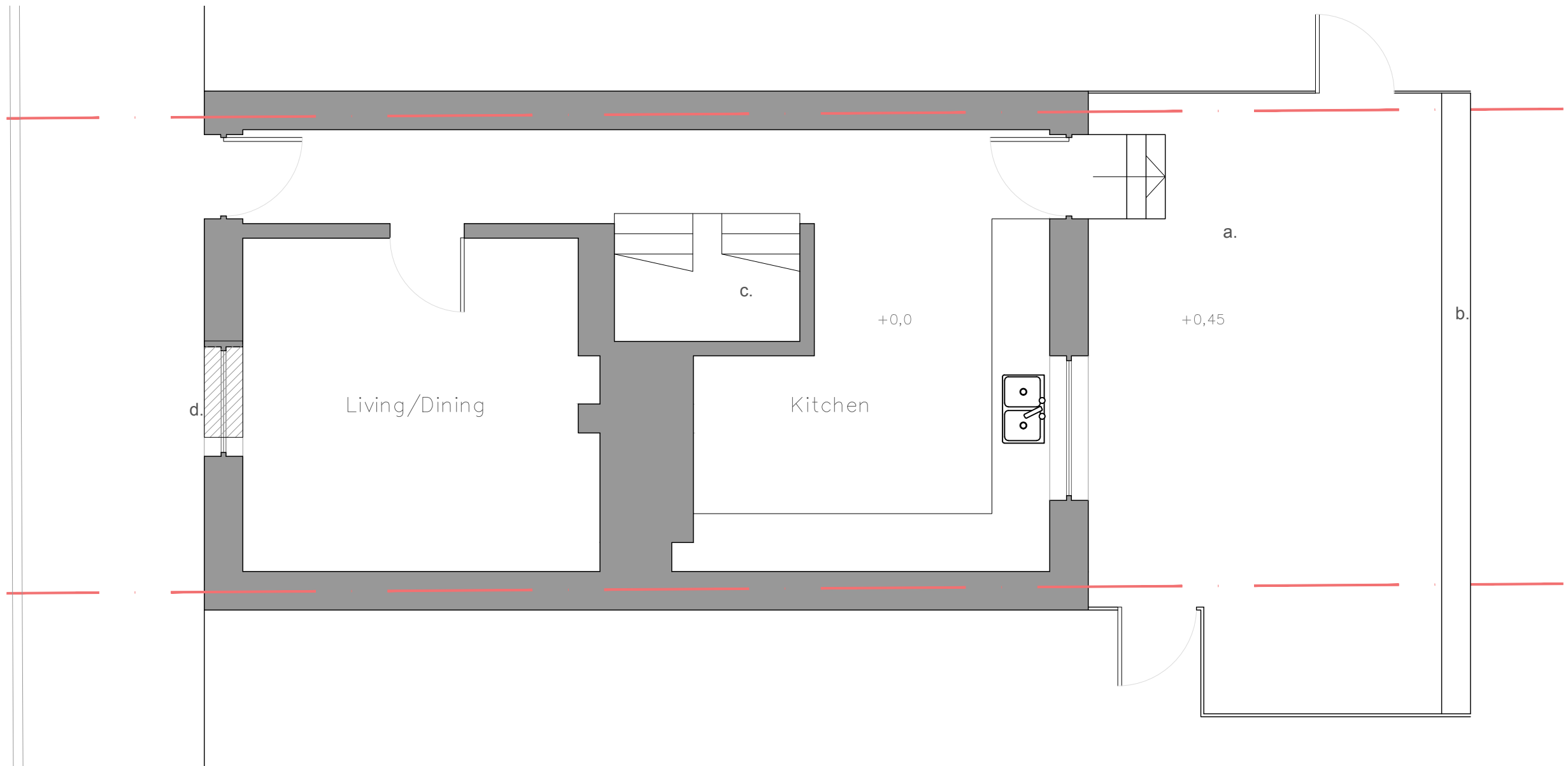
206 Existing Loft Floor Plan

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

Stage: Stage 2
Status: Preliminary

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013



Notes:

- a. Existing resin surface
- b. Existing brickwork boundary wall
- c. Existing stone stair to basement
- d. Position of existing coal chute below



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Note: to be read in conjunction with Structural Engineers
Information, specification and drawings.

23 Tilehouse Street

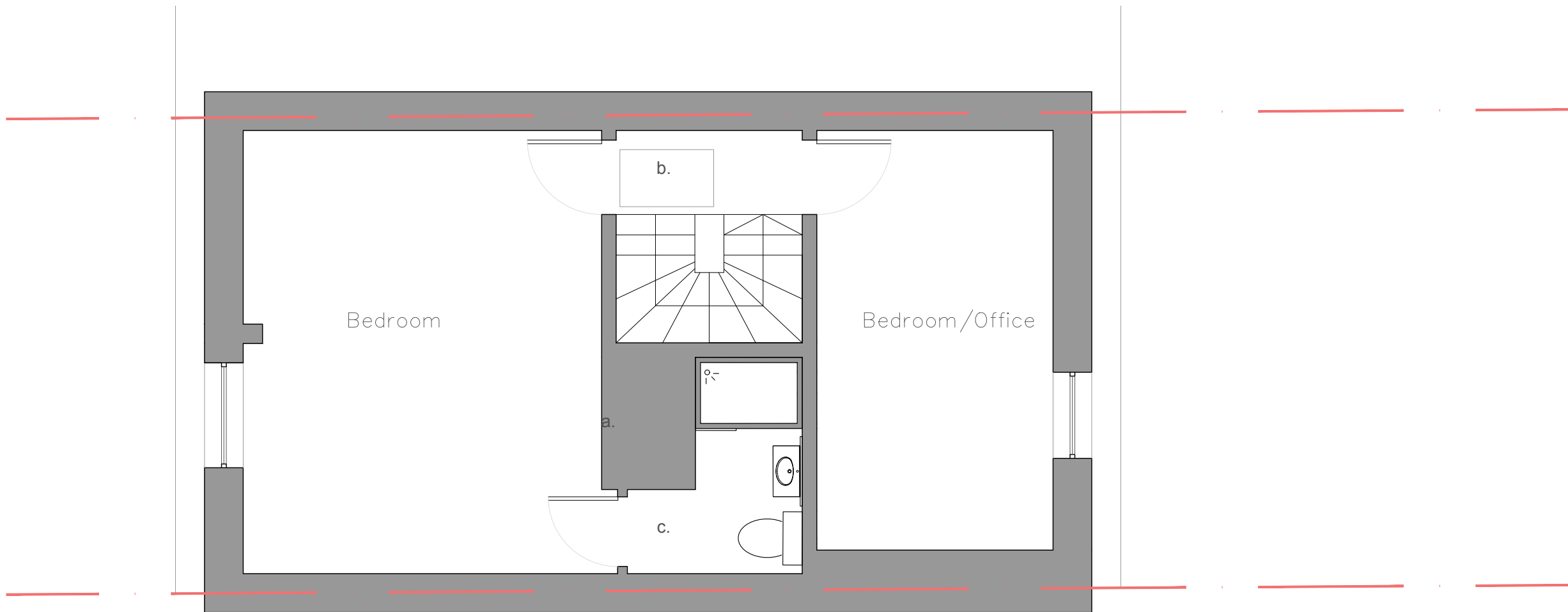
206 Existing Rear Elevation

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

Stage: Stage 2
Status: Preliminary

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014



Notes:

- a. Existing chimney breast
- b. Existing loft hatch
- c. Existing en-suite



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23 Tilehouse Street

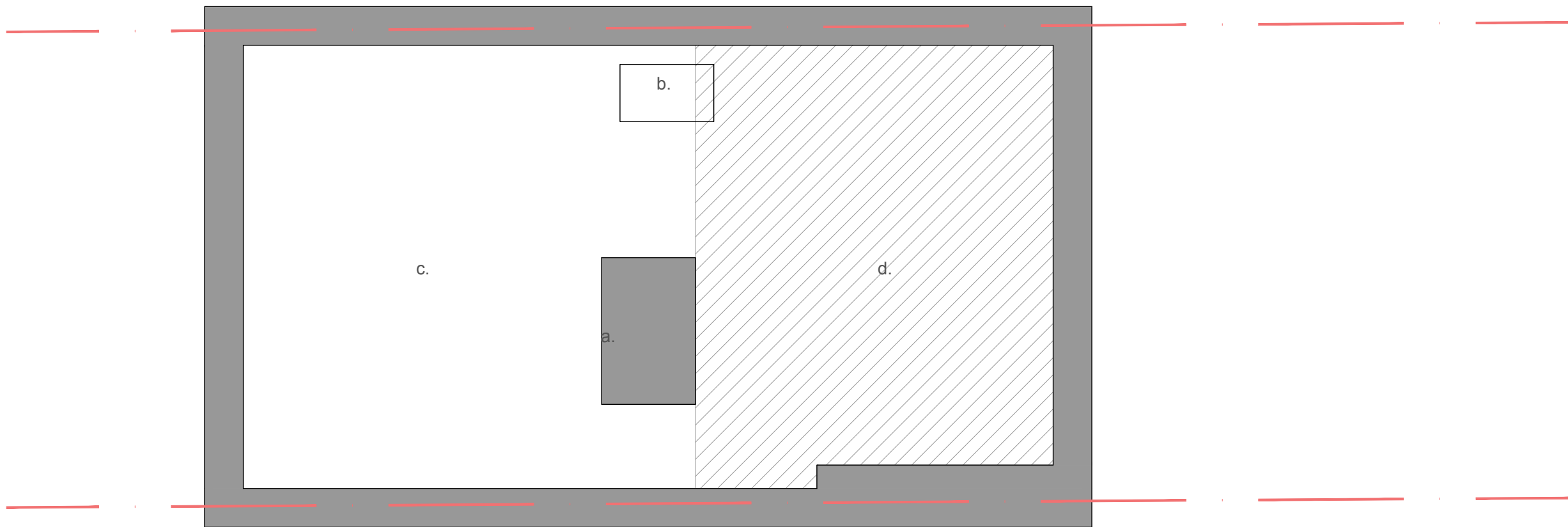
206 Existing Second Floor Plan

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

Stage: Stage 2
Status: Preliminary

015

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Notes:

- a. Existing chimney breast
- b. Existing loft hatch
- c. Existing lath + plaster floor
- d. recent plaster board floor



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Information, specification and drawings

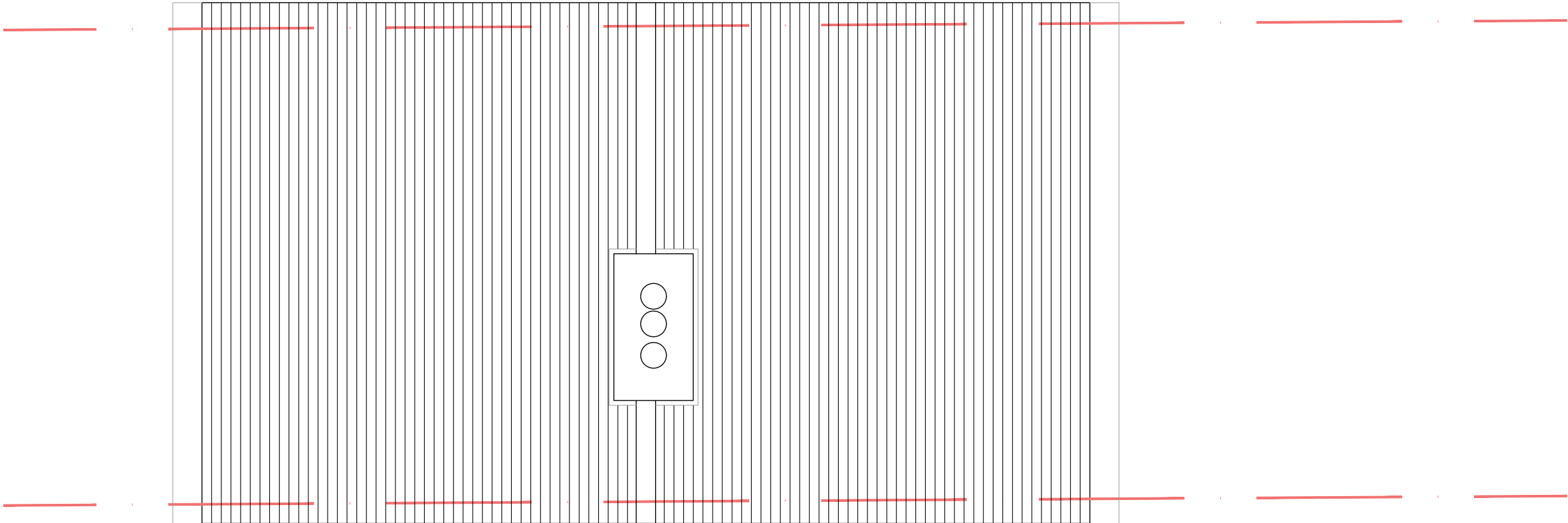
23 Tilehouse Street
Job No. 206 Existing Loft Floor Plan

016

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

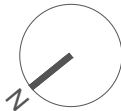
Stage: Stage 2
Status: Preliminary

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Notes:

- a. Existing chimney breast
- b. Existing loft hatch
- c. Existing en-suite



0 1 2

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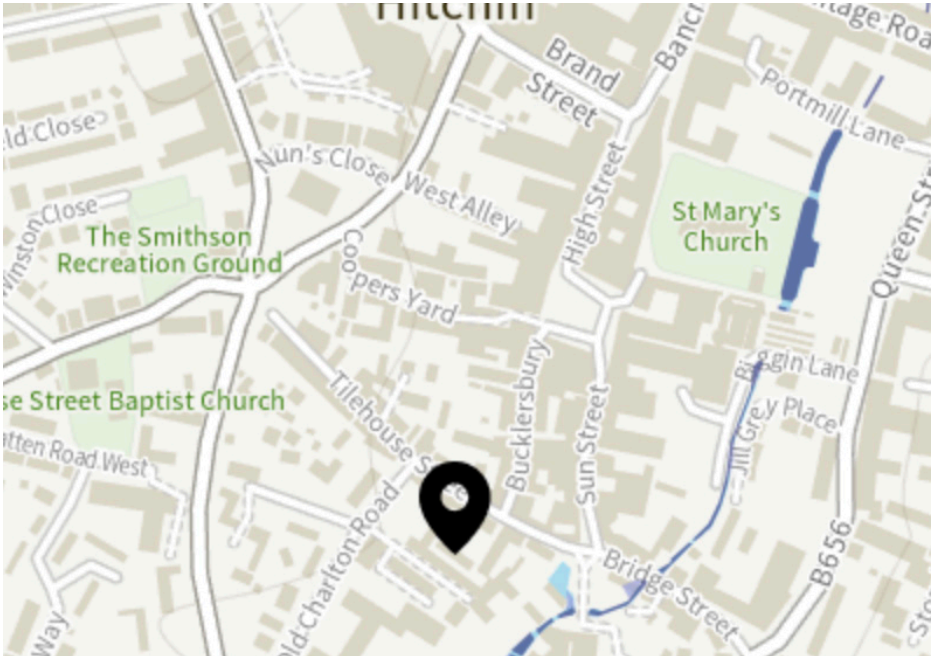
23 Tilehouse Street

Job No. 206 Existing Roof Floor Plan

Stage: Stage 2
Status: Preliminary

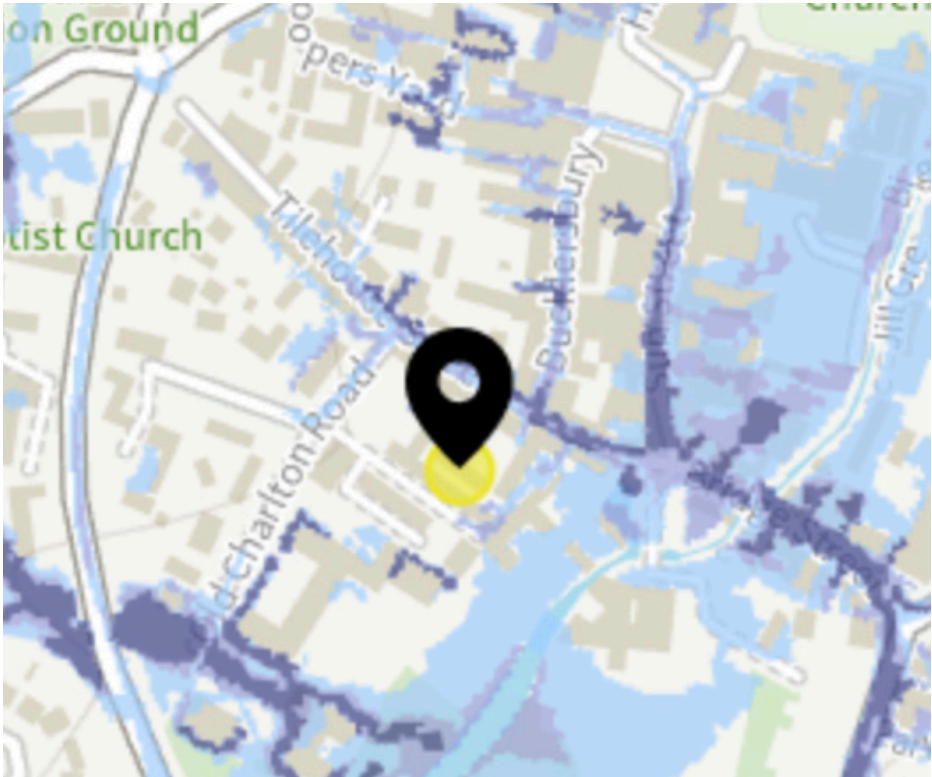
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Flood Risk:

Land within flood zone 1 has a low probability of flooding from rivers and the sea.



Surface Flood Risk:

Land within low surface flood risk zone which has a between 0.1% and 1% chance of risk each year.

4.0 Relevant planning policy considered as part of developing these proposals

- The site falls within the nearby designated Archaeological Area.
- The site falls within the Hitchin Conservation Area
- The host dwelling is grade II listed.

4.1 The design strategy

As will be described in this document these proposals are informed by the need to adapt the house to accommodate 21st Century living conditions for a young couple with the hope of sensitively creating a new office space with increased natural light located in the existing loft space. There is a need to expand the basement space to create a more defined utility space and a lower level spare bedroom.

4.2 Amenity & Neighboring Buildings

Careful consideration has been given to ensure that the proposed development would not cause any impact upon the living conditions of neighbouring properties in terms of a) the scale of the additions, and b) the location and number of any new window openings. c) The size and extent of the proposed roof alterations

- The proposed basement floor extension does not impact upon the surrounding properties in terms of light, overlooking or nuisance.

- The proposed loft extension will not materially increase the amount of overlooking at the rear. And will not cause impacts with regards to light. Please refer to the attached sight lines study.

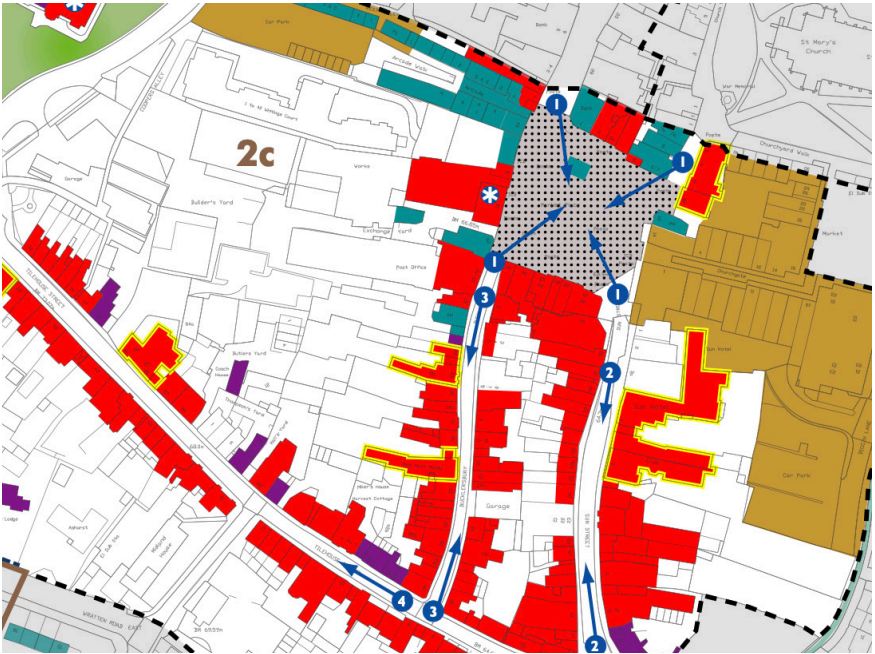
4.3 Scale and massing

- The loft works present a simple formal presence at the rear and will remain subservient in scale,
- The additions are proportionate and aim to improve the character of the original building.
- The new dormer aims to create a sensitive but inventive addition to compliment the listed building and provides a positive addition to the historic roof-scape
- The proposals involve interventions to areas of lower heritage value and will cause 'less than significant harm' as defined by the NPF (2023).

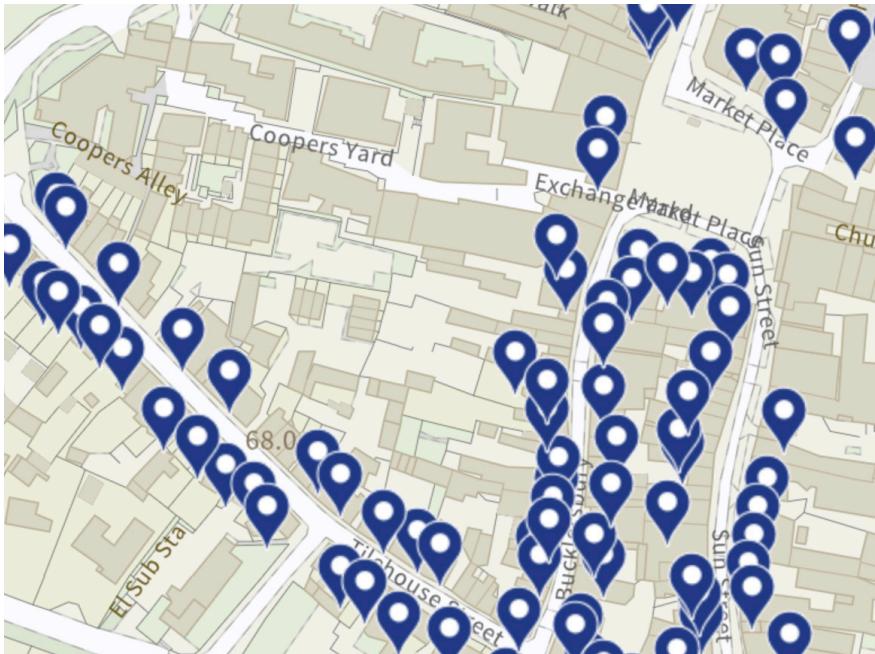
4.4 Design quality and materiality

The host building is currently defined by bricks, timber framed windows and a concrete tiled roof.

The proposals utilise a variety of materials such as hand-made clay tiles to reinstate the existing roof. Smaller areas include brown/red zinc lining and slimline aluminium windows.



Conservation 2c showing landmark buildings (yellow) and key views



Map showing the number of adjacent listed buildings

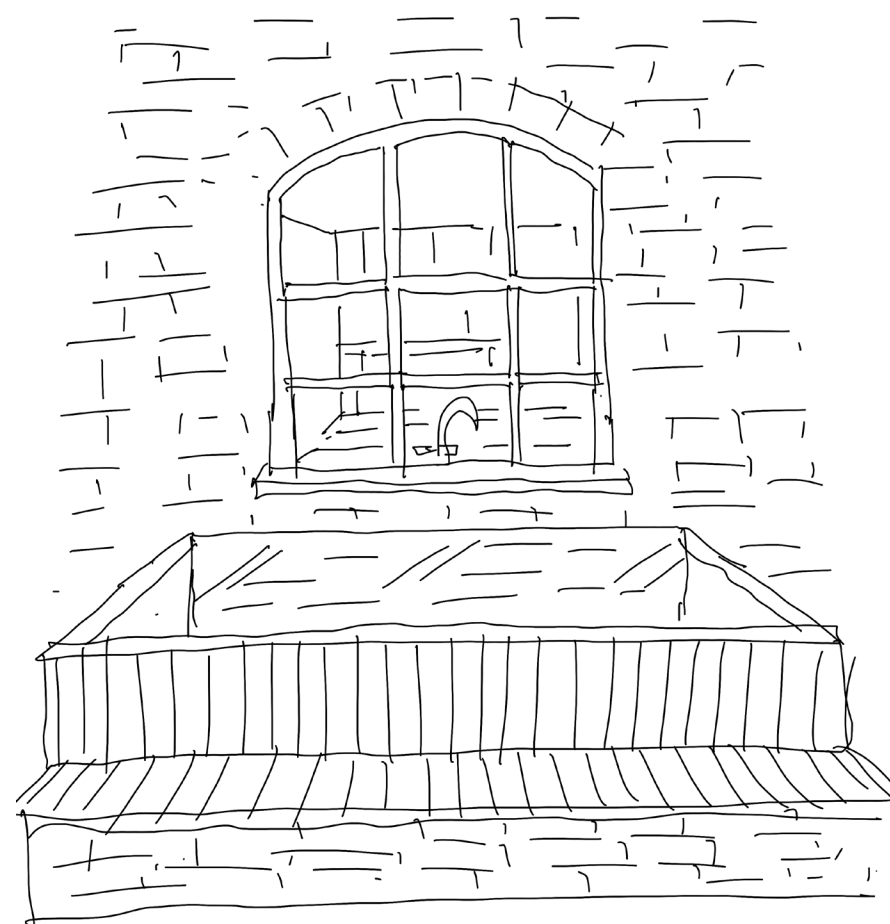
Proposed materials and architectural strategy :



Existing

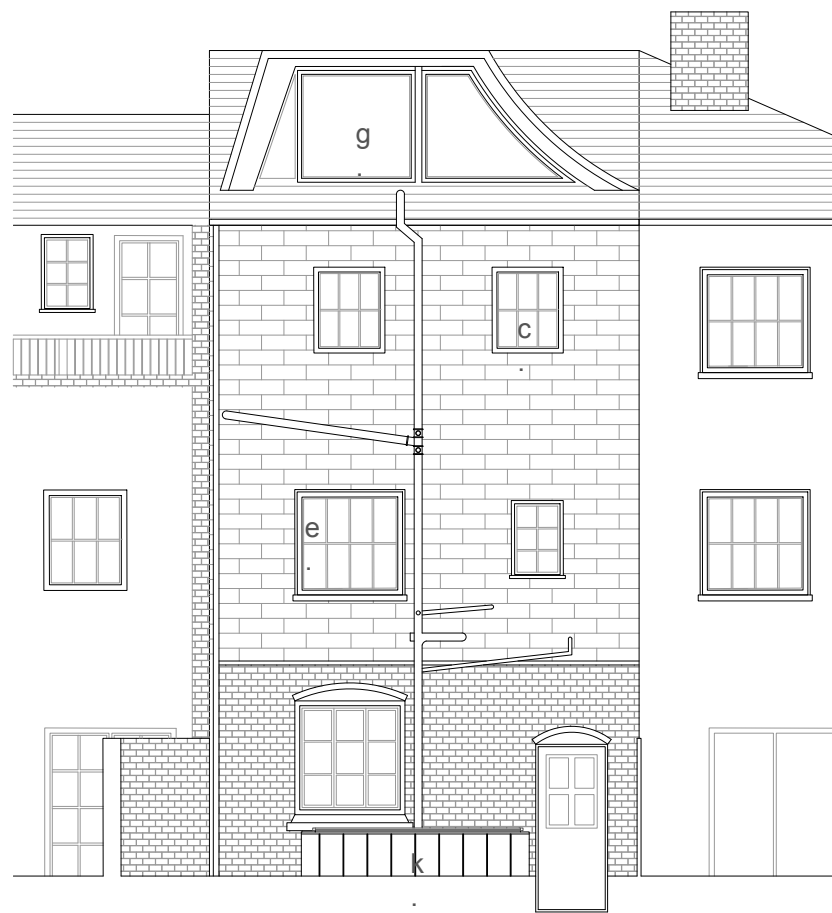


Propo

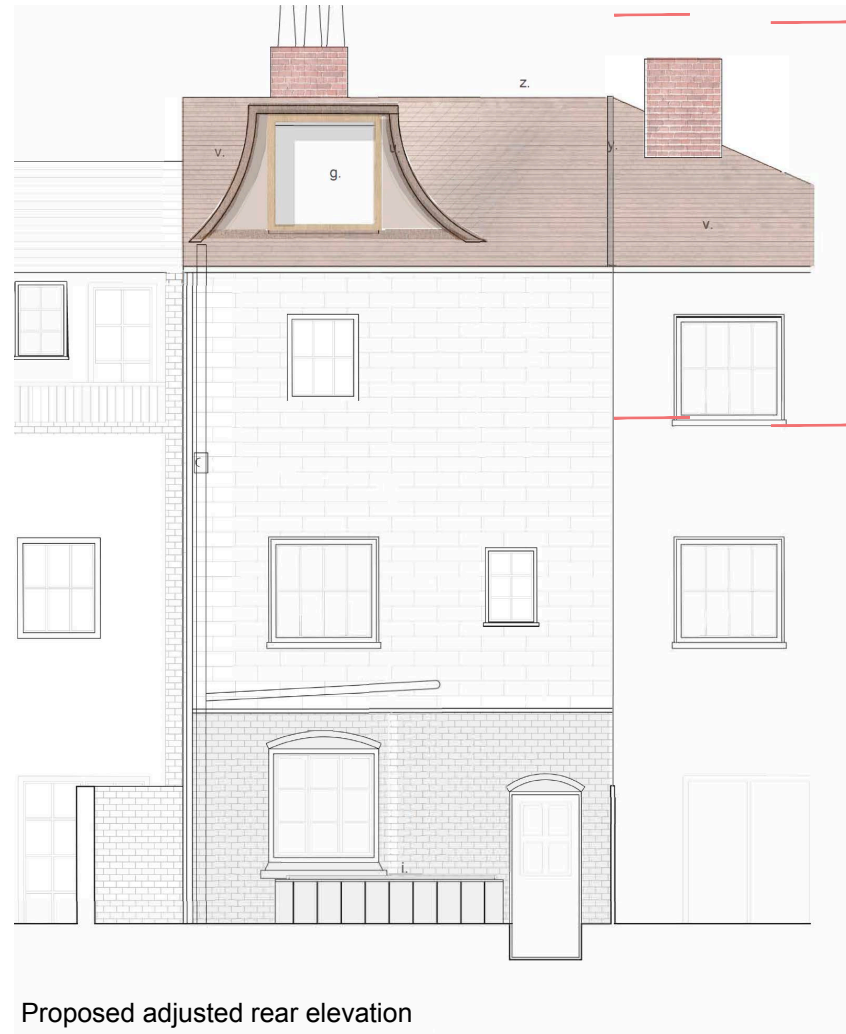


- The new swept dormer has chamfered sides that avoid overshadowing to neighboring properties.
- Oxidised copper roof detailing./edgings
- The new light well detail will be integrated into a new seating feature

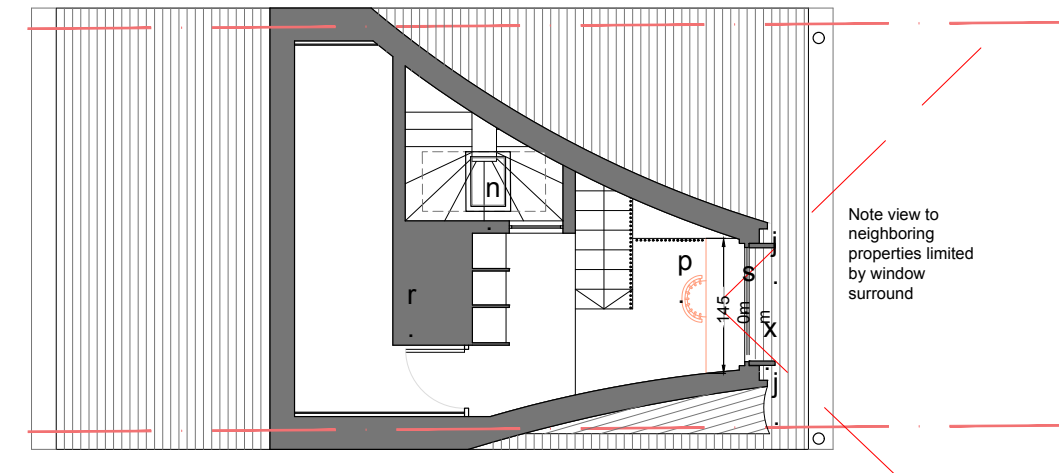
- Left - The Tile-House nr 25



24/01104/PREH



Proposed adjusted rear elevation



Comments in response to the report issued by NHDC ref 24/01104/PREH –

The applicant and practice are grateful for the comments received which have been very helpful to develop these proposals in line with the requirements of Policy D3 and HE1 of the North Hertfordshire Local Plan 2011 – 2031 and the aims of Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 16 of the NPPF.

Responses and adjustments following the conservation comments.

- To clarify the existing chimney will be retained, repaired using lime mortar (existing cement removed) and exposed internally, with new clay pots resulting in a modest heritage gain
- The existing concrete roof tiles will be replaced with new handmade, reclaimed clay tiles. The applicant approached the neighbouring property regarding the replacement of the existing tiles to nr 22 which they do not wish to undertake at this stage. As such an interface detail between the proposed clay and concrete will be developed (proposed for condition) to enable this roof to be joined seamlessly at a later date. This method was proposed rather than proposing a projecting brick abutment/parapet between both roofs.
- The dormer to the rear gable and the corresponding window have been substantially reduced in size. This reduces the glazing area below the width of the first-floor window below. The detailing for this addition has been simplified. In addition, the top of the dormer is reduced below the level of the existing ridge.
- The dormer aims to balance a legible, innovative contemporary approach with the sensitivity of the setting and the scale of the overall roof-scape at the rear of tile house street.

Responses and adjustments following the planning officer comments.

- The additional second floor window has been removed and the projecting surround to the dormer window prevents oblique views. Overlooking from beyond the rear boundary is visible but not materially different and significantly less than the adjacent balconies.
- The geometry of the dormer window does not permit overlooking to an area 11m from the rear elevation therefore rear gardens are not overlooked by the dormer.

5.1 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.

5.2 Overview

The proposals are broadly comprised of:
The alteration of the existing roof pitch to form a new dormer, the re-tiling/slating of the existing roof, the creation of a new gallery floor.
The extension of the existing basement area and the creation of a new lightwell at the rear and new low level window on the street side.

The sensitivity and unique qualities of Tilehouse Street and the building itself are deserving of an exceptional and site specific design approach.
The rear roof design aims to create a new dormer that utilises the same material palette as the existing roof scape, and that celebrates the irregular qualities of the existing roof-scape in an inventive but sympathetic and ‘place-specific’ manner.
The new basement and lightwell are largely hidden and provide the opportunity to establish a relationship between the basement and the rear yard area, and reveal/celebrate existing features that may be uncovered during the works.

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

- 1. To safeguard the building and its significance from future decay 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.

Internal alterations within the loft /ceiling over the rear part of the second floor

Removal of the existing plasterboard ceiling over the rear bedroom, along with ceiling timbers, (most of those visible are sawn timbers of a more modern variety, the existing tie/truss will be retained). Opening up the existing plasterboard ceiling over the hallway to create a new lightwell. Creating a new gallery floor over part of the rear bedroom.

Impact: Low impact upon the loss of existing historic fabric. There is a moderate/high impact upon the legibility of the existing second floor ceiling level over the bedroom. Significance Low

Reversibility: reversible if required as the ceiling position/level could be reinstated.

Mitigation: The areas of existing plaster and lath ceilings will be retained, the key features which have a heritage significance will be retained within the loft area.

Compensation: The removal of this element and the construction of the gallery floor will allow the existing chimney and loft timbers to be made visible and legible within the new studio space.

Forming a new dormer to the rear roof pitch, and the re-tiling of the existing roof

The proposals involve the formation of a new dormer on the existing rear roof pitch and new roof tiles.

Impact:
This will require the removal of a number of roof timbers, the insertion of steel and new timber elements. The existing concrete tiles, and felt roof membrane would be stripped and new battens and a breather membrane and tiles added to the roof. All timbers to the front pitch and the existing ridge would be retained. The form of the existing rear pitch would be altered as a result of the proposals. Significance Moderate

Reversibility: Limited as the alterations will be permanent, the dormer could be removed and the integrity of the front roof pitch and ridge retained.

Mitigation:
- The existing roof timbers whilst appearing historic are not originally configured , and have been re-used as part of a mid-late 20th century alteration of the existing roof. The front area of roof would be retained, and the rear portion which incorporates a number of more recent sawn timbers along with re-used historic timbers would be reconfigured to create the new dormer. The alteration would be in-line with the previous life of the roof elements; involving the re-use of the historic timbers as part of the new construction and an ‘honest’ repair methodology undertaken to retain a degree of legibility between new and historic structural elements for future generations. The rear pitch of the roof is set at an angle and profile which does not appear original within the limits of historic tiled or slate roofs and timber elements therefore it is considered that there is a limited evidential or historic heritage loss as a result of these alterations.
- The proposed finish to the side of the dormer are inspired by the ‘Tilehouse’ adjacent to the property and incorporate clay tiles as a finish, viewed from all sides. A modern glazing system would be set back concealed within the dormer. An oxidised copper roof and edging would be incorporated to the top to blend with the tiles.

Compensation: The new roof alterations are not visible from the street, or seem easily from the rear and as such have a negligible impact upon the special character of Tilehouse Street. Reclaimed handmade tiles or slates (to be agreed with NHDC) would be used, and would be a reinstatement of the roof finish removed in the late 20th century.

Forming a new window to the rear elevation

A new sash and case window would be installed to the rear elevation.

Impact: Moderate impact on the rear elevation, the new window would not be incongruous or unusual however when seen in the context of nrs 22 and 24 which both have a variety of rear window types. The rear elevation also appears to have been composed of blockwork that has been painted which calls into question its status as an original element of fabric. Significance Low

Reversibility: Reversible

Mitigation:

A new sash and case window would match the existing windows and prior to its installation. It is unusual that the rear bedroom incorporates only one window. An attempt will be made internally to reveal the position of any existing windows and reinstate prior to the installation of a new window.

New Basement sub-division, lightwell, low level window and courtyard alterations

Impact:

- The current basement would be enlarged, new tanking membranes and a new concrete slab would be formed within the basement. A new lightwell would impact upon the lower part of the rear wall of the property.

-The existing coal chute/low level opening on the front elevation would be reinstated as part of the works.

Significance Low/moderate

-The sub-division of the basement potentially creates some legibility issues with regards to the basement.

Reversibility: N/A for main works. Partitions are lightweight and formed around historic elements and therefore can be designed to be reversible.

Mitigation:

The basement works are discreet and in line with many of the basement conversations that can be seen along Tilehouse street. The works would largely be concealed and the loss of fabric at the rear wall of the property could be minimised by the positioning of the lightwell.

The basement is subdivided from front to back so the scale of the existing basement is not impacted.

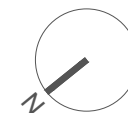
Compensation:

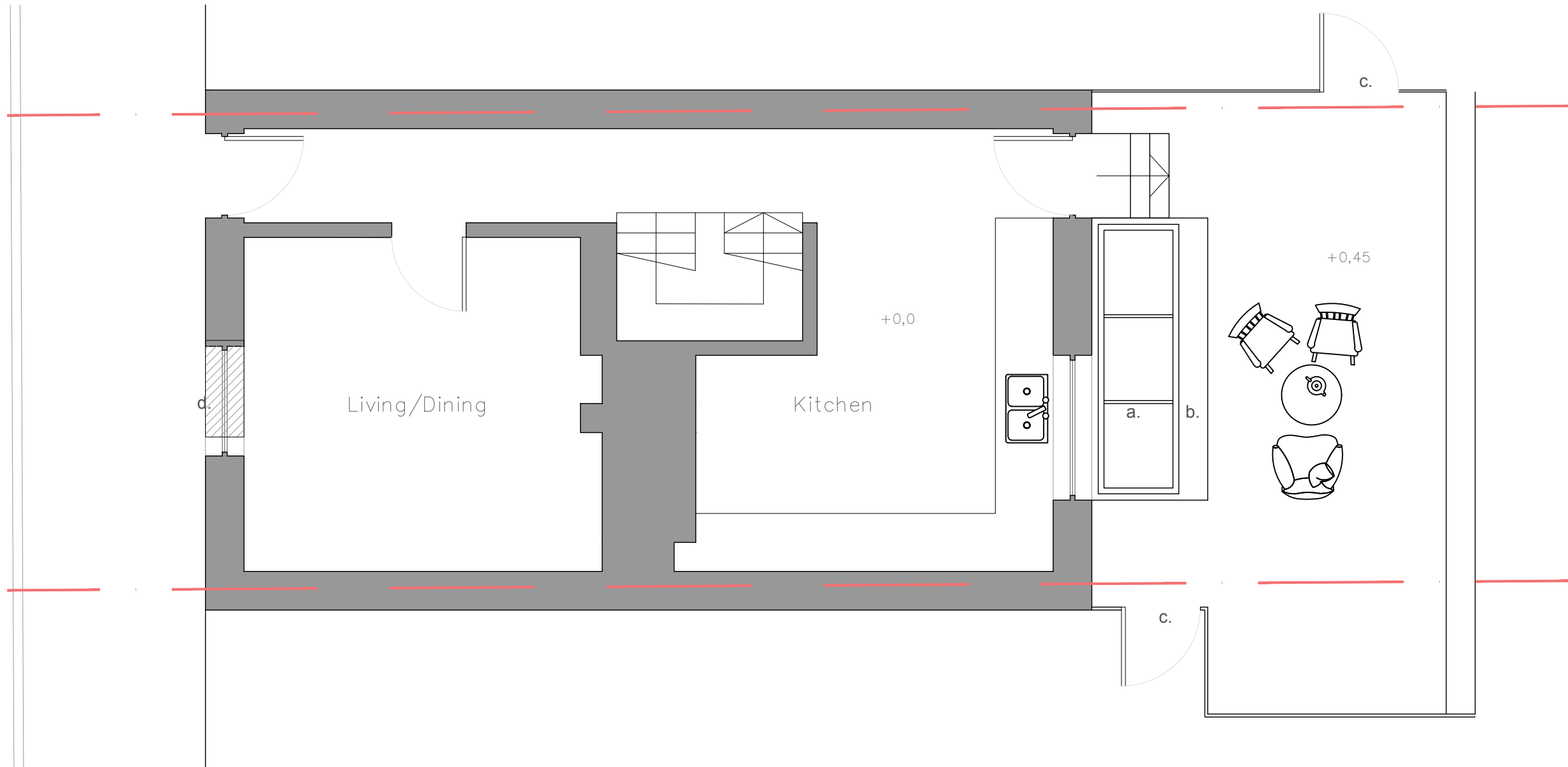
The build allows the opportunity for Archaeological works on the site to understand in more detail the sequencing of previous buildings on the site and historic use of the basement area. The works also provide the opportunity for the historic timbers anticipated below the existing kitchen to be uncovered treated and preserved.

This document demonstrates that there is sufficient information, subject to detail, to comprehensively understand the impact of the works on the character of the listed building, and that the consequence of the proposals has been assessed.

The proposals will result in the loss of some historic plan form and materials however this is compensated for by heritage gains . The impact on the setting of building, primarily by the new dormer, is not considered to be in danger, and an inventive approach to working with the heritage of the existing heritage of the site is demonstrated. Overall it can be assessed that the proposals constitute less than significant harm to the heritage asset.

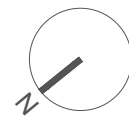
VISION: Scale
1:50@A3





Notes:

- a. New glazed light well
- b. Zinc roof
- c. existing gate retained
- d. new low level window below



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Michael Collins Architect LLP

Note: to be read in conjunction with Structural Engineers
Information, specification and drawings

23 Tilehouse Street

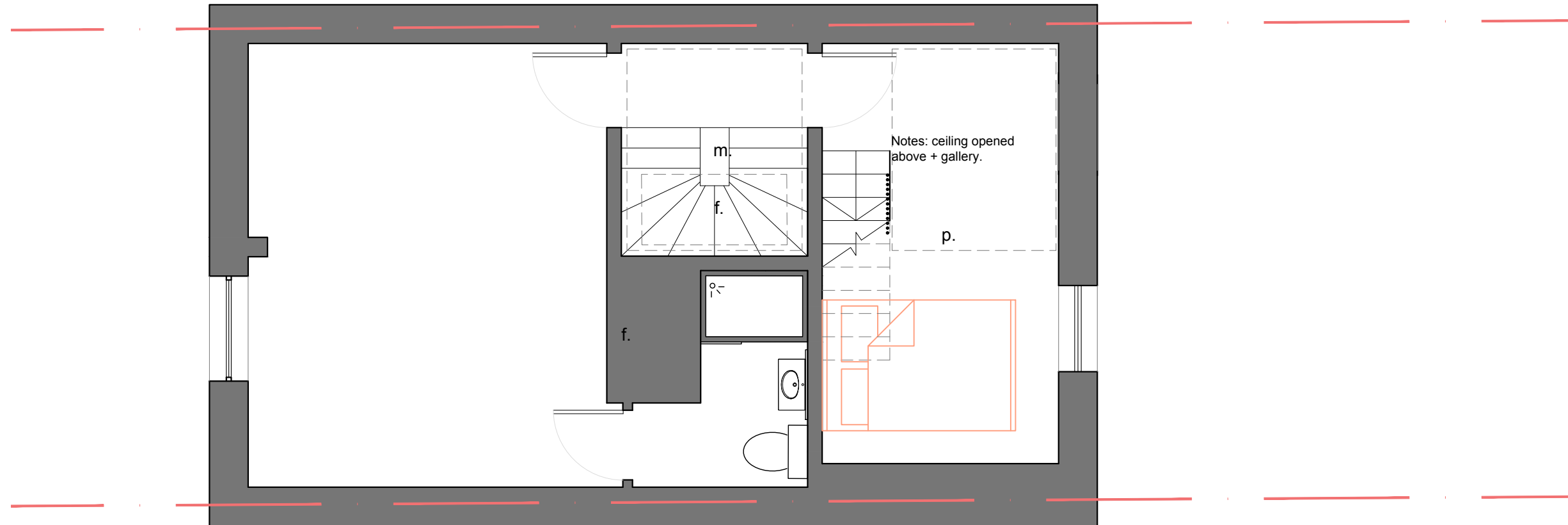
Job No. 206 Proposed Basement
Plan

021

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

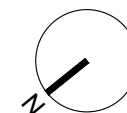
Stage: Stage 2
Status: Preliminary

REVISION: Scale:
1:50@A3



Notes:

- | | |
|---|---|
| a. Existing coal chute opened and glazed | m. Ceiling opened over existing stair |
| b. New basement office | n. Rooflight over |
| c. New stud partitions | o. New sash and case window |
| d. Existing tanking membrane retained | p. New office and gallery over |
| e. Newtanking system and underpinning | q. New lightweight stair |
| f. Rooflight over | r. Existing chimney retained |
| g. Existing stone steps retained | s. new aluminum framed window with oak surround |
| h. existing timber beam/ceiling over retained | t. Existing plaster and lath ceiling retained |
| i. New glazed light well | u. oxidised copper cladding to match new clay tiles |
| j. Zinc roof | v. replacement handmade clay tiles |
| k. existing gate retained | w. zinc cladding |
| l. new low level window below | |



0 1 2

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Note: to be read in conjunction with Structural Engineers Information, specification and drawings

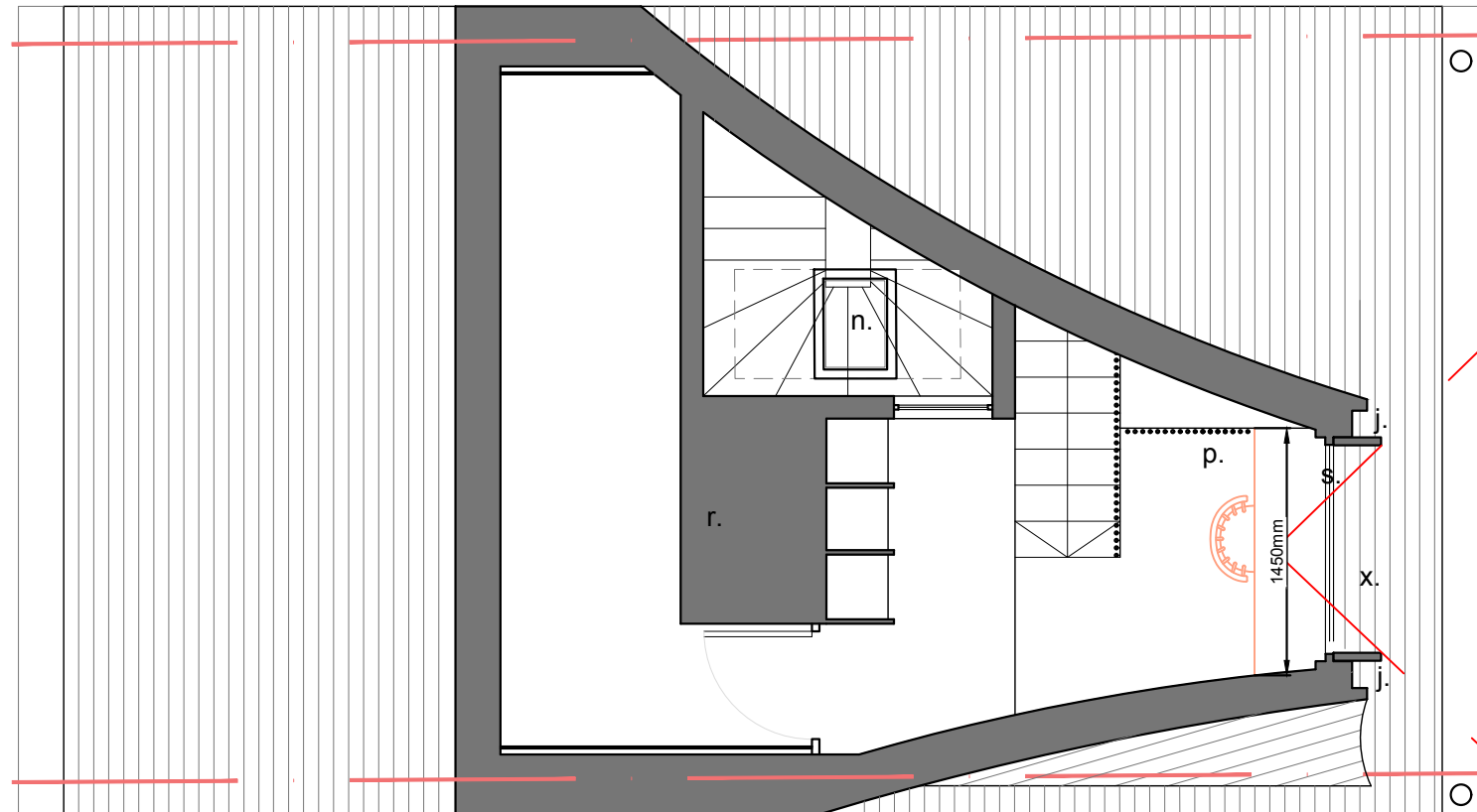
23 Tilehouse Street

206 Proposed Second Level Plan

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

Stage: Stage 2
Status: Preliminary

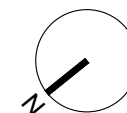
022
REVISION: A Scale: 1:50@A3



Note view to neighboring properties
limited by window surround

Notes:

- | | |
|---|---|
| a. Existing coal chute opened and glazed | m. Ceiling opened over existing stair |
| b. New basement office | n. Rooflight over |
| c. New stud partitions | o. New sash and case window |
| d. Existing tanking membrane retained | p. New office and gallery |
| e. Newtanking system and underpinning | q. New lightweight stair |
| f. Rooflight over | r. Existing chimney retained |
| g. Existing stone steps retained | s. new aluminum framed window with oak surround |
| h. existing timber beam/ceiling over retained | t. Existing plaster and lath ceiling retained |
| i. New glazed light well | u. oxidised copper cladding to match new clay tiles |
| j. Oxidised copper edgings | v. replacement handmade clay tiles |
| k. existing gate retained | w. zinc cladding |
| l. new low level window below | x. Timber blinkers |



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Note: to be read in conjunction with Structural Engineers
Information, specification and drawings

23 Tilehouse Street

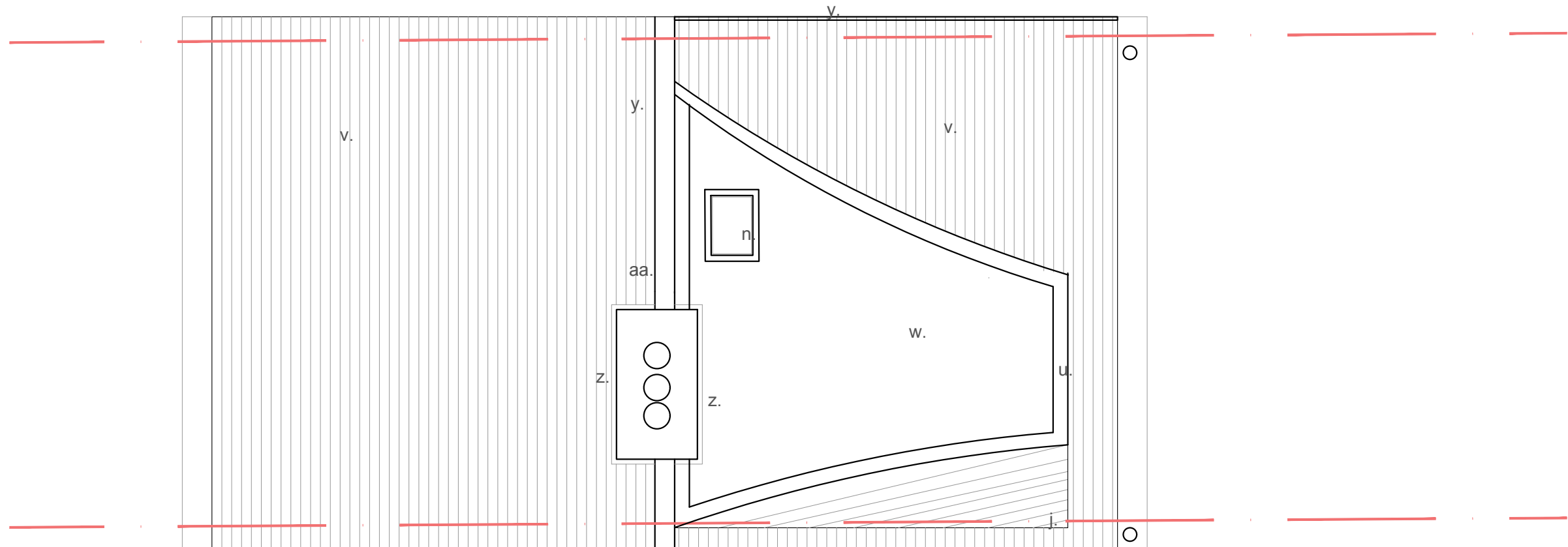
206 Proposed gallery Level
Plan

024

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

Stage: Stage 2
Status: Preliminary

REVISION Scale
1:50@A3



Notes:

- a. Existing coal chute opened and glazed
- b. New basement office
- c. New stud partitions
- d. Existing tanking membrane retained
- e. Newtanking system and underpinning
- f. Rooflight over
- g. Existing stone steps retained
- h. existing timber beam/ceiling over retained
- i. New glazed light well
- j. Zinc roof
- k. existing gate retained
- l. new low level window below
- m. Ceiling opened over existing stair
- n. Rooflight over
- o. New sash and case window
- p. New office and gallery
- q. New lightweight stair
- r. Existing chimney retained
- s. new aluminum framed window with oak surround
- t. Existing plaster and lath ceiling retained
- u. oxidised copper cladding to match new clay tiles
- v. replacement handmade clay tiles
- w. New single ply membrane
- y. Flashing/abutment detail with adjacent concrete tiles.
- z. Existing chimney to be repaired and repointed
- aa. New dry bedded ventilated ridge



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Note: to be read in conjunction with Structural Engineers Information, specification and drawings

23 Tilehouse Street

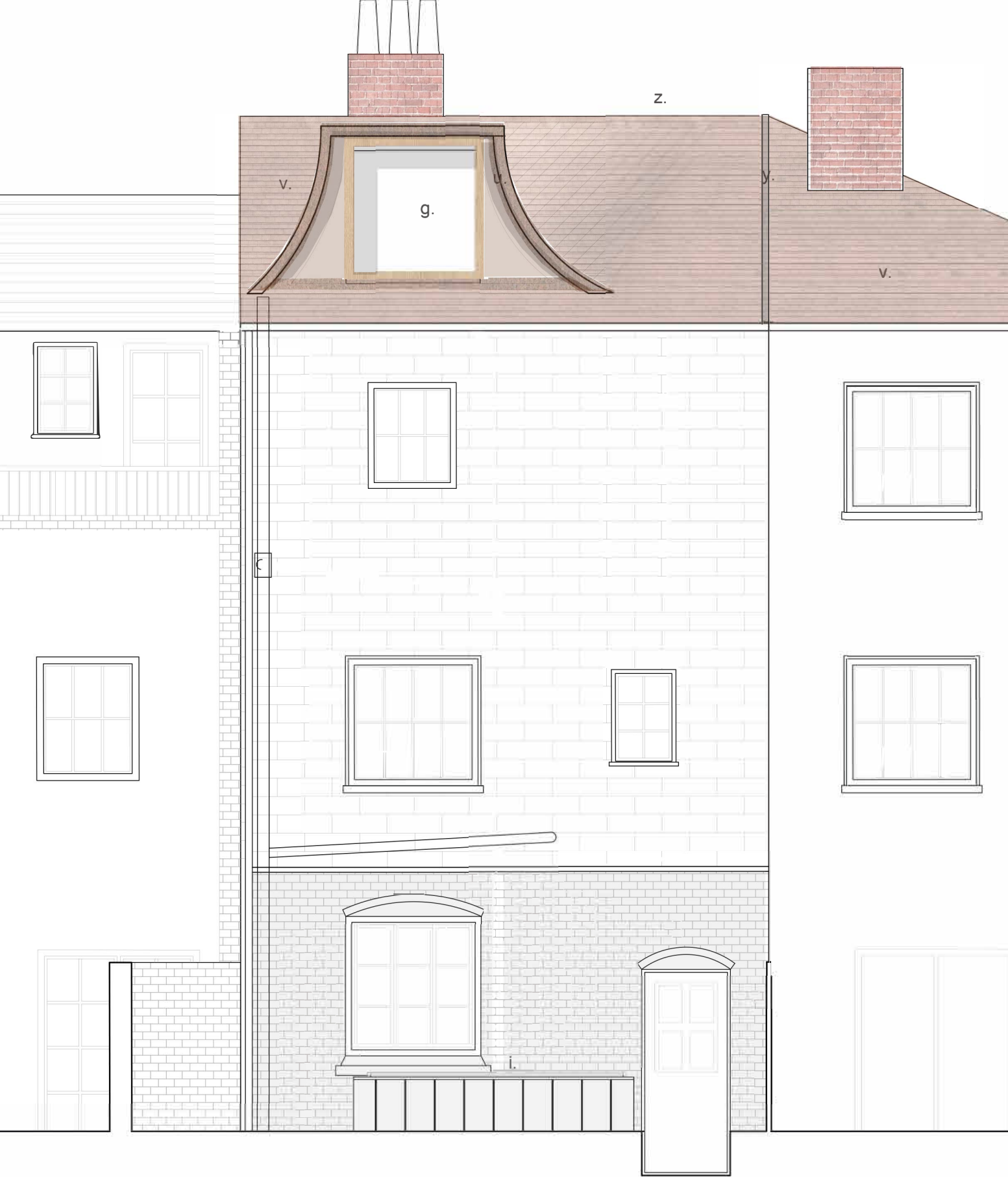
Job No. 206 Proposed Roof Plan

025

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

Stage: Stage 2
Status: Preliminary

REVISION Scale 1:50@A3



Notes:

- a. Existing coal chute opened and glazed
- b. New basement office
- c. New stud partitions
- d. Existing tanking membrane retained
- e. Newtanking system and underpinning
- f. Rooflight over
- g. Existing stone steps retained
- h. existing timber beam/ceiling over retained
- i. New glazed light well
- j. Zinc roof
- k. existing gate retained
- l. new low level window below
- m. Ceiling opened over existing stair
- n. Rooflight over
- o. New sash and case window
- p. New office and gallery
- q. New lightweight stair
- r. Existing chimney retained
- s. new aluminum framed window with oak surround
- t. Existing plaster and lath ceiling retained
- u. oxidised copper cladding to match new clay tiles
- v. replacement handmade clay tiles
- w. zinc cladding
- x. New cast iron rainwater and drainage goods
- y. Flashing/abutment detail with adjacent concrete tiles.
- z. New dry bedded ventilated ridge

0

1

2

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Information, specification and drawings

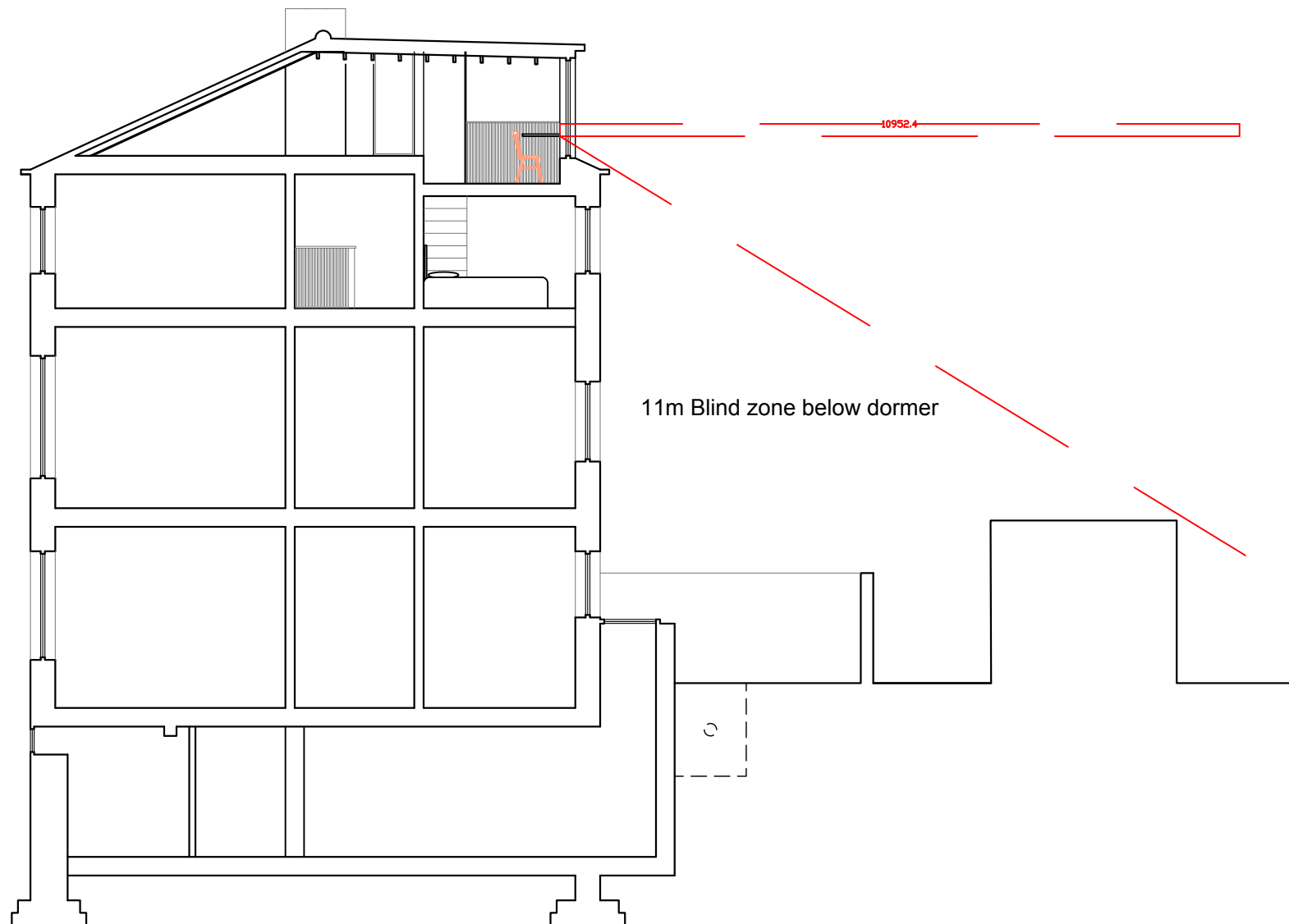
23 Tilehouse Street

206 Proposed Rear
Elevation

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

Stage: Stage 2
Status: Preliminary

026
Scale
1:50@A3



Notes:

- a. Existing coal chute opened and glazed
- b. New basement office
- c. New stud partitions
- d. Existing tanking membrane retained
- e. Newtanking system and underpinning
- f. Rooflight over
- g. Existing stone steps retained
- h. existing timber beam/ceiling over retained
- i. New glazed light well
- j. Zinc roof
- k. existing gate retained
- l. new low level window below
- m. Ceiling opened over existing stair
- n. Rooflight over
- o. New sash and case window
- p. New office and gallery
- q. New lightweight stair
- r. Existing chimney retained
- s. new aluminum framed window with oak surround
- t. Existing plaster and lath ceiling retained
- u. oxidised copper cladding to match new clay tiles
- v. replacement handmade clay tiles
- w. zinc cladding
- z. New dry bedded ventilated ridge

0 1 2
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 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.

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23 Tilehouse Street

Job No. 206 Proposed Section

Stage: Stage 2
 Status: Preliminary

027

REVISION Scale 1:500@A43

