

UPDATED HIA

In relation to applications:

H08-0832-20

H08-0831-20

Cressy Hall, Cawood Lane, Gosberton,
South Lincolnshire, PE11 4JD

Change of use of outhouse to self
contained flat

20.01.2021

Introduction

This updated HIA has been compiled in response to English Heritage comments on a planning application to change the use of an outhouse at Cressy Hall, Gosberton, to a self-contained flat.

English Heritage requested further information regarding the machinery, stairs and wall to be removed. This document includes a brief reintroduction to the site location, as well as photographs and descriptions of each item. See excerpt from English Heritage comments below for reference.

The information provided with the application is helpful. However, in order to fully assess the impact of the proposed scheme we advise that further information is sought on the following:

- The significance of the machinery proposed to be removed (including photographs)
- the significance of the stairs and internal wall proposed to be removed (including photographs)

Proposal description from DAS

This application outlines a proposal on the premises of Cressy Hall in Gosberton, Lincolnshire. The proposal is to change the use of an outhouse that sits on the land of Cressy Hall by converting it, internally, into a small residential flat for single occupancy. The flat will not be letted or sold, instead used for current occupants of Cressy hall itself. The outhouse is currently not used and houses a piece of broken mill machinery and is used as a storage space. The proposed changes are predominantly internal reconfiguration and renovation. The only external changes are the addition of two small windows to the south elevation and the replacement of an existing dormer window/door on the north. All external changes will endeavour to be in keeping with the existing materiality and vernacular, the new windows will be exact replicas of the original and existing windows. Internally, materials will be kept as original and if new partitions added, will be constructed with materials that match the existing. No original walls will be demolished. The current pitched roof of the proposed site extends beyond the enclosed area of the outhouse to the west as a covering to a log store. This external space is not considered part of the proposal but should be noted that the roof is continuous. The existing steel that was used to support the mill will be retained as a mark of the buildings history, but the remaining mill machinery will be removed to allow safe movement through and increase space. Only a few parts of the mill machinery still exist and has not been operable for many years. One dividing wall will be removed to make an open plan kitchen/dining space, this is not an original wall. A small bathroom will be incorporated next to the living room. Currently, there is an operable door to the east but this will be locked and main entrance will be moved to the west door. The existing roof will all be maintained but clad internally in timber to conceal rafters. Existing brickwork will be maintained and exposed and celebrated as a finish. Existing tiled floors will be maintained in kitchen/dining spaces, with new timber floor to be introduced into bedroom level and polished screed in the kitchen. The current timber staircase is dangerous and does not comply with building regulations so this will be replaced with a stone stair, built using traditional masonry techniques, and relocated to the east wall. The proposed property can make use of existing parking space to rear of main property, with plenty of space for its own private access. The property would share the main driveway from Cawood Lane with the main property. Despite being physically linked to the main property, the nature of the buildings in-between allow sufficient privacy from main dwelling. There is a garage and external garden passageway which separates the proposed site from main property. The proposed site is not over-looked by the main house and the main properties garden is not visible from the proposed site. As Cressy hall is Grade II* listed, considerable precautions would be made during renovation to protect and preserve the existing dwellings.

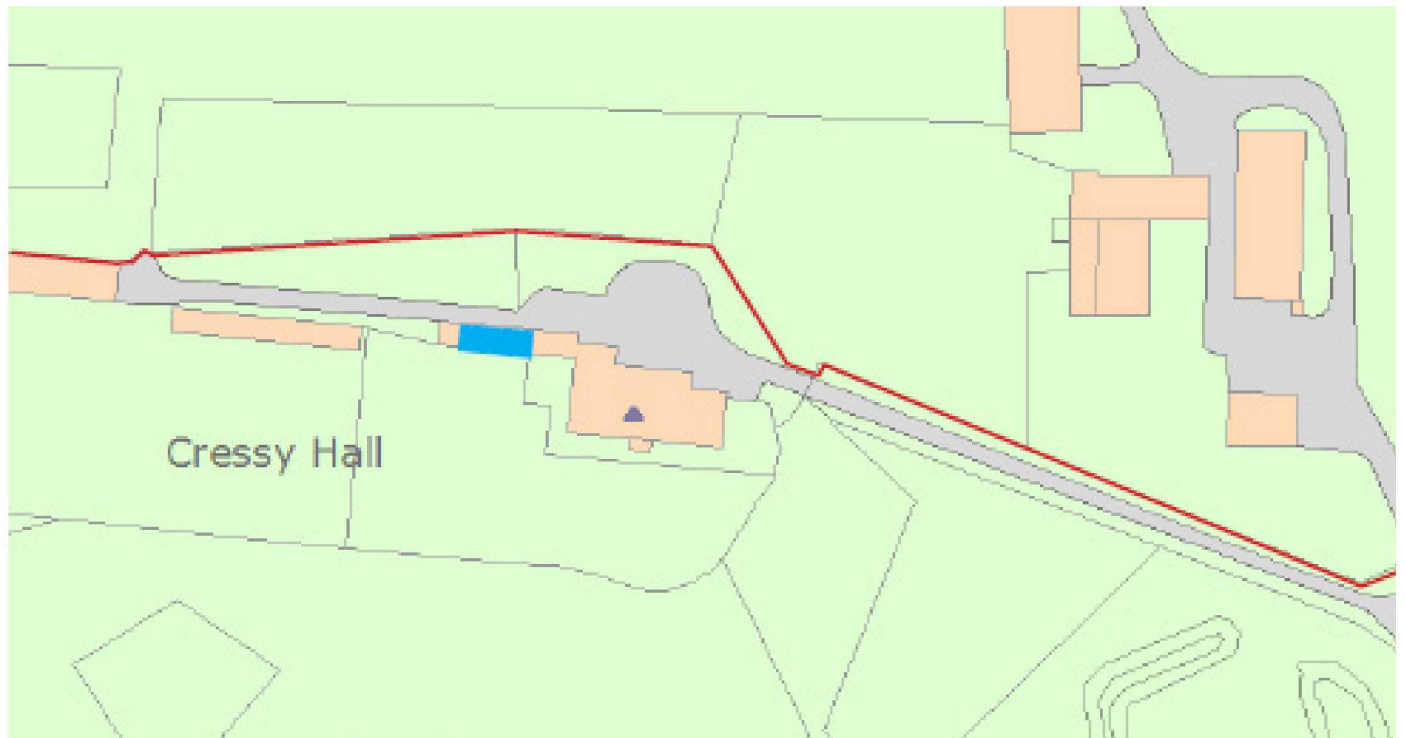
Site Location



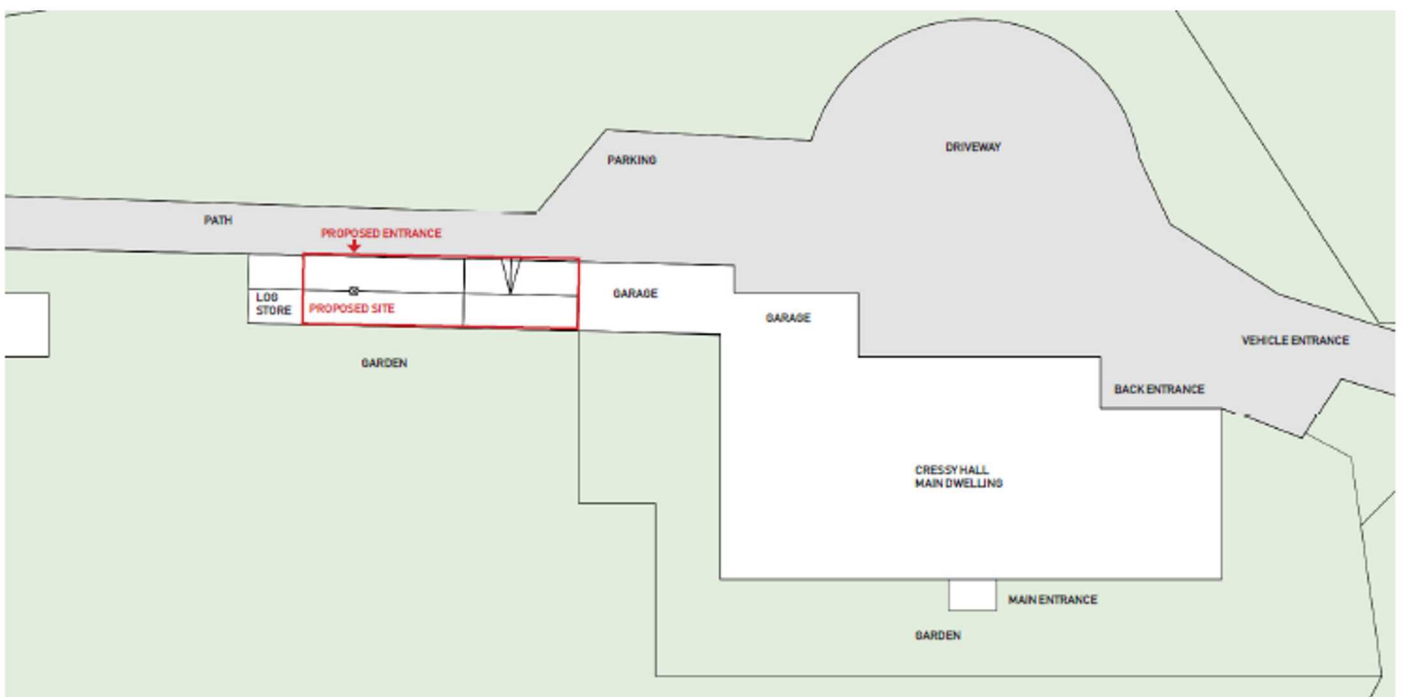
OS Map



Site Location



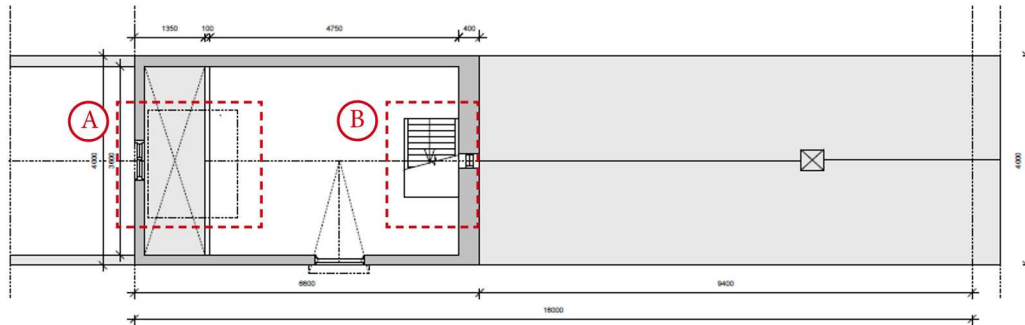
Site Location



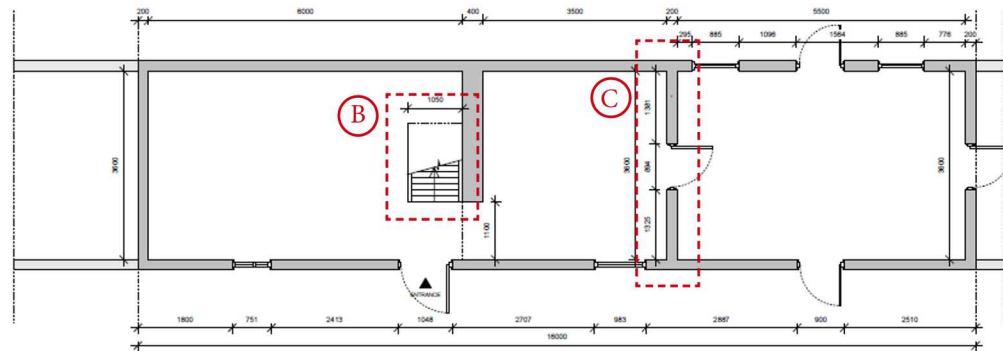
Site Plan

Items of review

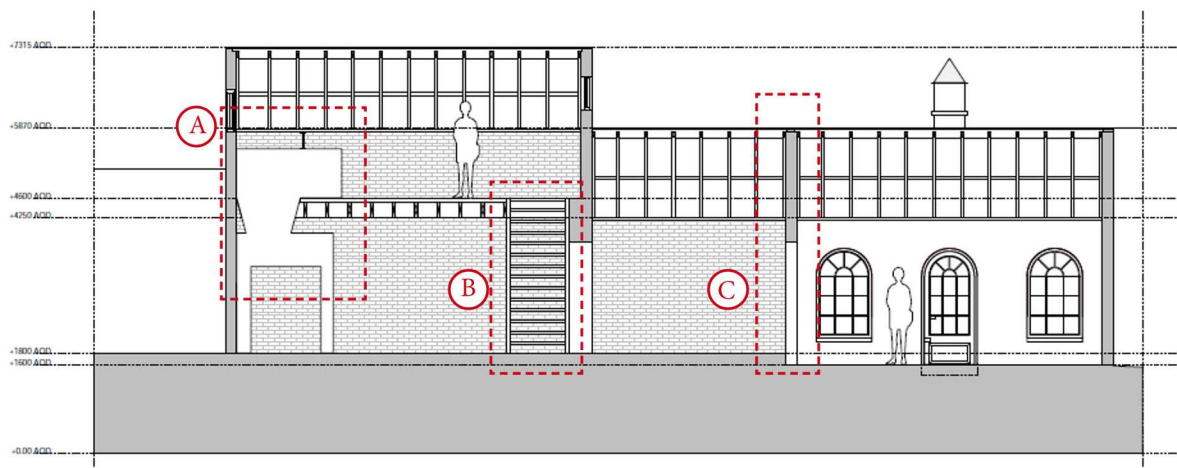
- (A) Machinery
- (B) Non-original stairs
- (C) Non-original wall



Existing Upper Floor



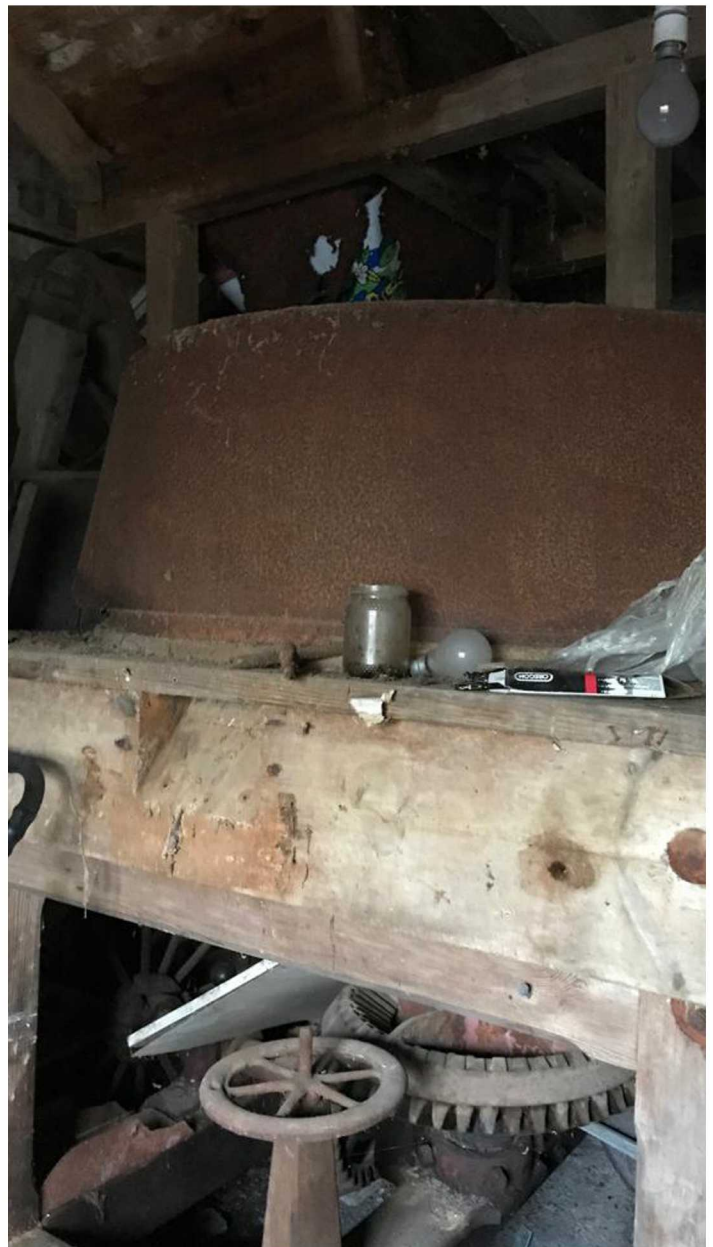
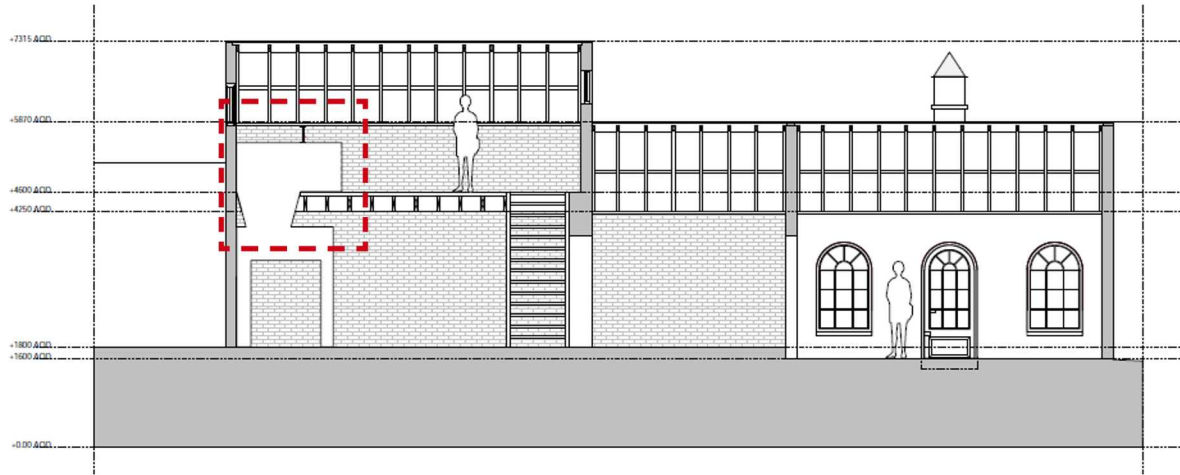
Existing Ground Floor



Existing Section

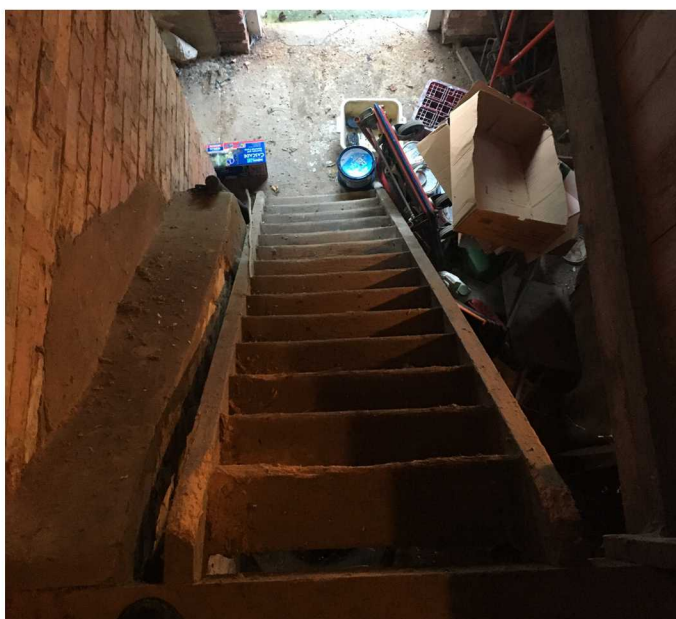
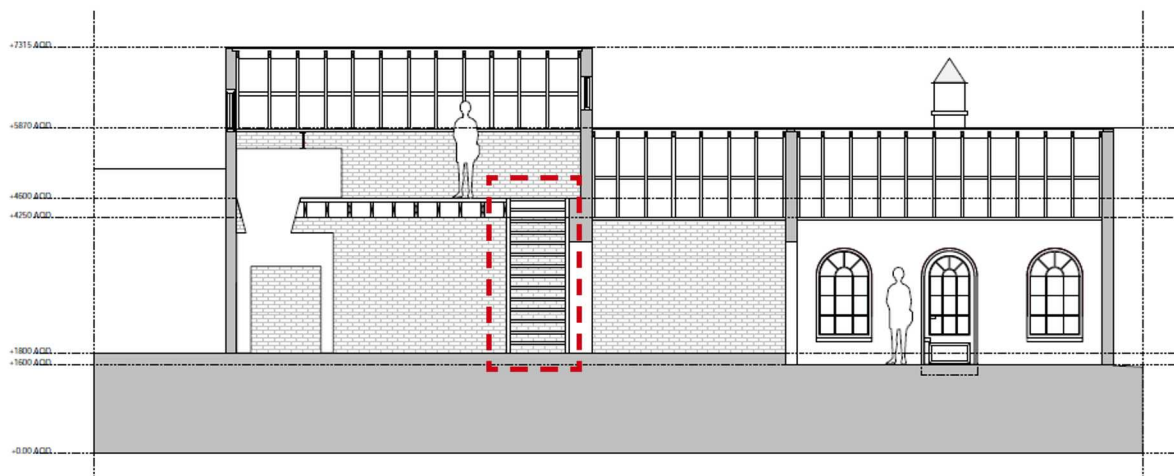
Item A - Machinery

This page shows images of an old piece of mill machinery. The machinery is assumed to have been added after original build. The machinery is non-working, has not been maintained, and therefore in poor condition. The steel drum sits between ground floor and roof space, supported on timber beams. The machinery currently poses a health and safety risk and has no practical value. The machinery would be dismantled before being removed through the existing doorway.



Item B - Stairs

This page shows images of the timber stairs which allow access from ground floor to roof space. The stairs are not original, built in simple step-ladder form as a temporary access to mezzanine storage space. The stairs currently pose a health and safety risk and would be removed in proposed development, replaced with an access route which conforms to all relevant building regulations and planning policies.



Item C - Wall

This page shows images of the wall which currently separates two storage spaces in outhouse. The wall is not original and not structural. The original outhouse most likely had no separation here, so removing this wall would return the space to original layout. The wall is assumed to be simple timber stud wall construction. Appropriate precautions would be taken during removal of this wall to avoid damage to all existing walls which are planned to be preserved.

