Heritage Statement for the Proposed Conversion of the Outbuilding to Dwelling at 50 High Street, Brampton, Huntingdon, Cambridgeshire PE28 4TH



1. Introduction

This Heritage Statement supports an application for Listed Building Consent for the conversion of an out-building (former coach-house/stables) into a dwelling at the above address. The proposals have been formulated to ensure the building's continued viable use while preserving its historic fabric, architectural interest and setting.

2. Listing / Heritage Status of the Building

- The out-building in question is referenced as “Former coach house and stables to Old House, now in garden of No. 50” in the village of Brampton, Huntingdonshire, Cambridgeshire.
- The main property at **50 High Street** is recorded in the National Heritage List for England as:
    - List Entry Number: **1331782**.
    - Grade: II (i.e., “Nationally important and of special interest”).
    - Date of Listing: 31 January 1984.
- Accordingly, the outbuilding falls within the curtilage of this listed building (or is otherwise subject to listing protection) and therefore works affecting it require Listed Building Consent under the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. Significance and Heritage Value

a) Architectural and Historic Interest

- The listing description identifies the out-building as an early 18th century (C18) brick coach-house and stables.
- Its survival as an ancillary building to a larger historic house provides insight into the functional layout and social history of the main property and demonstrates the historic use hierarchy (main house with service/support buildings).
- The out-building retains its materiality (brick construction) and form (coach-house/stables typology) which contribute to its character and the reading of the site’s evolution.
- Internally, features such as large door openings for coaches, stable-block layouts, original timber beams or floor finishes may survive and constitute part of the special interest.

b) Setting and Group Value

- The building is located on the High Street of Brampton, a village with historic character. Its presence contributes to the historic streetscape, and the relationship between the main house and its out-buildings adds to the legibility of the historic site.
- The out-building has group value as part of the ensemble with the main house, and with other historic buildings in the immediate area of High Street which are listed (see list of neighbouring listings).
- The contribution of the building to the character of the place comes not only from its individual design but from how it helps tell the story of the historic property and its wider historic environment.

c) Significance Summary

In summary, the significance of the building lies in:

- Its architectural interest as an early 18th century coach-house and stables associated with a larger historic house, now next door.
- Its historic interest in demonstrating the ancillary service structures of the main house, now next door.
- Its contribution to the setting and character of the historic property and the village's High Street.
- Its material fabric, form, and spatial arrangement, which remain legible and contribute to the building's special character. The building has been rebuilt with metric brick/block work wall and gable has been rendered.

4. Proposed Works & Impact Assessment

a) Description of the Proposed Works

- Conversion of the existing out-building to a **self-contained dwelling unit**, including subdivision of internal space, installation of new subdivisions/partitions, floor, ceiling and wall treatments, insertion of services (plumbing, heating, electrics), and creation of living accommodation.
- Proposed new windows/doors or adaptation of existing openings to suit residential use, together with associated external works (e.g., landscaping, access, parking as required).
- Retention of structural form but adaptation for modern living.

b) Impact on Special Character

Positive Impacts:

- By bringing the out-building into a viable use, the works support its ongoing maintenance and ensure the fabric is repaired and conserved, which is beneficial for the building's long-term survival.
- The conversion avoids the building falling into disuse or decay, which can lead to more intrusive remedial works or loss of historic fabric.
- If carefully executed, the works can reveal or interpret existing historic features (e.g., exposed beams, historic doors) thereby enhancing the building's heritage value.

Potential Adverse Impacts:

- Introducing new partitions, flooring, services and other modern domestic interventions may obscure or damage original historic fabric (e.g., timber beams, masonry walls, original door openings).
- Alteration of external openings (windows/doors) may disturb historic elevation proportions, brickwork detailing, lintels or original openings, thereby reducing authenticity.

- Additional external works (parking, bin stores, new access) may affect the setting of the listed building and its contribution to the streetscape or the historic courtyard/garden context.
- Loss of historic plan form — for example if the building's historic open coach bay is subdivided or infilled — may diminish the understanding of its original function and spatial hierarchy.

c) Significance of the Impact

- Provided the conversion is done sensitively, the overall impact on the building's special interest can be **moderate to low**.
- However, if major structural alterations, removal of historic fabric or alteration of key elevations are required, the impact could be **significant** and would likely trigger objections from the heritage officer.
- The key heritage risk lies in the insertion of new fabric (floors, walls, staircases, services) that may irreversibly alter the building's historic character and appearance.

5. Mitigation / Conservation Approach

To ensure minimal harm and optimal retention of heritage interest, the following approach is recommended:

- **Minimal Intervention:** Retain as much of the original building fabric as possible (walls, openings, beams, floor surfaces), and avoid unnecessary removal of historic elements.
- **Reversible Works:** Design interventions so they are reversible in future (e.g., freestanding partitions, services routes that avoid chasing into original masonry).
- **Retention of Key Spaces:** Where possible maintain open bays or historic bay divisions (i.e., coach bay openings, stable stalls) so the building's historic function remains legible.
- **Sensitive External Works:** Any new or altered window/door openings should respect the historic elevational proportions, lintels, brick repair should match existing in bond, type and colour, and the overall external appearance should remain in character with the historic out-building and wider street.
- **Services and Installations:** Services (plumbing, heating, electric) should use existing routes if possible, avoid damage to historic fabric, use surface trunking where chasing is not acceptable, and locate intrusive elements away from principal elevations.
- **Materials and Finishes:** Use traditional materials that are appropriate for the building (lime mortar for repairs, matching brickwork, timber windows/doors rather than pvc where possible) to maintain authenticity of appearance.
- **Landscaping and Setting:** Ensure that parking, bin storage, external lighting or other ancillary domestic features are discrete, well-detailed and sympathetic to the historic setting. Consider boundary treatments and landscape design that reflect historic context.
- **Recording and Documentation:** Before works commence, carry out a full measured and photographic survey of the building (both internal and external), catalog historic

features and note any pre-existing defects. A schedule of works should clearly indicate elements to be retained, repaired or altered.

- **Engagement with Conservation Officer:** Provided detailed drawings of proposed alterations to elevations, section through historic bays, details of new windows/doors, service routes etc for approval.
- **Monitoring and Future Maintenance:** Build in a maintenance plan for the building post-conversion to ensure historic fabric is monitored, repaired promptly, and that the new use does not place undue stress on structural elements (e.g., roof load, damp ingress, ventilation issues).

6. Summary and Conclusion

The proposed conversion of the out-building at 50 High Street into a dwelling offers a positive opportunity to secure the building's future by enabling a viable new use, thereby encouraging maintenance and conservation. The building's special interest arises from its early 18th-century coach-house/stables form, material fabric and its relationship to the main listed house and the historic streetscape of Brampton.

With a careful, heritage-sensitive approach—respecting original fabric, retaining key features, and engaging in minimal and reversible intervention—the proposed works can be implemented with **low to moderate impact** on the building's significance. However, inappropriate design, removal of historic fabric or insensitive external alterations could lead to **unacceptable harm**. Therefore, the success of the proposal depends on rigorous conservation design, detailed specification, and close liaison with the heritage and planning authorities.

Should you wish, I can prepare a **detailed Schedule of Works** (with annotated photography of existing fabric), or a **Design & Access Statement** complementing this Heritage Statement for submission with the Listed Building Consent application.