

Design and Access / Heritage Statement.

Conversion of Out-building to Residential Annex and alterations to roof of Garden Store:

Castle Farm Guest House

Fotheringhay

PETERBOROUGH

PE8 5HZ.

Castle Farm is on the southern edge of Fotheringhay, off the approach road from Tansor. The courtyard is set back from the main road and is not visible for any public vantage point. The gable end and north-east faces are more visible from the access to Castle Hill.



Existing Out-building.

Existing:

The main barn is used as a garage and store. This is a section of a larger courtyard which has in part been converted to residential, now Nos 1 & 2 Castle Mound.

Castle Farm itself is run as a Guest House. The conversion will be used as additional guest accommodation to this business.

The small garden stores are simply used for storage.

Proposed:

The main barn will be altered internally with new mezzanine floor to create a 2 Bedroom unit.

We will utilise existing window and door openings.

Windows will need to be adjusted to provide opening casements and ventilation.

The garage and garage doors will be retained.

The only external alterations will be the insertion of velux roof lights.

As with No2 Castle Mound, the external facing Collyweston roof will be retained as this is the 'public' side.

For economic reasons, the inward courtyard roof is to be replaced with slate as the adjacent property where this does not affect the character of the conservation area. The reclaimed slates from the south-west face will make up numbers of damaged Collyweston slates on the north-east side.

The property will be retained as part of Castle Farm Guest House and not used as a separate dwelling. This will be rented out as Holiday Let / Guest Accommodation.



North-east elevation



South-west elevation.



Garage Door.



View back to main street.

Existing Garden Stores.



The lower lean-to roof is too shallow for slates and is consequently not weathertight. We propose to change this to a pitched roof with the apex running into the larger lean-to roof behind. The new roofs will be in slate with reclaimed Collyweston slates used on the conversion.

Summary:

The proposals will make little difference to the appearance of the building and will have no adverse effect on the Fotheringhay conservation area.

The additional accommodation will make good use of this largely redundant building and justify the expense in renovating the exterior.