

201002

PROPOSED RECONSTRUCTION OF GRADE II LISTED BUILDING AT
1-2 SUDBOROUGH ROAD, SLIPTON, KETTERING, NORTHANTS NN14 3AQ
FOLLOWING CATASTROPHIC FIRE

05 February 2021

DESIGN & ACCESS STATEMENT

To be read in conjunction with the following:

201002	Heritage Impact Statement
201002-100	Location Plans
201002-101	Proposed Site Plan
201002-102	Existing Plans
201002-103	Proposed Plans
201002-201	Existing Elevations
201002-202	Proposed Elevations
201002-301	Sections & Roof Support Plan
&	
1341-02-09	Joinery Details (previous application 20/00337/FUL & 20/00338/LBC)
F W Haywood	Structural Report dated 18/10/2018 (previous application 20/00337/FUL & 20/00338/LBC)
F W Haywood	Structural Report dated 22/06/2020 (previous application 20/00337/FUL & 20/00338/LBC)

Brief History:

The grade II listed building, presumed to have been a single dwelling when first built, then converted into 3 dwellings and subsequently into 2 dwellings sometime pre-1987. The listing refers to the external appearance of the building.

Historic England List entry no: 1226322:

House, now 2 dwellings. Mid C18. Regular coursed limestone with thatch roof. Originally 3-unit plan. 2 storeys. 4-window range of casements, those at ground floor have glazing bars; all under wood lintels. 3 doors between windows, that to far left is 6 panelled and others are C19 plank doors, all under wood lintels. Brick stacks at ridge and end. C19 extension to rear. Interior not inspected. Probably converted C19 to 3 dwellings by Drayton estate. (Date listed: 31 July 1987)

On the 12th August 2018 a fire started in the adjacent barn and spread to the thatched roof cottages proving devastating to the listed building, destroying the roof (thatch and structural support), the majority of the internal structures (floors & walls) and compromising the external fabric of the walls, particularly at first floor level.

Previous applications for reinstatement works (20/00337/FUL & 20/00338/LBC) were submitted by the current owner, C L Stopford-Sackville of the Drayton Estate and approved, subject to conditions, on 24 August 2020.

The original intention of the estate, once the reconstruction works were complete, was to lease the property as 2 separate tenancies, however they have recently agreed in principle to sell as one property to the current Applicant.

The current application is looking to reinstate the cottage as one property retaining the main house exterior as closely as possible to how it was prior to the fire but converting the various rear single storey extensions and outbuildings into a single full length extension with flat roof which will identify it as a coherent modern addition and subservient to the main building.

Existing property

Main building (the listed building):

The property occupies a prominent location, situated as it is at the northern entry point to the village and the first building that is encountered. It is also an integral and important part of the local history. The significance of the building lies in its external front (E) and side (N & S) facades which are visible from the public highway. The rear of the property (W) overlooks a substantial sized garden and onto farmland and is not overlooked.

The previous internal layout of the building was less than desirable, mainly due to it having been converted over the years from a single property into 3 units and subsequently from 3 units to 2. Although designated as a 3 bed property the former no. 2 had one of the bedrooms which could only be accessed via a bedroom and a bathroom. No. 1 was a particularly small property with small rooms.

Internally, there are remnants of lathe and plaster partitions at first floor and later brickwork partitions at ground floor level. Most of the internal structure was lost in fire. As a result it is not certain which partitions are original, and which may be later interventions. It should be noted that the existing layouts shown on the drawings are based on agents letting plans, photos and previous planning applications

Rear outbuildings and extensions:

The outbuildings to the rear are a mix of non-habitable stores and C20 & C21 kitchen extensions. Although they did not suffer the same extent of damage from the fire, they have still been affected.

As these outbuildings and extensions are considered to have negligible historical merit their alteration, partial demolition and enlargement is considered to be acceptable as they are not visible from the public highway (apart from the north elevation), they maintain complete subservience to the original two storey elements of the listed building and the new extension formed will be easily identifiable as a modern addition to a historic building.

Proposed works:

Main building (the listed building):

The main house needs substantial remedial works to the structure that wasn't either destroyed or irreparably damaged and given the historical significance and the prominent location of the building the intention is to reinstate the primary elements considered historically important as close to the original as possible.

Items that are considered as secondary elements of the rebuild are those which are considered beyond repair but which are not considered as necessary or desirable to replace on a like for like basis. These are items that do not form an essential part of the character of the building and these will be replaced with modern materials but still maintaining the character of the building.

The current proposal for the interior of the building is that it be reconfigured in a manner that is sympathetic to the character of this period property but allows for a more simplified layout that is up to what is expected for modern living standards. As the building has evolved naturally over the years in various configurations it is not unreasonable for current occupants to adapt it to suit their needs.

More detailed information on the proposed works can be found in the accompanying Heritage Impact Statement

Rear outbuildings and extensions:

The proposal is to amalgamate the outbuildings and extensions into one coherent extension therefore a new full length flat roof extension is proposed.

A glass lantern above the new kitchen area will allow light into the property and form an attractive feature above the flat roof. An additional flat rooflight above the study will allow light into the room without being visible from external ground level. The proposed elevations are shown on the accompanying proposed drawings.

One of the outbuildings to the north west of the property and its adjacent wall is to be demolished to allow for access from the western garden to the northern parking area. The stonework will be salvaged for use on repairing/rebuilding the main house and/or new rear extension walls.

More detailed information on the proposed works can be found in the accompanying Heritage Impact Statement

Design & access considerations:

Use and amount:

This is an existing private residence and its use will remain unchanged.

The total gross internal area (184sq.m) of the existing property (habitable floor areas ie including rear kitchen extensions but excluding the non habitable stores) will be increased by 33sq.m to 217sq.m by the conversion of the outbuildings and incorporation of the courtyard.

The building will change from 1x (compromised) 3-Bed dwelling and 1x small 2-Bed dwelling, to a single 4-Bed dwelling of a much improved layout.

Layout and Scale

The changes to the internal layout are detailed on the accompanying existing and proposed plans.

Externally, the building will increase in area, though as extension is an infill to the courtyard, it will be contained within the existing footprint.

There will be no changes to the overall scale of the building.

Landscaping

Existing boundary treatments will be maintained to the north (existing mature hedge), the front (east) façade (front garden with approach path), and the western rear (mature hedge). At the southern end of the building the building itself forms part of the boundary and to allow for privacy and dirt from the adjacent farm yard a 1.8m high close boarded fence is proposed to the remainder of this boundary.

To the rear of the property a patio area in front of the sliding doors is proposed.

The rear garden will retain it's central pond feature and there are no plans to change anything.

Appearance

The elevations visible to Sudborough Road will be largely as they once were prior to the fire, except for the change of 1 no. door to a window.

The current ramshackle nature of the rear outbuildings is considered an eyesore with varying roof heights and pitches, and a mish mash of materials some parts visible to the highway being an incongruous red brick. The proposal will rationalise the rear elevation and will clearly be identifiable as a modern addition and will allow for a better view of the listed building. The walls will be in matching stone to blend with the house and the painted fascia will hide the flat roof.

Access and parking

The parking arrangements are shown on the accompanying plans. All parking will be to the northern end of the site from an existing entrance. There is no change to the number of parking places.

The reconfiguration of the current pair of cottages to a 1-Bed property will reduce the volume of traffic to the site

Summary:

This application for works required, over and above reinstating the exterior to its former glory, also looks to enable the adaptation and enlargement of the interior to allow it to be used as one property, ensuring the building's suitability as a modern dwelling. As noted in the listing the building has undergone several internal adaptations from an assumed C18 single dwelling to 3no. C19 cottages to C20 2no. cottages and now back to one in C21. It is therefore considered entirely appropriate, not to mention, beneficial to the property to reconfigure it to enable a better ergonomic layout. In historic terms this is not considered to be significant as the only alteration to the front facade will be the substitution of the door to the north end of the east elevation for a window.

Refer also to Appendix A (A1 & A2) for a selection of photos indicative of the damage