

201002

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

05 February 2021

**HERITAGE IMPACT STATEMENT**

To be read in conjunction with the following:

201002	Design & Access 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 12<sup>th</sup> 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.



## **Proposed works:**

### 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, however, is its external front (E) and side (N & S) facades which are visible to the public. The rear of the property (W) overlooks a substantial sized garden and onto farmland and is not overlooked.

The previous applicant and current owner, the Drayton Estate, commissioned 2 structural reports from F W Haywood Chartered Surveyors. The first dated October 2018 was carried out just a couple of months after the fire when the building was unstable and considered dangerous. The second was carried out some 18 months later in June 2020 when stabilising works had been carried out and the building could be surveyed more comprehensively. Both these reports were submitted as part of the (approved stc) applications 20/00337/FUL & 20/00338/LBC.

The salient points of the reports are that:

- A. The majority of the remaining regular coursed limestone can be retained as it is substantially safe & undamaged
- B. The areas of stonework that need to be replaced are the north gable and the western area that was removed to enable safe access to the building after the fire to remove asbestos and smouldering debris (which was agreed with the local Conservation Officer as it was also bulging, unstable and in poor condition)
- C. Some of the upper courses of remaining stonework will need to be replaced where fire damaged (pink tinged on photos), particularly the top course below the wall plate
- D. An area of the rear wall to the northern end which is leaning outwards, although intrinsically stable, is recommended to be grouted with a lime based grout, tied to the new floor structure and the roof above designed to not exert any thrust on the wall head
- E. The entire interior has been gutted by the fire and only a small portion of one of the internal reed and plaster partitions remains, albeit in a damaged state
- F. The roof and support structure were completely destroyed and the wall plate is irreparably damaged
- G. Most of the windows and timber lintols are irreparably damaged, particularly at first floor level

The extent of replacement works required to reinstate the cottage to its former glory can be classified into the following sections: primary & secondary elements, layout remodelling, and surviving elements.

### 1. Primary elements

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, these works being:

- i. reinstatement of the principal roof support members in hardwood. Although the principal roof support members (trussed rafters, purlins, ridge plate and wall plate) are hardwood, the secondary structure would most likely have been softwood rafters therefore the intention is to replace like for like as far as possible. Timbers to be pegged, morticed and tenoned where appropriate.
- ii. reinstatement of the thatch in long straw thatch
- iii. reinstatement and repair of stonework where collapsed/damaged beyond repair to be set into a lime based mortar, to ensure continuity of appearance. Much of the stonework will come from the salvaged original stone although some reclaimed stone from other sources may also be required
- iv. external repointing, all in accordance with good conservation practice
- v. reinstatement of first floor oak cross beams to similar sectional sizes (300x300mm)
- vi. replacement softwood floorboards
- vii. reinstatement of plaster to masonry walls to be in a lime based plaster such as Limelite or renovating plaster
- viii. reinstatement of chimneys and fireplaces. The central chimney stack, partially collapsed, requires complete demolition and rebuilding. It is suggested that this be rebuilt predominantly in blockwork but with some feature parts of it in brickwork. This is not only the most cost effective solution (the existing stonework is extremely poor quality and cannot be re-used) but will also ensure greater structural stability as blockwork is stronger. The floor plans provided demonstrate the extent of re-building of the chimneys and fireplaces,

however, it is proposed that the inglenook and chimney breast at ground level will be constructed to a slightly narrower footprint as it was originally to allow for a dual aspect open fire to heat both rooms at once which it is hoped will reduce resource and energy consumption. A much reduced footprint at first floor level is also proposed where it is felt to be less intrinsic to the original character of the building.

- ix. replacement windows & external door(s) in timber and/or metal. The existing windows are a mixture of 1970s storm proofed timber casements, metal casements and flush fitting timber windows. All first floor windows were irreparably damaged and, although the ground floor windows are relatively undamaged, all the windows are to be replaced with new to match the existing configuration and approved details. All will have Slimlite double glazing, in accordance with good conservation practice and in partial compliance with current Building Regulations.

## 2. Secondary elements

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. These items being:

- i. new external blockwork walls to rear central section to be constructed to a total thickness of approximately 450mm (including internal render finish) to match the typical wall thickness of the surviving (structurally stable) walls
- ii. first floor joists – these to be in softwood and mortice and tenoned into the new oak cross beams
- iii. internal & external joinery including skirtings, architraves and internal doors
- iv. studwork partitions & dry lining (formerly a mix of reed & plaster and modern timber studwork & plasterboard)
- v. kitchens & sanitaryware
- vi. services (electrics, heating and plumbing)
- vii. general finishes

## 3. Layout remodelling

- i. Although largely devastated by the fire, thus having no real structural stability remaining, there are elements as indicated on the drawing which require removal to accommodate the new layout. On the ground floor, indicated in red on the drawing are elements which still exist (and will be removed) and, in blue, elements which no longer exist due to the fire. The red elements on the ground floor are by and large brickwork, 20th century, probably fire damaged and are not considered to be of historic importance.
- ii. The proposal is to retain/rebuild the bread oven/fireplace (dining room side) which is a significant internal feature but to knock through to make it double sided. The lounge side of the stack was a much simpler fireplace and, thanks mainly to modern flue technology, the intention is to rebuild the wall to a reduced footprint.
- iii. A secondary chimney is located at the northern end of the building but does not appear to have been in use as there are no pots on top of the chimney. It will be reinstated as a working chimney but will be blocked up
- iv. The ground floor layout has been opened up in the living room areas to reflect the more modern living standards of the 21st century although the size of the rooms is still modest and in keeping with the scale of the building.
- v. A new accessible WC has been formed on the ground floor in line with current statutory equality legislation
- vi. At first floor level the new configuration rationalises access to the rooms and reduces the number of bedrooms from 5 to 4 thus allowing for an en-suite in addition to a bathroom
- vii. On the front façade it is proposed to substitute the furthest right hand door (at the northern end) for a window. This will allow light into the newly formed pantry ensuring that the room has the minimum amount of light (1/20<sup>th</sup> of floor area) that current standards require. There is a precedent for replacing a door with a window as this has previously happened to the door that was previously at the far left of the front façade (at the southern end) which is now a window.
- viii. To the rear wall of the main house there were originally 3 doors and 3 windows reflecting the history of the building as 3 separate dwellings at one point. The doorways are being re-used for access between the house and the extension, the windows will be infilled but left with alcoves so they are easily identifiable. One of these door/window configurations was taken down shortly after the fire to allow access to remove asbestos and debris and also because it was dangerously unstable. The proposal is to leave this enlarged opening as a 'reminder' of the fire, make good the reveals and to infill it with a glazed door and screen which has the added benefit of allowing borrowed light in from the sliding patio doors via the extension.



#### 4. Surviving elements

Some elements have survived the fire relatively intact:

- i. The internal ground floors appear to be in situ concrete and are assumed to be suitably damp proofed. They do not appear to be damaged and will be retained although any damaged areas such as where walls/partitions are being removed are to be locally made good.
- ii. The blue brick buttress to the rear of the property, presumably installed to prevent the wall bowing out even further is to be removed as it will no longer have any function and is of no historical merit.

#### 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. The proposal is to

- a) demolish designated walls as indicated on the plans to reconfigure the layout and form one unified full length extension. Some of the walls are C21 brickwork, others are original stone.
- b) retain as much of the original stonework as possible to suit the new layout with any that is salvaged from demolitions to be used in the first instance to repair or rebuild the main house if suitable, or if not to build the extension walls. The demolition of some of the outbuildings wall will be a perfect source of material to help with rebuilding of the main house as there will inevitably be a shortfall due to the damage sustained by the fire. This is possibly what previous occupants would have done in the event of a fire occurring in the (pre-planning) past
- c) form new window apertures in the existing stone wall as indicated on the drawings
- d) infill between existing walls with new fully glazed folding sliding doors to maximise views out and maximise light in.
- e) replace all of the existing roof structures with a new flat roof. The existing roof structures are a mix of slate (C21 extension), corrugated sheet (stores) and concrete roof tiles (C20 extension) and are to be removed. The new flat roof will incorporate low profile rooflights to help bring light into the central area of the building where once there were windows.

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, 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

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

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