

Install New Roof Window in Existing Flat Roof

School House, Achurch, Peterborough. PE8 5SL

Design & Access Statement + Heritage Impact Assessment



Pic 01 – School House upon approach from Lilford Road.
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1. **Site Location + History** – taken from [“Achurch - Wiki”](#) and *Historic England’s “National Heritage List for England (NHLE).”*
 - 1.1. Achurch (formerly Asenciran sometimes referred to as Thorpe Achurch) is a village in the civil parish of Thorpe Achurch, in North Northamptonshire, England.
 - 1.2. Situated on a small rise above the River Nene, 5 miles South of the market town of Oundle, the population of the civil parish of Thorpe Achurch at the 2011 census was 421.
 - 1.3. The villages name means 'Asa's church' or 'Asi's church'.
 - 1.4. Settled successively since the Iron Age the village was named after the site of the nearby church as 'Aas-kirk', meaning Church by the Water.
 - 1.5. Subsequently named Asechirce in the Domesday Book of 1086 with land held mainly by Ascelin de Waterville, a Norman knight after whom the adjoining village of Thorpe Waterville is named.
 - 1.6. Ownership of the land passed through the Dukes of Exeter in the 14th Century with Henry VII granting them to his mother Lady Margaret Beaufort. On her death the two manors of Thorpe Waterville and Achurch remained the property of the Crown until Henry VIII granted them to his illegitimate son Henry FitzRoy.

- 1.7. Edward VI awarded the manors to Sir William Cecil, later Lord Burghley, and they remained in the possession of his descendants the Earls of Exeter, till 1773, when the estates were sold to Thomas Powys of Lilford.
- 1.8. Thomas Powys' grandson was to be raised to the peerage as the first Lord Lilford in 1797.
- 1.9. The parish includes the Grade I listed property Lilford Hall and the Grade II* listed Church of St. John the Baptist, an early and late 13th Century Anglican church restored and enlarged by architect William Slater in 1862.
- 1.10. According to the [Historic England Listing #1374883](#) this property was probably built in the mid-nineteenth century. The listing describes the property thus:
 - *THORPE ACHURCH ACHURCH TL08SW 7/130 The Old School and attached 09/06/82 School House (Formerly listed as The Old School) - II*
 - *School and attached house, now disused. Mid C19. Squared coursed limestone and yellow brick. T-shape plan. School is single-storey, house is 2-storey. Main front of 3 bays. Bay to left is former school room and breaks forward as gabled cross wing. 4-light stone mullion window with transom. 2 bays to left is school masters house with 3-light stone mullion window to ground floor right and similar 2-light first floor window, with gablet over. Central C19 door has 4-centred arch head and chamfered stone surround. Ashlar gable parapet and stone stacks at ends with tall, diagonal, brick flues. Single-storey extension is attached to left. Lean-to extension to rear. Interior not inspected.*
 - Listing NGR: TL0227983012
 - *Statutory Address: THE OLD SCHOOL AND ATTACHED SCHOOL HOUSE*
 - *County: Northamptonshire*
 - *District: North Northamptonshire (Unitary Authority) [updated for this document to reflect recent change from District to Unitary Council]*
 - *Parish: Thorpe Achurch*
- 1.11. The property has been extended and altered on a number of occasions since it was first built. Most recently in 2017 applications ref: 17/01259/FUL + 17/01260/LBC requested permission to alter and extend the property to "rectify a number of anomalous alterations ..." dating from the conversion in the 1980s/1990s.
- 1.12. The above works were completed in 2019 and the results are very positive indeed with all of the original features and character retained alongside many previously-removed features which were reinstated.

2. The Proposal

- 2.1. 'School House' is a former Victorian village school that was converted in the early 1990's into a single dwelling and further improved in 2019 with additional extensions and a reinstatement of some lost character.
- 2.2. Grade II listed, the property is built in squared coursed limestone and brick, has a steep pitched roof covered in plain tiles with dormers and metal roof windows. Fenestration is black steel framed set within ashlar framed surrounds.
- 2.3. Dominant is its vernacular form with tall stone and brick chimneys, strong stone gables with parapets, stone mullion and transom windows, and a clear massing of old school hall and old school house.



View of front upon approach from Lilford Road



View of rear upon approach from Church.
Note the new Roof Window is fully concealed from sight.



Rear courtyard view of concealed flat roof area



Rear courtyard view towards 2019 kitchen extension

- 2.4. The applicant seeks to install a gently-domed flat roof window into a small area of flat roof which is located on the North West side of the property entirely hidden from public view.



Existing flat roof above as viewed from rear courtyard.
Note the new Roof Window will barely be visible when standing in the courtyard



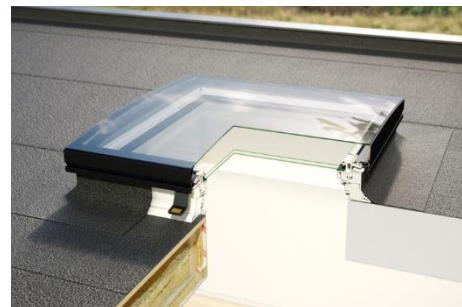
2019 ensuite extension fully concealing flat roof
from access road beyond gate



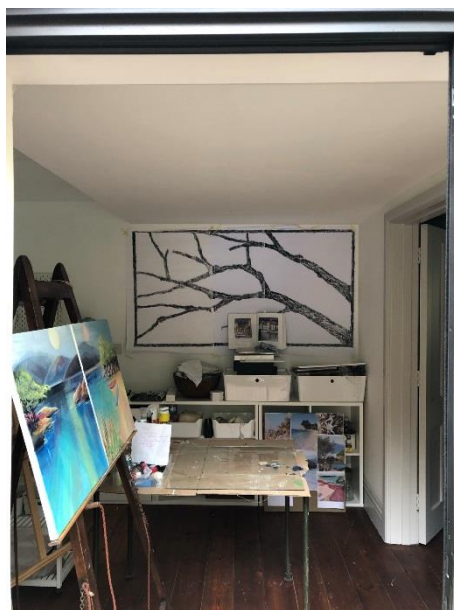
Proposed roof window insertion in flat roof as seen on proposed elevation drawing.

3. Appearance

- 3.1. New Velux Integra roof window to be inserted into existing lead rolled flat roof with lead dressed up to flash apron.
- 3.2. Roof window to be finished externally in black to diminish its presence and internally in white to match the ceiling and woodwork.



Velux Integra Flat Roof Window



View into studio room with 2019 ceiling into which the new flat roof window will be inserted to flood the space with daylight



View out from gallery space illustrating complete privacy due to boundary wall and densely wooded area beyond

4. Use + Amount + Layout

4.1. This application is for Householder Planning Consent + Listed Building Consent to install a gently-domed roof window into a small area of flat roof which is located on the North West side of the property entirely hidden from public view.

- Site Area = ~0.22 hectares or ~2,200m²
- Existing Gross Internal Floor Area = 282m²
- Proposed Gross Internal Floor Area = 282m² (unchanged)

5. Scale

5.1. The proposed works have been designed and detailed to compliment the scale of the existing property.

- The proposed roof window is larger than the conservation-style rooflights set into the pitched roof slope and it is smaller than the glazed lantern set into the flat roof over the kitchen.
- While the new roof window stands approximately 275mm above the flat roof at the roof window's edge, it is located so that it is not visible while standing on the ground in the rear courtyard.

6. Access

6.1. Vehicle access to and from the highway remains unchanged with 5+ off-road parking spaces.

6.2. Pedestrian access to and from the house is also unchanged.

7. Statement of Significance

7.1. NPPF says in paragraph 189 that applicants should describe the significance of any heritage asset affected and it states that as a minimum they should consult with the Historical Environment Record.

7.2. On 5/5/2021 remote searches of the National Heritage Gateway (NHG) and the National Heritage List for England (NHLE) were conducted by Oundle Architecture.

7.3. Six designated heritage assets were found in Achurch (one being the School House) – none of the other five are near enough to be impacted by this application.

- The Old Rectory (List # 1040146) is the nearest at ~120m along with two Tombs (List # 1040143/4)
- The Church of St John the Baptist is Grade II* (List # 1040142) is further at ~165m
- Well Head and Attached Trough (List # 1040147) are ~175m away.

7.4. Achurch is not listed as a Conservation Area [North Northants Conservation Area Maps](#)

7.5. The significance of School House is in its historical use and its vernacular form with tall stone and brick chimneys, strong stone gables with parapets, stone mullion and transom windows, and its clear massing of old school hall and old school house.

7.6. No historic fabric will be removed to accommodate the new roof window as the flat roof into which it will be placed is a contemporary C20 addition.

8. Justification for the Proposed Development and Impact upon the Significance of the Heritage Asset

8.1. The mission for this project is to insert a new roof window into a C20 flat roof covered in lead.

- The new roof window will be located out of sight when standing in the rear courtyard. It may therefore be regarded as causing no harm to its own setting.
- The roof window is finished in black to match others in the roof slopes and will blend well with the lead roof into which it will be inserted. Accordingly, it will have a low impact on the flat roof.
- There will be no loss of historic fabric. It may therefore be regarded as causing no harm to itself.
- There will be no change to the chimneys, parapets and pitched roofs, windows or form/plan layout.



View of rear upon approach from Church.
Note the flat roof is fully concealed from sight.



View of rear upon approach from Church.
Note the flat roof is fully concealed from sight.

8.2. In summary: the proposed changes to the flat roof will have a less-than substantial impact upon School House and its historic value.

9. Impact upon Setting(s) of Neighbouring Heritage Asset(s)

- 9.1. Consideration, finally, needs to be given to the setting of the adjacent listed buildings at The Old Rectory and the Church of St John the Baptist.
- 9.2. The late-C20 flat roof is located out of sight from the public realm and from any of the listed buildings nearby. It may therefore be regarded as causing no harm to its setting or any other listed buildings.
- 9.3. In summary: the proposed changes to the flat roof will have no impact upon any nearby listed buildings or even to the rural appearance and setting of the village.

10. Summary + Heritage Impact + Justification

- 10.1. It is considered that, having regard to the provisions of NPPF paragraphs 194 to 196, the proposed works are at worst conservation-neutral causing far less-than substantial harm to the significance of the designated heritage assets' significance and "*securing its optimum viable use.*"
- 10.2. The statutory requirements concerning the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses as contained in section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 are considered to be properly met.
- 10.3. The statutory requirements concerning the desirability of preserving listed buildings' and the features of special architectural or historic interest per section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 are also considered to be properly met.

Oundle Architecture
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