

1 DESIGN PRINCIPLES AND CONCEPTS

1.1 AMOUNT

1.2 Site Areas:

- a) The immediate site area shown on the application drawings is circa 0.13 hectare

2 HERITAGE, LAYOUT, IMPACT & JUSTIFICATION

- 2.1** Orchard Cottage sits within the Conservation Area of Fotheringhay on Main Street and is Grade II Listed. There is little or no recorded Planning history except for the identification of the properties extension on the Southern end presumably early 1970's.

As described in the listing (below) the dwelling sits detached since late C17, built of brick/ stone and render and thatched the property is plain without external embellishment. The steep thatched roof is period in style. The property has been altered over time, however the original remains unaltered. The original cottage with timber lintels and some quoins surrounding traditional styled timber casement windows.

- 2.2** The listing of the Property is as follows:

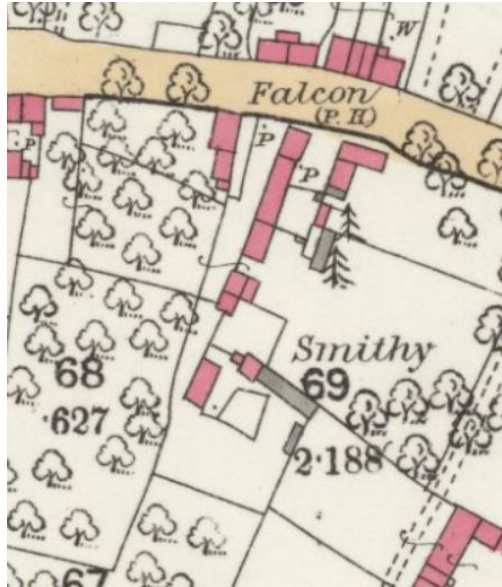
FOTHERINGHAY MAIN STREET
TL0593 (South side)
14/77 Orchard Cottage

House. Late C17/early C18 with early C20 extension. Squared coursed limestone and rendered brick with thatch roof. Originally probably 2-unit lobby entry plan. 2 storeys. 2-window range of C19 casements under wood lintels. Central plank door, under wood lintel, with C20 porch. Single-light window to left of door. Central rebuilt stone stack. Early C20 door and casement window. Rear elevation is similar. Interior not inspected but noted as having ceiling beams and probably has open fireplaces, now blocked. (RCHM: An Inventory of Architectural Monuments in North Northamptonshire p74)
Listing NGR: TL0587493213

- 2.3** As can be seen from the 1885 & 1957 OS Extracts below the property was not extended through this period (estimated 1970's).

- 2.4** The 'original' dwelling has essentially remained unaltered in terms of its layout since its construction, albeit regular repair and maintenance works have been carried out to a good level.

2.5



OS Extract 1885

2.6



OS Extract 1957

- 2.7** This scheme of alteration will incorporate appropriate traditional materials as required, and where practicable, re-use materials from within the existing buildings. Where necessary internal walls will be re-plastered with renovating plaster. Elsewhere, careful consideration has been given to the design to ensure that the fabric has a breathable solution ensuring the historic integrity of the fabric is maintained.
- The works generally will include the careful repair and consolidation of all existing fabric to ensure that the existing purpose and context of the building is not lost.
- 2.8** The proposed extension is styled around adjacent agricultural vernacular. The use of a south facing veranda mimics 'cart shelters' and the simple narrow glazed French doors ensure the new is un-fussy, avoiding any clash with the historic steep pitched cottage.
- 2.9** The extension is carefully designed to join the 1970's extension via a small low glazed link. This ensures the existing thatched eaves are not visually compromised, ensuring the historic form is maintained and the extension subservient.
- 2.10** Structural inspection will confirm the general structural soundness of the building therefore there are no structural or building soundness issues associated with their alteration.
- 2.11** The proposed layout respects the existing layout with the home's interior remaining intact except for minor alterations and openings as a result of the proposed works (refer to detailed plans).
- 2.12** The existing notable characteristics of the historic building, in particular the north, east & west facades, roof and overall building form will remain unaltered a result of the proposals. The proposed single storey extension is low in height and utilises traditional and like materials to meld within its environment. See photo below showing coursed limestone, clay pantiles and horizontal timber boarding over a stone plinth.



- 2.13** Two windows were formerly added and this application seeks to replace them with more appropriate painted timber flush casements which will have a positive impact visually to the property. All will be constructed adopting traditional detailing, materials and form.
- 2.14** The proposed works adopt a minimal intervention approach and aim to secure a scheme of alteration. The works overall are considered to be sympathetic to the existing building grouping and will preserve and enhance the important characteristics of the property. Detailing will be sympathetic to the character of the dwelling as will the choice of a minimal palette of materials.
- 2.15** It is considered that the proposed works will have no wider impacts upon the surrounding area or any adverse amenity impacts in this instance. This is an opportunity for a sympathetic and high quality small extension that will complement the existing built form without distorting any visual importance. The character of Fotheringhay will remain unharmed.
- 2.16** Overall we consider that neither the building, its setting nor the areas character will be harmed by the proposed works and we are confident that the proposals will greatly improve the character and appearance of the property.

3 CONCLUSION

- 3.1** The alterations respect the original fabric and character of the structure, utilising as far as possible the original materials and features. The proposals will greatly improve the building functionality by alterations to previously altered fabric and will respect the original fabric and character of the building. The existing properties' circulation will be greatly improved without compromise to the historic fabric or form. The alterations in general utilise as far as possible the original features, openings and structures of the building envelope with minimal alterations.

The internal alterations remain true to the current footprint and layout, with minimal intrusion improving the layout and character of the building for today's lifestyle. The historical qualities and proportions of the whole will be respected and preserved whilst otherwise dated and incongruous spaces and additions will be reinvented, thereby enhancing them for the future.

PAUL BANCROFT ARCHITECTS
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