

DESIGN AND ACCESS STATEMENT
FOR PROPOSED REPLACEMENT FRONT DOOR OF
4 DUCK LANE, OUNDLE, NORTHAMPTONSHIRE PE8 4DY

INTRODUCTION

This Design and Access Statement has been prepared in support of a Householder Planning and Listed Building Consent application for permission to replace the front door to 4 Duck Lane, Oundle, PE8 4DY. The property is a Grade II* listed building, a two-bedroom residential dwelling, which lies within and close to the eastern boundary of Oundle Conservation area. It is a semi-detached building on an unadopted lane.

This statement should be read in conjunction with the mandatory site and location plans submitted, plus scale drawings of the existing front door and the proposed replacement front door.

HERITAGE

Historical Context

It has been hard to identify any documents or background to the property, 4 Duck Lane, as it is not listed on Historic England or Heritage Gateway. It is understood that it is 17th Century and is listed locally, possibly a curtilage listing. It is not clear what the layout may have been at the time of application, but in 1992 consent was sought by Sidney Bernstein of Oundle for the redevelopment of 14 North Street, which involved the division of it into two houses (14 North Street and 2 Duck Lane) and also the redevelopment of 4 Duck Lane into a two-bedroom dwelling with garage, believed formerly to have been the barn. It appears that consent was given.

Aesthetic Context

The current owner was advised that the property was possibly, originally, the barn attached to a larger property on the corner of Duck Lane and North Street – now divided into two attached houses. Certainly, the coarser quality of the stone walls and of the slate on the roof of 4 Duck Lane, as well as the lower height of the building in comparison to the house to which it is attached, would suggest a more modest use. The front of the property forms part of a short lane of just two properties – 2 and 4 Duck Lane - leading into a courtyard for parking and providing rear access to three properties with frontages on North Street. The lane also serves as the entry point to The Berrystead building and grounds opposite 2 and 4 Duck Lane. 4 Duck Lane looks out on to the tall brick wall forming one side of The Berrystead building, part of Oundle School. The Berrystead has no ground level windows on that side, therefore the front façade at ground level of 4 Duck Lane cannot be seen by The Berrystead or any other dwellings.

Communal Context

4 Duck Lane reflects and makes a positive, albeit modest, contribution to the look of the properties within the Conservation Area. It contributes to the sense of the town as a historic, well-established market town and makes it attractive to tourists.

THE PROPOSAL

The proposal is to replace the existing front door – possibly installed in the 1980's or at the time of redevelopment around 1992 - in the same location and position, with the same dimensions, the same

heritage style and in the same colour. The door sits within a recess and is only seen once you draw level with the house. The difference in the proposed replacement door is to reduce the row of glazing units from 4 x 3 down to 3 x 3 and increase the area of the wood at the base to help improve insulation. A more efficient locking system would replace the three lever mortice sashlock. If permitted to proceed, the door would be made by M.C. Perkins Joinery of Kettering. The material used would be soft wood, with 12 mm glazing units and Georgian bar. The proposed design would not have any impact on the character, appearance or setting of the Conservation Area, but would provide better insulation and security for the house.



ACCESS

There would be no alterations to the existing access arrangements to the property and no other alterations around it are intended.

CONCLUSION

The above demonstrates that the nature of the amended design, layout, construction and appearance of the proposed replacement front door would not unduly harm the character, appearance or setting of this building or nearby listed buildings, or the character and setting of the Oundle Conservation area.