

HERITAGE, DESIGN AND ACCESS STATEMENT

ADDITION OF BESPOKE CONSERVATORY TO:

TALL TREES
33 MAIN STREET
FOTHERINGHAY
NORTHAMPTONSHIRE
PE8 5HZ

JULY 2021



VALE
GARDEN
HOUSES

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1.0 INTRODUCTION

1.1 Tall Trees is a Grade II listed dwelling located within the Fotheringhay Conservation Area and the boundary of North Northamptonshire Council. It is our clients wish to construct a bespoke timber and double-glazed conservatory to the south elevation of the property. This report is set out to provide a brief history of Tall Trees, assessing the key characteristics and how these contribute to the significance of the house and its setting, and then to assess the impact of the proposed development.

2.0 NATIONAL PLANNING POLICY CONTEXT

2.1 Section 66 of the Listed Buildings and Conservation Areas Act provides a statutory duty in respect of Listed Buildings for the decision maker to *“have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”*.

2.2 Section 69 (1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that *“every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”*.

2.3 Section 72 of the same Act states that in exercise of planning functions *“special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”*.

2.4 Section 38(6) of the Planning & Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

2.5 Paragraph 192 of the National Planning Policy Framework (NPPF) states that an application that affects a heritage asset should be determined by taking account of the following: desirability of sustaining or enhancing the significance of the asset; the positive contribution that conservation of the asset can make to a sustainable community; and, the desirability of new development making a positive contribution to character and distinctiveness.

2.6 Paragraph 193 of the NPPF states that *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*

2.7 Paragraph 196 of the NPPF advises that *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

2.8 Paragraph 200 of the NPPF states that *“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”*

3.0 LOCAL PLANNING POLICY CONTEXT

All new development within the boundary of North Northamptonshire Council has to give consideration to the North Northamptonshire Joint Core Strategy 2011-2031 (Adopted July 2016). These documents state that the Authority are keen to promote high quality design in order to conserve and enhance the environment, especially in relation to heritage assets. In this case, the following policies are most relevant:

POLICY 1 – PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

When considering development proposals, the Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area meeting the challenges of climate change and protecting and enhancing the provision of ecosystems services.

To be regarded as ‘sustainable’ within the context of North Northamptonshire, development should contribute to delivering the Plan Vision and Outcomes through compliance with the relevant policies of this Plan. Development that conflicts with policies of the Plan will be refused unless material considerations indicate otherwise.

Where a development is otherwise acceptable but an independent viability appraisal demonstrates that certain policy standards cannot be achieved, the Local Planning Authority will work with the applicant to consider alternative approaches to deliver the desired policy outcomes.

POLICY 2 – HISTORIC ENVIRONMENT

The distinctive North Northamptonshire historic environment will be protected, preserved and, where appropriate, enhanced. Where a development would impact upon a heritage asset and/or its setting:

- a) Proposals should conserve and, where possible, enhance the heritage significance and setting of an asset or group of heritage assets in a manner commensurate to its significance;
- b) Proposals should complement their surrounding historic environment through the form, scale, design and materials;

- c) Proposals should protect and, where possible, enhance key views and vistas of heritage assets, including of the church spires along the Nene Valley and across North Northamptonshire;
- d) Proposals should demonstrate an appreciation and understanding of the impact of development on heritage assets and their setting in order to minimise harm to these assets and their setting. Where loss of historic features or archaeological remains is unavoidable and justified, provision should be made for recording and the production of a suitable archive and report;
- e) Where appropriate, flexible solutions to the re-use of buildings and conservation of other types of heritage assets at risk will be encouraged, especially, where this will result in their removal from the 'at risk' register.

POLICY 8 – NORTH NORTHAMPTONSHIRE PLACE SHAPING PRINCIPLES

Development should:

- a) Create connected places by ensuring that it:
 - i. Connects to the maximum number of local streets, avoiding dead ends, to allow it to integrate into the wider settlement and to connect to existing services and facilities;
 - ii. Integrates well with existing cycle, pedestrian, public transport and vehicular movement networks and links to these routes in the most direct and legible way possible, to achieve logical routes;
 - iii. Improves or creates open green spaces which tie into the wider network of public green spaces and routes to allow for movement across the settlement through its green infrastructure;
 - iv. Provides direct routes to local facilities within or outside the site to create more walkable neighbourhoods; and
- b) Make safe and pleasant streets and spaces by:
 - i. Prioritising the needs of pedestrians, cyclists and public transport users and resisting developments that would prejudice highway safety;
 - ii. Ensuring a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards;
 - iii. Ensuring that streets and spaces are continuously enclosed by buildings, or by strong landscaping with well-defined public and private space;
 - iv. Ensuring that streets and spaces, are overlooked, active, feel safe and promote inclusive access;
 - v. Creating legible places which make it easy for people to find their way around; and
 - vi. Contributing, towards enhancements to the existing public realm such as tree planting to add to the character and quality of the main streets and to encourage walking and cycling.

- c) Ensure adaptable, diverse and flexible places by:
 - i. Creating varied and distinctive neighbourhoods which provide for local needs through a mix of uses, unit sizes and tenures; and
 - ii. Mixing land use and densities within settlements and ensuring that people can move easily between and through them by non-car modes;

- d) Create a distinctive local character by:
 - i. Responding to the site's immediate and wider context and local character to create new streets, spaces and buildings which draw on the best of that local character without stifling innovation;
 - ii. Responding to the local topography and the overall form, character and landscape setting of the settlement; and
 - iii. The creative use of the public realm through the use of measures such as incidental play spaces, bespoke street furniture and memorable features.

- e) Ensure quality of life and safer and healthier communities by:
 - i. Protecting amenity by not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking;
 - ii. Preventing both new and existing development from contributing to or being adversely affected by unacceptable levels of soil, air, light, water or noise pollution or land instability;
 - iii. Incorporate ecologically sensitive design and features for biodiversity to deliver 'Biodiversity by Design';
 - iv. Seeking to design out antisocial behaviour and crime and reduce the fear of crime through the creation of safe environments that benefit from natural surveillance, defensible spaces and other security measures having regard to the principles of the 'Secured by Design';
 - v. Proportionate and appropriate community and fire safety measures; and
 - vi. Incorporating flexible and resilient designs for buildings and their settings, including access to amenity space.

4.0 HISTORY AND SIGNIFICANCE OF TALL TREES

- 4.1 Tall Trees is situated within the village of Fotheringhay. The property is Grade II listed and has its origins in two early nineteenth century semi-detached cottages; subsequently converted into one dwelling, with C20 and C21 extensions. It is located within the Fotheringhay Conservation Area.
- 4.2 Tall Trees is constructed from natural coursed limestone under a collyweston roof, with gothic style timber windows. The original, converted nineteenth century cottage which sits perpendicular to the main village street, has been sensitively extended throughout the years, as seen on the historic maps and within the planning history of the site; forming the current 'H' shaped layout.



Fig. 1 – Principal / east elevation

- 4.3 The property is located at the western end of the principal village street, Main Street, and is set in a heavily treed plot bounded to the Main Street frontage by a tall stone wall. A lower stone wall runs along the western boundary, running north-westwards towards Walcott Lodge.
- 4.4 The architectural and historic character of Tall Trees was recognized in 1988 when it was added to the statutory list as a Grade II listed building as shown in *appendix A*. An understanding of Tall Trees evolution can be gained from a combined assessment of surviving historic maps and records as well as a visual appraisal of the building itself.



Fig. 2 – Main entrance to Tall Trees

- 4.5 Fotheringhay is a village and civil parish in Northamptonshire, England, 6km north-east of Oundle and around 16km west of Peterborough. It is most noted for being the site of Fotheringhay (or Fotheringay) Castle which was razed in 1627. There is nothing left of the castle to be seen today other than the motte on which it was built that provides excellent views of the River Nene.
- 4.6 The first written mention of a settlement in Fotheringhay was in 1060, and the Domesday Book lists the site as 'Fodringeia'. John Leland wrote this as 'Foderingeye' or "Fodering inclosure", referring to the section of the forest that is segregated for the purpose of producing hay. During the medieval period the village was variously mentioned as Foderingey, Foderinghay, Forderinghay, and Fotheringhaye.
- 4.7 Fotheringhay comprises an attractive village of predominantly stone properties under slated, Collyweston, or thatched roofs however, it has its' mix of modern infilling along the Main Street.
- 4.8 The eastern end of the village is dominated by the moulded form of the former Fotheringhay Castle, adjacent to the river crossing. When approaching the village from the south, there is the feature of the impressive tower and octagonal lantern of Fotheringhay's church of St. Mary and All Saints, again set close to the river.
- 4.9 Planning permission and Listed Building Consent was approved in 1989 for a two-storey extension along the western elevation. This was followed by consent in 2003 for an additional two-storey extension which connects creating the 'H' plan form.

4.10 In 2011 planning permission and Listed Building Consent was approved for a Vale Garden Houses Conservatory on the north elevation of the property. This was subsequently installed in 2012.

4.11 The significance of Tall Trees lies within its unique positioning, style and its evolving form throughout the years.

5.0 HISTORIC MAPS

5.1 At the beginning of the 19th Century, Ordnance Survey began to map and publish their first series of maps for the country on a County-by-County basis. Tall Trees was first shown on a c.1886 map as shown in *fig. 3* below. A clearer identification of Tall Trees can be seen in the 1976 OS map (*fig. 4*) along with satellite imagery of 2005 and 2008 (*fig. 5 & 6*). Satellite imagery shows the layout of the site as it stands today (*fig. 7*).

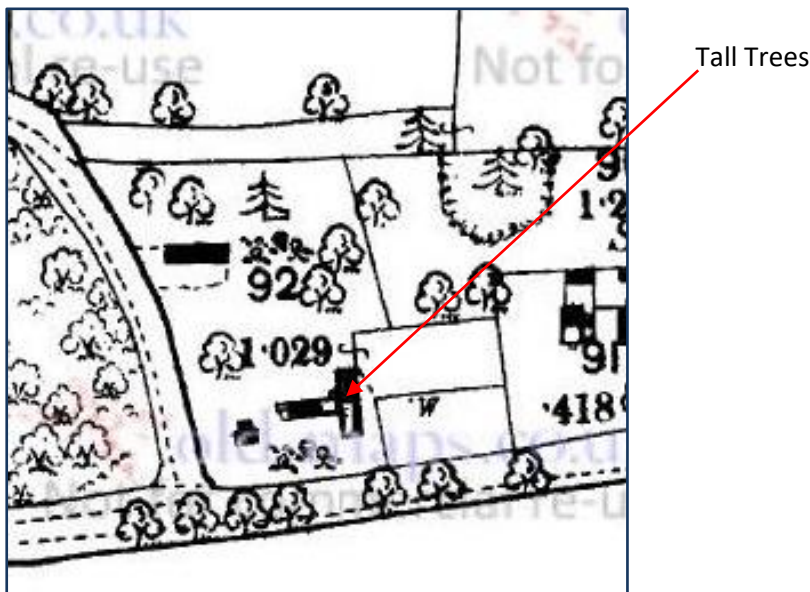


Fig. 3 – 1886 OS map showing Tall Trees

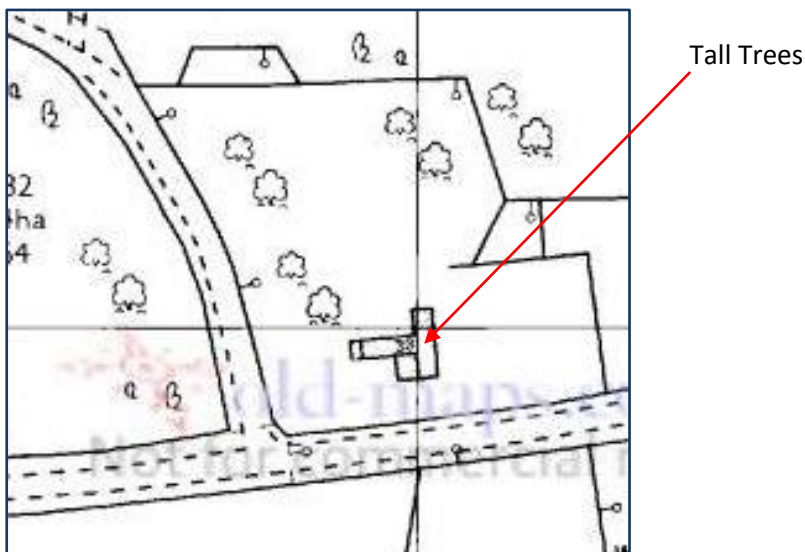


Fig. 4 – 1976 OS map showing Tall Trees



Fig. 5 – 2005 satellite imagery showing Tall Trees



Fig. 6 – 2008 satellite imagery showing Tall Trees

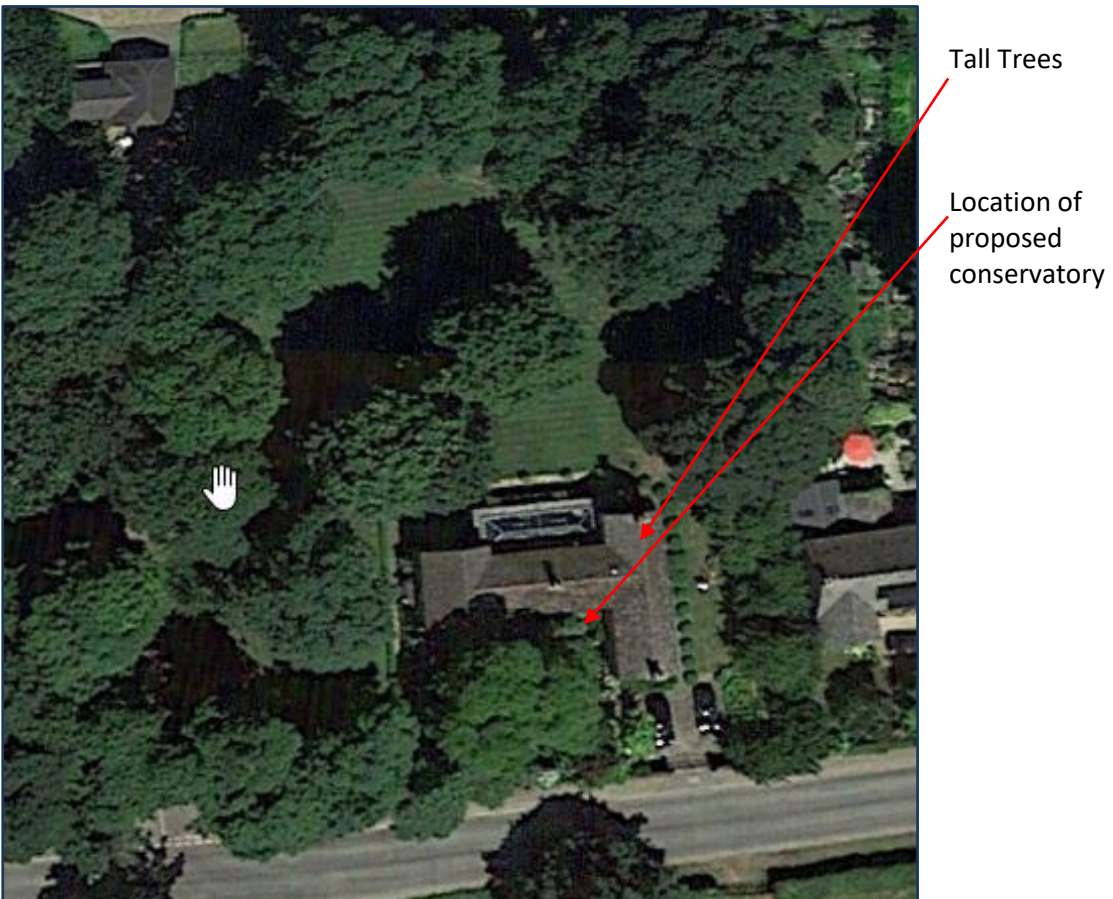


Fig. 7 - Satellite imagery of the site as it stands today

6.0 IMPACT OF PROPOSED CONSERVATORY

6.1 It is proposed to construct a bespoke timber and double-glazed conservatory addition which extends from the south elevation of the property.



Location of proposed conservatory

Fig. 8 – View from the west



Bay window to be removed

Fig. 9 - Location of proposed conservatory and bay to be removed

- 6.2 Being contained within the private garden and in an area of the property considered appropriate for such an extension, this proposal has been specifically designed to complement the distinctive style of the building, and its' siting carefully identified to complement the current plan form. It is also felt that due to its' largely glazed, independent elements, and minimal and confined abutment to the original C19 part of the house, the proposed conservatory could be seen as impermanent; leaving very little impact should it be removed in the future. Although the proposal would alter the appearance of a small part of Tall Trees, the scale and location of the proposed conservatory has been carefully considered in terms of what is both practical and sympathetic to the Grade II listed building, and as such it will have little impact on the host building.
- 6.3 The conservatory will be accessed through the central connecting arm of the building, which comprises an extension approved in 1989. The removal of the existing kitchen bay window will facilitate a new internal opening. Two of the three elevations onto which the conservatory is proposed to be attached, including the bay window to be removed, are not original and date from the last 30 years.



Fig. 10 & 11 – Bay window; internal and external views

- 6.4 Furthermore, the 'traditional' use of materials this proposal supports, reflects those that are found on the site and in the area generally. This allows for the conservatory to sit comfortably against the main building and its environs, whilst remaining clearly discernible as a different phase of construction of the building.
- 6.5 Being screened by a high stone wall and heavy planting running parallel with Main Street, the proposed conservatory would have very little visual impact upon the public realm or neighbourhood. We are confident that such a proposal would both enhance and enrich the heritage asset for many years to come.



Fig. 12, 13 & 14 – Southern boundary wall arrangement and screen planting

7.0 DESIGN COMPONENTS

Use

- 7.1 The proposed conservatory is designed to be used as a year-round room, and will provide the owners with a well-insulated, light-filled and useable space to enjoy the private south facing walled garden.

Scale

- 7.2 The conservatory projects 3.5m in depth and is 9.95m wide with an overall ridge height of 3.45m.

Appearance

- 7.3 The conservatory has an inset glazed roof with lead dressed hips and ridge with surrounding aluminium secret gutters. Window panels are designed to complement the existing. The conservatory will be in a painted finish. Traditional joinery methods are used throughout the construction of the conservatory from a combination of Douglas fir and Sapele mahogany all set on hardwood cills.



Fig. 15 – Concept drawing of proposed conservatory

Access

- 7.4 Vehicular access to Tall Trees remains as existing and is unaffected by the proposed works. Pedestrian access into the proposed conservatory would be via a new opening created by the removal of the existing bay window on the south elevation.

Landscaping

- 7.5 The conservatory would be sited on an area of paving and would retain the existing site levels. There are no other proposed changes to the landscaping or levels of the site.

Manufacture and installation

- 7.6 Vale Garden Houses adopt a unique manufacturing approach, in that every project is assembled entirely as a dry-fit in the factory before painting and delivery for Installation. This process ensures great accuracy of fit, and eliminates unnecessary works on site, which in turn minimises stress or damage to the fabric of the host building.



Figs. 16 & 17 – General photos of Vale Garden Houses factory assembly hall

8.0 CONCLUSION

- 8.1 Vale Garden Houses have a reputation for designing and building the highest quality glazed structures. All materials and workmanship throughout the structure will be of the highest quality and it is not intended to compromise with any aspect of the infrastructure or finishes in any way.
- 8.2 The applicants are keen to enhance the property in order to secure this heritage asset for the benefit of future generations.
- 8.3 The existing listed building has been the subject of considerable change, in the form of two separate two-storey extensions approved in 1989 and 2003 and a bespoke conservatory in 2012. These extensions have been executed to a high standard and complement the original listed cottage. These extensions confirm that Tall Trees is tolerant of change and in the applicants view the building is tolerant of future change. Consideration of impact of significance should be made in the context of the changes that have already taken place to the building post-listing.
- 8.4 This proposal is intended to conserve and enhance the heritage asset and the surrounding area, taking account of local building traditions and materials. The scale, density, massing, height, landscape, layout and access of the proposal have been considered to ensure that the development blends well with the site and its surroundings, and that the original principal east elevation remains untouched. The proposed conservatory would not impact on any neighbouring properties due to the location of the proposal and the separation distances between the properties.
- 8.5 It is considered that the level of impact is limited, when considered in light of the transparent, sympathetic design of the proposed conservatory and the general character and appearance of Tall Trees. The changes proposed; by virtue of their scale and the nature of their impact on the Listed Building and wider Conservation Area constitute no harm for the purposes of the NPPF and Local Plan Policies.

Appendix A:

Statutory Listed Building description

Building name: TALL TREES

District: NORTH NORTHAMPTONSHIRE (Unitary Authority)

List Entry Number: 1040260

LBS Number: 232626

Grade: II

Date Listed: 25/01/1988

NGR: TL 05602 93297

Listing Text:

FOTHERINGHAY MAIN STREET TL0593 (North side) 14/71 No.33 (Tall Trees) - II 2 houses now one dwelling. Early C19. Squared coursed limestone with slate roof. Originally each one-unit plans with scullery. 2 storeys. 3-window range at first floor and 5-window range at ground floor. 2-light casement windows with pointed heads, Gothick glazing bars and plain ashlar surrounds. Plank door with pointed head has similar surround. Brick and stone stacks at ends. Windows and doors probably interchanged when converted into one dwelling. Rear elevation has similar windows and former wash houses attached at right angles, to centre. Interior not inspected. (RCHM: An Inventory of Architectural Monuments in North Northamptonshire: p74)