



STAMFORD

CHARTERED ARCHITECTS | CHARTERED SURVEYORS  
PROJECT MANAGEMENT

## DESIGN & ACCESS STATEMENT

CONVERSION OF EXISTING OUTBUILDING TO A DWELLINGHOUSE  
06.10.2021

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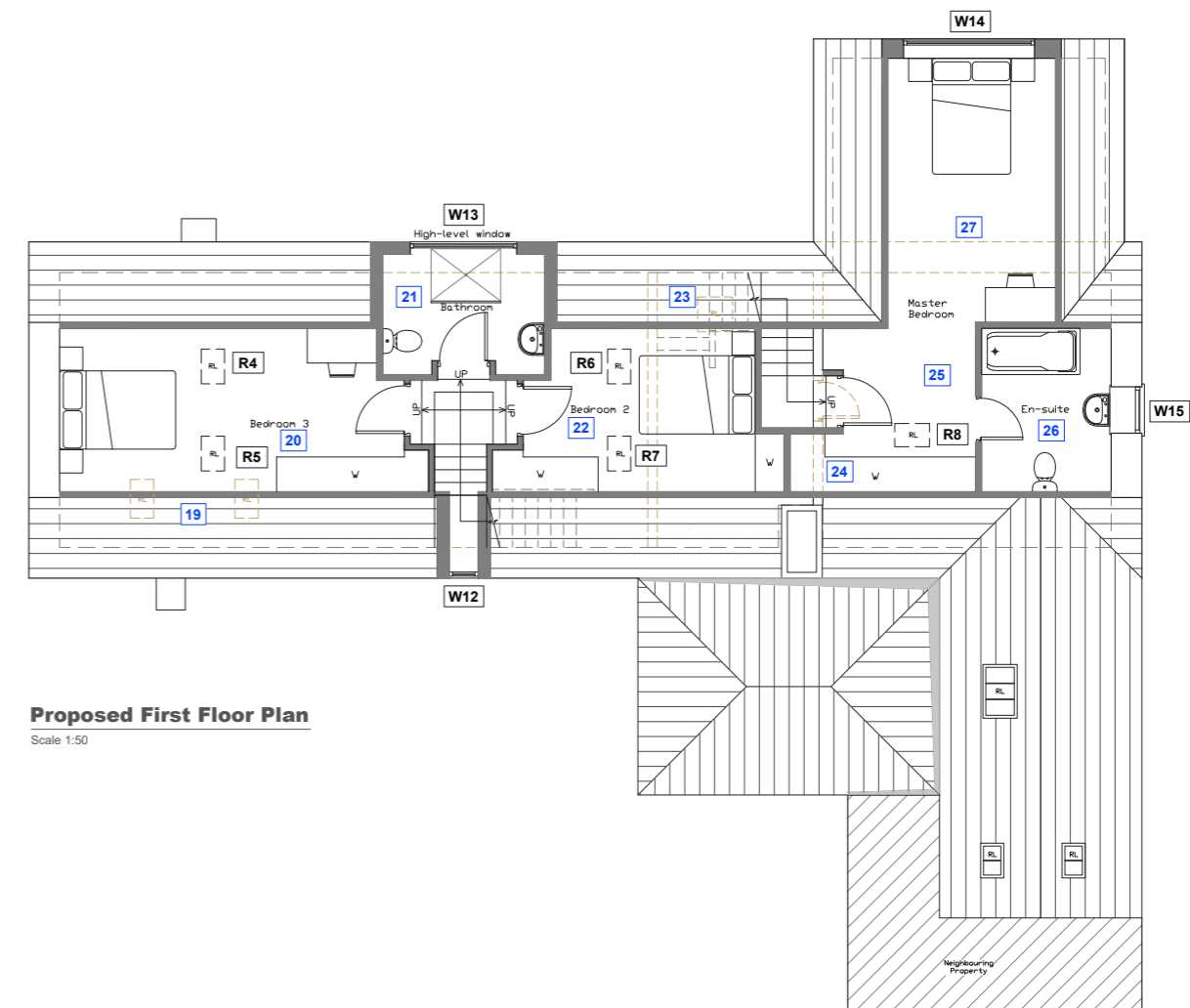
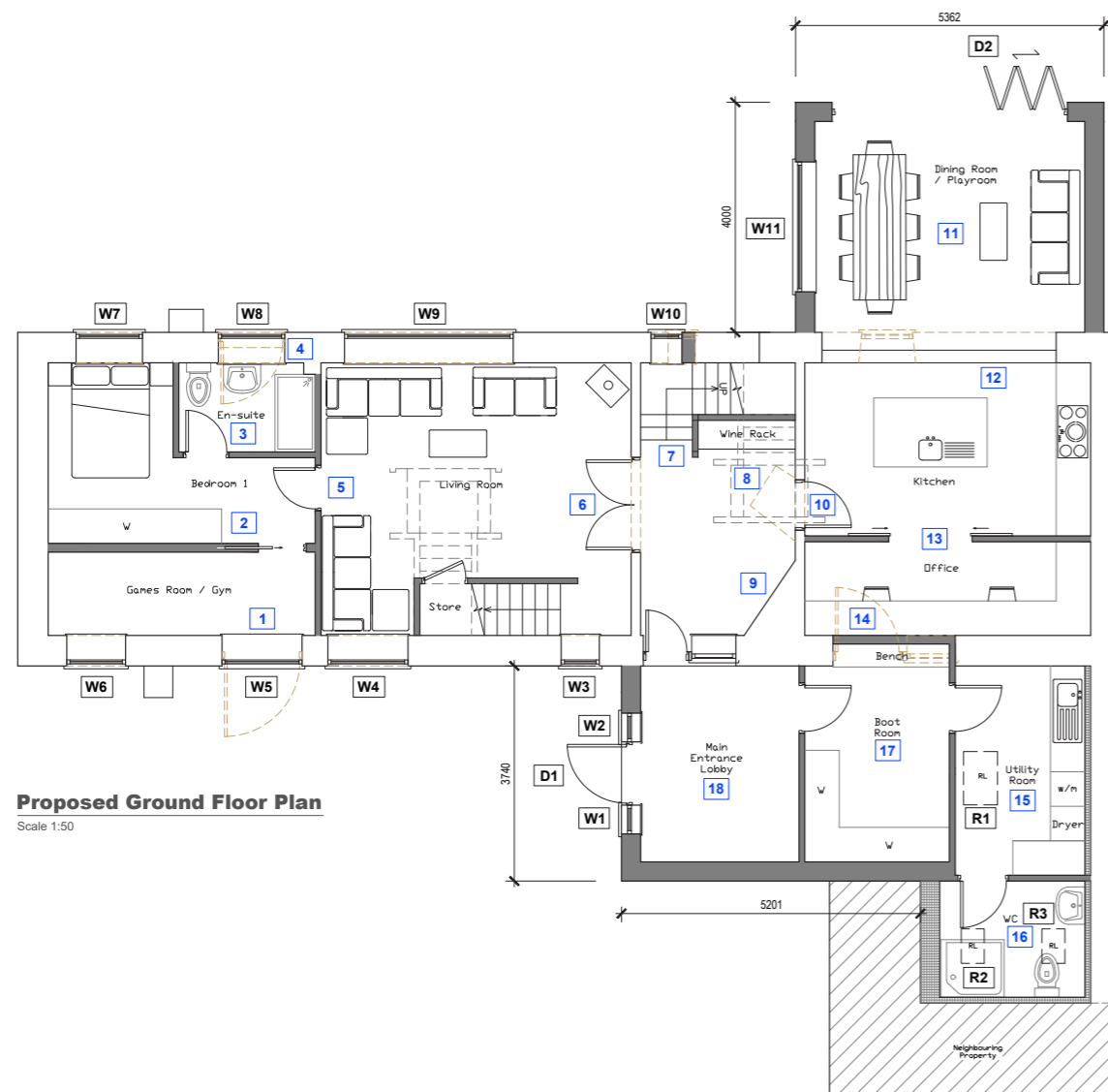


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# 1.0 PROPOSAL

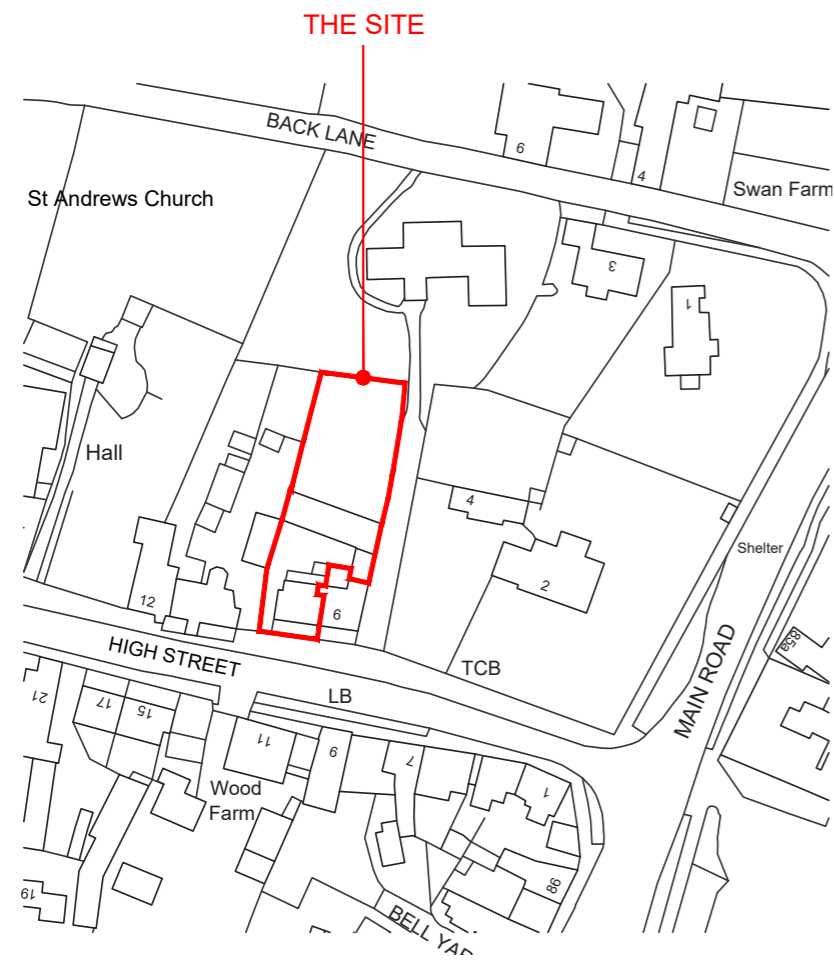
- 1.1 It is proposed to convert the existing ancillary outbuilding into a habitable dwelling. This will involve carrying out some alterations throughout and also some partial demolition, which has been kept to a minimum. Part of the proposal will also involve a two storey extension and a gabled dormer to the rear elevation and a single storey extension to the front elevation.
- 1.2 The proposal has been designed to respect the listing together with the neighbouring buildings and aims to respect the architectural styles within the conservation area.
- 1.3 The design choices ensure the proposed development will integrate into the surrounding environment, and be in keeping with the characteristics of Collyweston. For further details, please refer to the accompanied drawings & documents with this application.
- 1.4 The elements of demolition which are to be undertaken within this proposal have been limited to ensure the historic fabric of the building is retained where possible. The outbuilding appears to date from the 18th century. All of these matters are discussed in detail in the Historic Impact Assessment (1525 - HIA).



## DESIGN & ACCESS STATEMENT

## 2.0 LAYOUT

- 2.1 The site sits within the Collyweston conservation area and there are various listed buildings located within the vicinity.
- 2.2 The outbuilding in question sits within the curtilage of a listed building (church cottage, now two separate dwellings) and is currently used as storage space for the main dwelling.
- 2.3 The proposed works will be carried out to the North and South Elevations of the outbuilding. The single storey extension to the South elevation will create a formal entrance space, allowing for a natural flowing space throughout the proposed dwelling. The two storey extension to the North elevation will allow for an extended living space on the ground floor and will accommodate a suitably sized master bedroom on the first floor.
- 2.4 It is proposed that the conversion and the associated works will allow the client to use the outbuilding as a habitable dwelling in order to accommodate their growing family, whilst also maintaining the use of the two bedroom cottage.
- 2.5 Due to the nature and size of the proposal, it will have no effect on the neighbouring properties, as the design of the proposal have taken into consideration the surrounding neighbouring properties.
- 2.6 It is understood that the site is located within flood zone 1 and therefore a flood risk assessment is not required.



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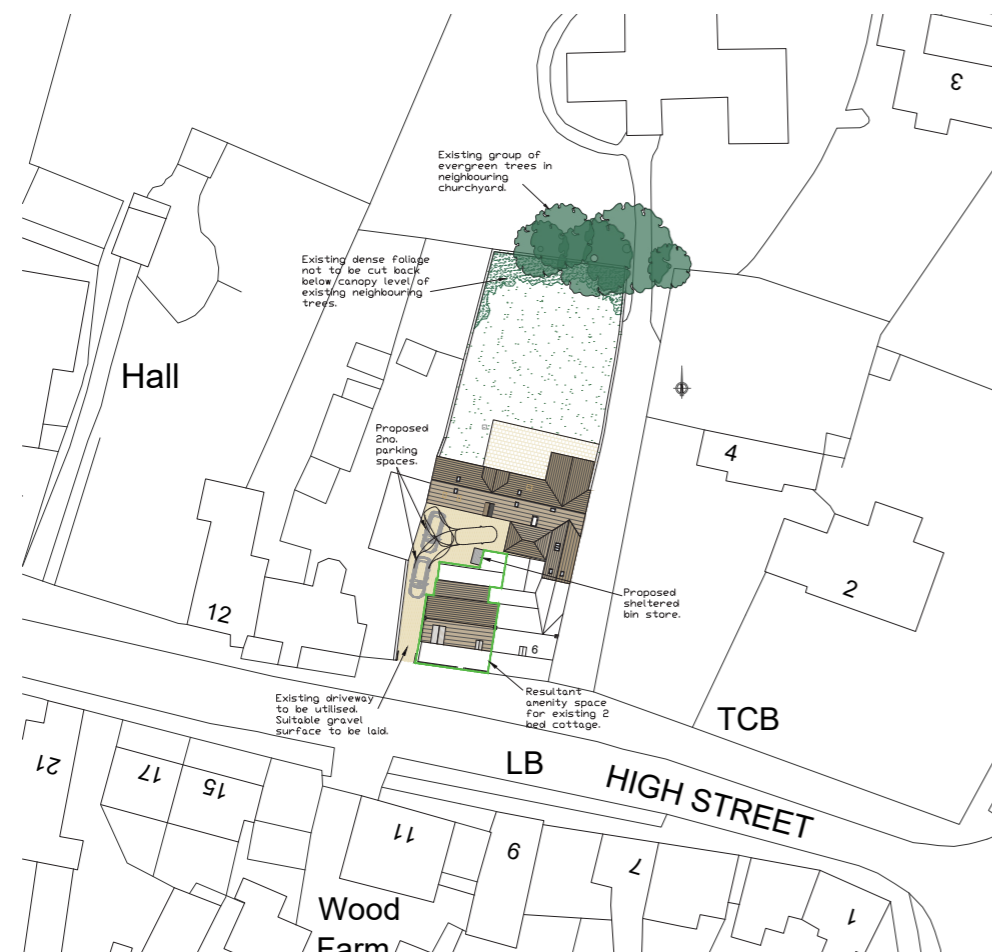
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## 3.0 AMOUNT & SCALE

- 3.1 Currently, the footprint of the outbuilding amounts to 132m<sup>2</sup>. The outbuilding currently consists of a single and part two storey, with an approximate eaves height of 3 meters.
- 3.2 The existing outbuilding consists of a stone construction, timber casement windows and timber barn doors, together with a pitched roof consisting of Collyweston stone slate and 3no. roof lights.
- 3.3 The proposal is to convert the existing ancillary outbuilding into a habitable dwelling and to extend the outbuilding at the front and rear. A first floor will also be installed to provide a continuation of the existing part first floor present. A dormer will also be introduced to the rear elevation to accommodate for a bathroom to serve the two proposed bedrooms. The existing canopy roof located to the Southeast of the outbuilding will be extended to meet the pitch of the outbuilding to allow for a continuation of roof and to also create an architecturally pleasing roof scape. Currently the two roofs are not connected and therefore gives the appearance of two separate buildings.
- 3.4 The minor internal alterations consist of partially blocking up existing openings and partially removing existing partition walls to allow for a free flowing space through the property.
- 3.5 The single storey extension to the South elevation has an overall footprint of 22m<sup>2</sup>, with an eaves height of 2.4m.
- 3.6 The two storey extension to the North elevation has an overall footprint of 22m<sup>2</sup>, with an eaves height of 3m to match the existing barn.
- 3.6 The proposal will increase the overall footprint to 176m<sup>2</sup>.

## 4.0 LANDSCAPING

- 4.1 A small amount of landscaping will be required as a result of the extension. Areas towards the front and rear of the barn consist of dense foliage and is overgrown, therefore, it will required to be cleared, as parts of the foliage have grown into the roof, causing damage.
- 4.2 It is important to note, that the dense foliage to the rear will not be cut back below the canopy level of the existing evergreen trees located alongside the north boundary wall.
- 4.3 The existing grassed area towards the front of the barn will need to be altered to allow for some suitable soft & hard landscaping leading towards the proposed front entrance.
- 4.4 The existing disused driveway will be utilised, and a suitable gravel surface will be laid. It is important to note that the client currently parks their vehicles on the highway, as per the other neighbouring properties.
- 4.5 To the best of the applicant's knowledge, no protective species of flora or fauna such as badgers, breeding birds, newts or other protected species will be affected by the development. For details regarding any bat roosting, please refer to the preliminary roosting assessment report accompanied with this planning application.
- 4.6 The existing site use is residential, and the ancillary outbuilding in question appears to be used as storage space for the main dwelling (no. 8). The outbuilding has been derelict for a long period of time, therefore, the land can be assumed to be uncontaminated.



## DESIGN & ACCESS STATEMENT

## 5.0 APPEARANCE

- 5.1 It is considered that the proposal will have a positive impact upon the existing outbuilding, as it has been out of use for a number of years and requires some attention.
- 5.2 The single storey extension to the South (front) elevation would be constructed out of stone with a Collyweston stone slate finished roof, and will include timber framed windows and doors to match the style of the existing outbuilding.
- 5.3 The two storey extension to the North (rear) elevation will be constructed out of timber frame construction finished with a hardwood timber cladding. A timber framed bi-folding door has also been proposed on the North (rear) elevation of the extension, to ensure it is out of view from the approach to the property. It is important to note that all doors and windows proposed on the extension will be of timber construction and that the opening sizes are all in proportion with the building.
- 5.4 The proposed gabled dormer to the North (rear) elevation will be constructed out of a timber frame construction, finished in a hardwood cladding (to match the proposed extension), together with a Collyweston stone slate roof finish to match the existing outbuilding.
- 5.5 It is also important to note that proposal to the outbuilding has taken into consideration the view towards St. Andrew's church and ensures the proposal is not overbearing. In addition, the view towards the church from the outbuilding is heavily screened due to the number of existing evergreen trees situated in the church yard alongside the North boundary wall of the site.
- 5.6 Stonework will also be used to address any areas where infilling is required to any of the existing structures to ensure they tie in with the existing building fabric.
- 5.7 Eight conservation roof lights have been proposed on the roof of the outbuilding, and will be used to provide much needed light and ventilation in to the proposed spaces. Three of these proposed roof lights are replacements for existing roof lights, which are in need of replacement due to water ingress.
- 5.8 For detailing of the appearance of the elevations, please refer to drawing '1525 - 04'.

## 6.0 HISTORICAL CONTEXT

- 6.1 The site is located within the settlement of Collyweston and the Collyweston conservation area. The site lies within North Northamptonshire .
- 6.2 The village of Collyweston is formed around the broad High Street and Back Lane. The church which dates back to C11, stands away from High Street and the village has the appearance of having been re-planned perhaps in C15, in conjunction with alterations to the former manor house, which was occupied in C15 by Ralph Lord Cromwell and later by Lady Margaret Beaufort who remodelled it as well as the church.
- 6.3 8 High Street, Collyweston is a Grade II listed dwelling together with the associated barn towards the rear. The listing was added to the list of special architectural or historic interest in 1967, as described on the 'Historic England' entry list:  
*'House, now 2 dwellings. C17, converted into 2 dwellings 1845. Squared coursed limestone with Collyweston slate roof. Originally 3-unit plan. Single storey with attic. 4-window range with a C17 two-storey, 5-light canted bay window to left, with ovolo moulded stone mullions. Ashlar banded gable above has moulded kneelers. C19 casement window, to centre, and 2 C19 sash windows to right, all under shallow stone arches. 2 gabled eaves dormers, to attic, have C19 casement windows. 2 C19 panelled doors, between window range, under shallow stone arch and wood lintel. Ashlar gable parapet, to left. Stone and ashlar stacks to ridge and end. Sundial on gable has inscription, " I ray for no man". Interior not inspected. Outbuilding attached to rear is probably C18.*
- 6.4 Very little historical information can be found regarding the origin of the outbuilding, however, it has been listed to possibly date back to C18 and appears to formerly be used as stable and ancillary space to the main dwelling.



## 7.0 USE

- 7.1 The site's current use is classed as C3 Dwellinghouse (residential). No change of use is proposed in connection with the current application.
- 7.2 The outbuilding is currently used as storage for the main dwelling, and forms part of the residential curtilage of the main dwelling.

## 8.0 ACCESS

- 8.1 Access to the site is directly off High Street, and is unaffected by the proposal.
- 8.2 The existing disused driveway which leads directly to the outbuilding will be utilised in order to accommodate for two parking spaces.
- 8.3 As per B.R.A.D Part B:  
- By way of design, internal means of escape has been provided.  
- Sufficient space around the dwelling is proposed to allow for easy dispersal in case of an emergency evacuation.
- 8.4 The client currently park their vehicles on the highway, as per the neighbouring dwellings on High Street.



## 9.0 STRUCTURE

- 9.1 The building has been assessed by a chartered building surveyor.
- 9.2 The existing floor structure will require removal and replacement.
- 9.3 The walls are fundamentally in good condition but require re-pointing in places.
- 9.4 The roof structure is historic, hardwood and generally in excellent good condition. It will require minor hidden strengthening where elements have rotted, due to water ingress. However, these are limited and is generally the case with the entire building,
- 9.5 The structure is capable of conversion into a dwellinghouse.

## 10.0 CONCLUSION

- 10.1 Due regard has been taken of the fact that the outbuilding lies within the designated conservation area and is a listed building.
- 10.2 The proposal will ensure continued use of a historic building.
- 10.3 The overall design of the proposal is sympathetic with its surrounding architecture and maintains the character and appearance of the local area.
- 10.4 Cognisant of the information supplied within this document, it is concluded that the proposal will be appropriate for the application site.