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6 December 2021

Development Management
North Northamptonshire Council
Thrapston Office
Cedar Drive
Thrapston
NN14 4LZ

Dear Sirs,

Re; Application for orangery extension at Clopton Hall, East Wing in Clopton

Please find attached the following documentation in support of an application for an orangery extension at Clopton Hall, East wing in Clopton.

- CO.EW.P01 existing location and block plans
- CO.EW.P02 existing plans
- CO.EW.P03 existing (part) elevations and (part) section
- CO.EW.P04 proposed location and block plans
- CO.EW.P05 proposed ground and first floor plans
- CO.EW.P06 proposed (part) elevations and (part) section and second floor plan

Heritage

- Clopton Hall is an undesignated heritage asset. The building was constructed after 1899 (see map extract, figure 1).
- The site is not within a Conservation Area but is close to a couple of Listed Buildings; King John House and Gatehouse (see map extract, figure 2).



View map: Northamptonshire XXVII.SW (includes: Bythorn and Keyston; Clapton; Titchmarsh.) - Ordnance Survey Six-inch England and Wales, 1842-1952 (nls.uk)

Figure 1: 1899 map extract showing original hall, now known as Clopton Manor before Clopton Hall was constructed.



Search the List - Map Search | Historic England

Figure 2: Historic England map extract showing relationship of Clopton Hall to King John House and Gatehouse (Grade II Listed Buildings)

- Clopton Hall was originally a single dwelling but is now divided into two units. This application concerns that to the east.
- The East Wing of Clopton Hall is a substantial, five-bedroomed property. Despite the generous bedroom accommodation, communal space on the ground floor is surprisingly sparse and the kitchen area is positively tiny.
- To provide a kitchen area more fitting to its status, consent is sought to construct an orangery extension. The new structure has been sensitively designed to complement the existing building, ensuring that it will have a positive impact on the property and adding to its grandeur. The existing kitchen will become a utility area as part of the works.
- The orangery extension could be removed at a later date if it is no longer required; the proposal is therefore reversible.

Yours faithfully



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References

- Anon, *View map: Northamptonshire XXVII.SW (includes: Bythorn and Keyston; Clopton; Titchmarsh.) - ordnance survey six-inch England and Wales, 1842-1952*. Available at: <https://maps.nls.uk/view/101574925> [Accessed December 2, 2021].
- Anon, Search the list - map search. *Historic England*. Available at: <https://historicengland.org.uk/listing/the-list/map-search?clearresults=true> [Accessed December 2, 2021].