



STAMFORD



DESIGN & ACCESS STATEMENT
inc. HIA
26 & 27 Main Street,
Fotheringhay

Conversion of two dwellings to singular dwelling, Proposed
Single Storey Extension, Internal & External Alterations

March 2022



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1.0 The Property

- 1.1** Nos. 26 & 27 Main Street are Grade II listed C19 2-unit terraces situated in the village of Fotheringhay. The houses are constructed in squared coursed limestone with a Collyweston hipped slate roof.
- 1.2** A single storey extension of modern construction runs across the rear of both the properties, comprising of masonry walls with pebble-dash render, white UPVC windows, and a lean-to fibre-cement roof.
- 1.3** A modest out-building constructed in squared coursed limestone with pitched asbestos roof, lies in close proximity to the north of the dwellings, dividing the rear gardens.
- 1.4** North of the aforementioned outbuilding are a number of dilapidated stone walls.
- 1.5** Vehicular access to the site is via a shared access directly from Main Street, leading to a secluded gravelled parking area situated between the main property (No. 27) and the outbuilding. No. 26 is accessed directly from Main Street and utilises on-road parking – there is no designated parking for No.26.

2.0 History & Listing

Historical Background

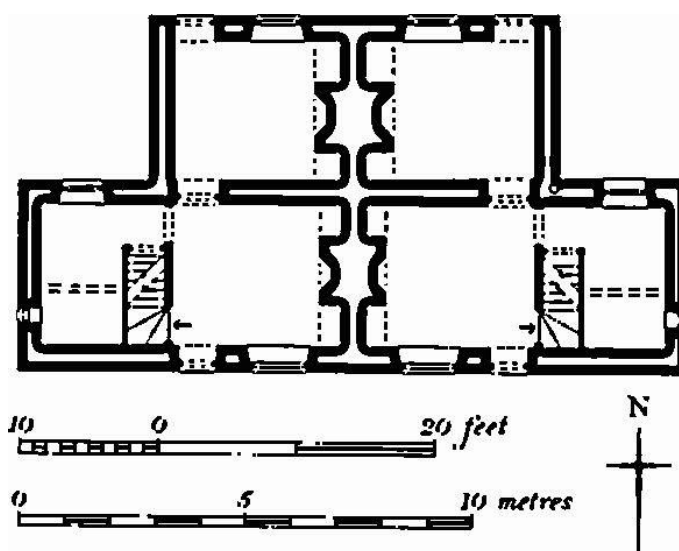
- 2.1 Fotheringhay is a village and civil parish in Northamptonshire, England, 6km north-east of Oundle and around 16km west of Peterborough.
- 2.2 The eastern end of the village is dominated by the moulded form of the former Fotheringhay Castle, adjacent to the river crossing. Approaching the village from the south, there is the impressive feature of the tower and octagonal lantern of Fotheringhay's church of St. Mary and All Saints, again set close to the river.
- 2.3 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.
- 2.4 Nos. 21, 23, (Main Street) and two pairs Nos. 24, 25 and 26, 27, were built by Thomas Belsey in the first quarter of the 19th century (Bonney, *Historic Notices*, 11). They are of two storeys with hipped roofs and brick stacks; originally all the windows had cast-iron lattice casements. The row was built as three two-room dwellings. Nos. 24, 25 have the same plans as Nos. 26, 27 and all have secondary wings at the back.
- 2.5 The cottages and associated gardens have been owned by the same family for four generations. The amalgamation and extension of the two properties proposes a layout suitable for modern user requirements, whilst offering a permanent residence for the current generation – a home that will continue to be treasured by the family for years to come.

The Listing

Listing NGR: TL0582193302

2 houses. Early C19 for Thomas Belsey. Squared coursed limestone with Collyweston slate roof.

Originally 2-unit terrace plans forming T-shape range. 2 storeys. 2-window range of C19 casements, parts leaded, under flat stone arches. Plank doors with original latches, to far left and right, are also under flat stone arches. Hipped roof with central brick stack. Rear wing has some C20 windows and hipped roof running parallel to main range. Interiors not inspected.



Fotheringhay Nos. 26 and 27

3.0 The Proposals

3.1 It is proposed to link the two properties to create a single dwelling. There are several alterations covered by this Application, which are indicated on drawings 1515_005 Proposed Plans & Elevations:

- Demolition of an existing single storey modern extension
- Construction of new single storey stone and glass extension with flat steel roof
- Construction of new door canopy and new entrance door
- Conversion of existing window opening to accommodate 'boot-room' entrance
- Interior alterations to the existing house
- Associated hard and soft landscaping



Proposed West Elevation



Proposed North Elevation



4.0 Application Details

The application consists of the following documents:

1515_001 Location Plan

1515_002 Existing Block Plan

1515_003 Existing Drawings

1515_004 Proposed Block Plan

1515_005 Proposed Plans & Elevations

1515_006 Window Study

5.0 Layout, Scale & Appearance

5.1 Conversion of two dwellings into singular dwelling

Proposals seek to create a single dwelling by linking the two adjoining houses together. This will be enabled by a number of alterations as listed in the HIA statement included. In their current state, both properties offer inadequate living space for modern-day requirements. Rooms are small, and circulation through the spaces is compromised with the majority of rooms being thru-rooms. In order that these properties continue to be lived in and maintained, it is essential that they are adapted, albeit sympathetically, to suit modern user requirements. Internal alterations are kept to a minimum in order to maintain as much of the historic fabric as is feasible.

5.2 Single-Storey Extension

It is proposed to demolish the existing single-storey extension that runs across the rear of both properties in order to construct a new extension more sympathetic to the original dwellings. The existing extension has a footprint of 20m².

The proposals will improve functionality of the spaces by linking the two properties and enabling use as a singular dwelling.



View of existing rear extension

The proposals features a modest, single-storey, stone and glazed structure to the north of the primary dwelling, with a lightweight standing-seam steel roof. The extension has an overall footprint of 39m² and an eaves height of 2.85m. The stone & glass structure will accommodate a new kitchen & dining room that will feature full height glazing to the west to provide natural light into the new space.

The introduction of the lightweight steel roof aims to complement the existing building, whilst developing a patina over time that will soften the appearance. Terne coated steel is commonly used on Listed buildings as an alternative to lead, and as such, a steel roof will not look out of context if used for the extension. The proposed materials are sympathetic to the existing building whilst delineating between old and new.

Currently the existing layout of the properties offer only cramped and small rooms that are unable to accommodate modern living; with the absence of a hallway at ground floor, circulation is from room-to room. The addition of the extension offers an ample, light-filled habitable space, linking the two dwellings.

The scale of the extension is subservient to the existing house. The layout is as indicated on the drawings attached to this application, in particular drawing no. 1515_005 Proposed Plans & Elevations.

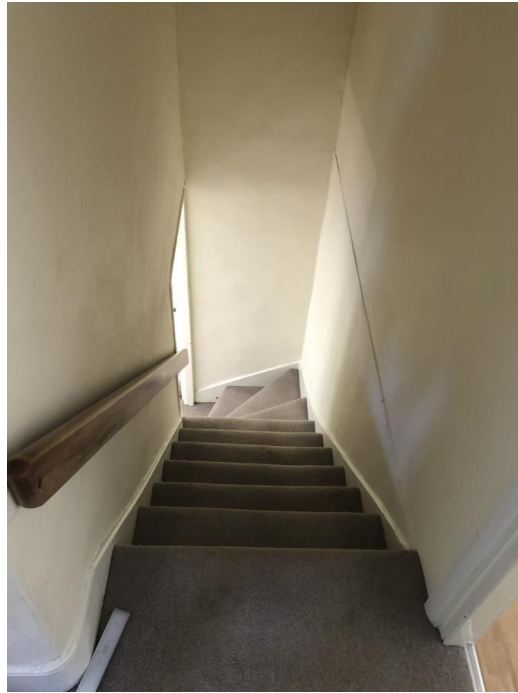
5.3 Internal alterations

Internally, reconfiguration of the rooms allows for the introduction of an entrance hall, offering direct access to other rooms within the dwelling rather than through a habitable room.

The proposed internal alterations are listed within the Heritage Impact Assessment included within this this document.



View of existing stairs at ground floor



View of existing stairs from first floor

5.4 External alterations

A small amount of landscaping will be required as a result of the extension - primarily a terraced area adjacent to the extension to the west.



It is proposed to remove the dilapidated walls to the north of the existing outhouse, and re-use the stone for the new extension. The existing walls are in a state of disrepair and are in danger of collapse. They are currently an eyesore within the gardens and pose a safety risk. The benefit of re-using the stone for the new extension far outweighs any historical merit of these ruins.

By amalgamating the properties into one, on-road parking will be alleviated as both No.s 26 & 27 will utilise the existing driveway located to the west of the properties.

5.5 Windows

It is proposed that a number of existing timber casement windows and frames are to be replaced with like-for-like units with horizontal glazing bars. All replaced windows will match the existing materials (timber) used for frames and finishes, minimizing the visual impact on existing elevations.

Please refer to drawing **1515 006 – Window Study**, for further details of the windows to be replaced.

6.0 Heritage Impact Assessment

To be read in conjunction with drawing **1515_005 Proposed Plans & Elevations**

REF:	DESCRIPTION	IMPACT/SIGNIFICANCE	JUSTIFICATION
1	Conversion of window to door and sidelight	It is proposed to extend the existing opening to create a doorway, providing a 'rear' mud-room entrance, linking the proposed boot room to the new utility room. There will be some loss of existing wall and window. Loss of C19 masonry and C20 joinery.	Whilst there will be some loss of historic fabric, it is intended to retain as much of the stone as possible and re-use for the new extension. The new doors will be of similar construction and finish to the existing doors and will help to create a successful 'rear' link.
2	Removal of modern infill masonry to existing window opening. Removal of masonry below opening to create new link between the existing building and the extension.	Loss of C19 masonry	To create direct access into the new extension from the main property that in turn will improve circulation through the entire ground floor of the dwelling. The loss of fabric will be minimal as the existing cill height is 530mm.
3	New painted timber entrance door & construction of new door canopy	None, no loss of historic fabric.	To provide access and help define the main entrance door to the dwelling.
4	Proposed Single Storey Glazed Extension: A lightweight, highly glazed structure with flat steel standing-seam roof and rooflights over. Stone walls constructed from reclaimed stone from site	None, no loss of historic fabric. The location of the proposed extension involves the demolition of the existing C20 rendered extension, which currently provides utility/ WC space. The new glazed extension will house a light-filled dining/kitchen area – merging old with new and creating an attractive space that will be the epicentre of the home. It is not considered that the extension and associated alterations will have a detrimental impact upon the Listed building.	The addition of the new extension will improve the appearance of the current space whilst creating a more liveable family area. Sympathetic to the existing architecture of the main house, the proposals will be a subservient addition, enhancing the aesthetic of the property.
5	Removal of infill masonry to existing window opening. Removal of masonry below/adjacent to opening to create new link between the existing building and the extension.	Loss of C19 masonry	To create direct access into the new extension from the main property that in turn will improve circulation through the entire ground floor of the dwelling. The loss of fabric will be minimal as the existing cill height is 530mm.
6	Unblock existing window	None, no loss of historic fabric.	To reinstate natural light/ventilation to the room.
7	Remove existing door to stairs/ Partial removal of masonry to allow for new balustrade	Loss of C19 masonry and C20 joinery.	To provide safer access to stairs.
8	Remove existing masonry to link hallway to living room	Loss of C19 masonry	The removal of the masonry will help to improve the circulation within the home, linking the hallway to the habitable rooms.

9	Remove existing stairway, wall and door.	Loss of C2o joinery and C2o masonry.	The proposals seek to merge two small properties into one. A secondary staircase interrupts the flow of the habitable spaces. The existing staircase offers little aesthetic merit. The removal of the stairs allows for the creation of a layout more suitable to modern living.
10	Removal of existing masonry to link properties at first floor	Loss of C19 masonry	The removal of this wall is essential in order to create access between the properties at first floor. The loss of existing wall will be far outweighed by the improved functionality of the house.
11	Partial removal of existing wall and door	Loss of C2o masonry	The removal and replacement of this section of wall seeks to improve access by widening the hallway. The relocation of the door aids access/flow through the first floor of the house.
12	Infill of doorway with studwork	None, no loss of historic fabric The proposed studwork will be entirely reversible.	The two front doors to the properties are no longer used for access. By infilling the openings (but retaining the existing doors), the rooms will be more thermally efficient. Externally, the doors will remain in-situ and there will be no change aesthetically.
13	Remove existing stairs/ relocate ledged & braced boarded door	Loss of C2o joinery	The proposals seek to merge two small properties into one. A secondary staircase interrupts the flow of the habitable spaces. The existing staircase offers little aesthetic merit. The removal of the stairs allows for the creation of a layout more suitable to modern living. The existing door located in the hallway would be re-used for the proposed cupboard.
14	Replacement of deteriorated/ damaged, casement timber windows.	None, no loss of historic fabric. Removal of existing painted timber casement windows with glazing bar. Replace with new painted timber casement double glazed windows with glazing bar. No impact as existing windows are modern replacement units. New windows will match the existing style.	To provide better thermal and weather protection performance and provide a window which is in keeping with the existing style and appearance of the house.

7.0 Impact upon the Local Area

- 7.1** It is considered that the proposal will have a positive impact on the building and its surroundings. The glazed facade and stone construction of the proposed extension will be sympathetic to the design of the existing house and will only add to the property without being domineering.
- 7.2** The new extension proposes a contemporary design that is appropriate in scale and appearance. It will be partially visible from the public footpath and road. It is considered that the new construction will have a positive impact upon the street scene.
- 7.3** The internal alterations will have no impact on the local area. A number of semi-detached cottages on Main Street have already been linked to create single dwellings.
- 7.3** The replacement of the existing timber casement windows, with a like-for-like system suitable for the appearance house, will have an insignificant impact on the character of the area, and will only enhance the aesthetic of the house.



View looking east towards Nos. 26 & 27 Main Street

7.4 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 elevation remains untouched. The proposed glazed extension would not impact on any neighbouring properties due to the location of the proposal and the separation distances between the properties.

It is considered that the level of impact is limited, when considered in light of the transparent, sympathetic design of the proposed extension and the general character and appearance of the original dwellings. 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

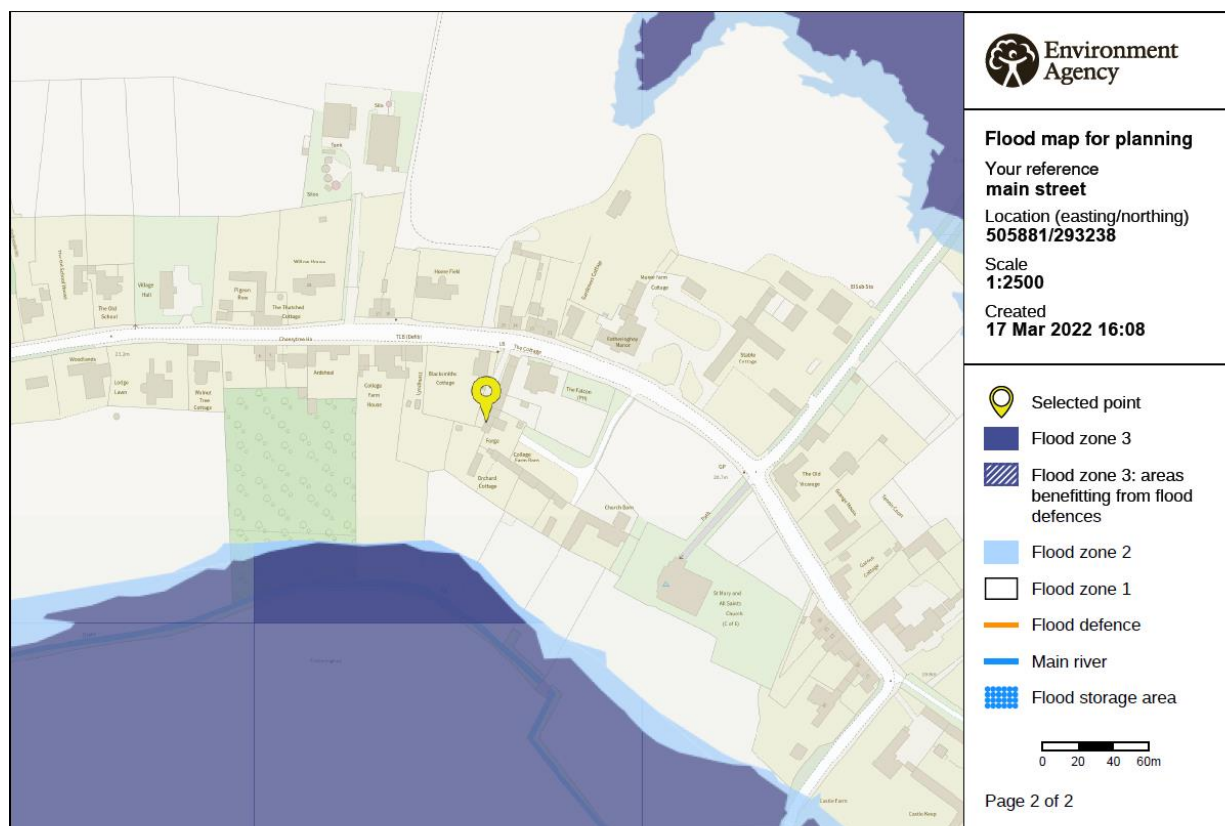


View looking west towards Nos. 26 & 27 Main Street

8.0 Ecology & Flood Risk

8.1 It is considered that an Ecology Survey is not required for the proposals.

8.2 The location is in flood zone 1, an area with a low probability of flooding.



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