



Stotfold Barn, Collyweston Planning-Application

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Contents

Introduction

Local Context

Proposal

Material Schedule

Heritage Statement

Introduction

This planning application is for a single storey, stone extension set within the courtyard of Stotfold Barn, 12 Back Lane, Collyweston.

The extension is a large, single storey extension, set within a secluded courtyard. The existing property is a converted barn of stone construction, as well as timber siding and a slate roof. Whilst the extension is large in scale, this is to preserve the elements such as the door in to the courtyard which sits at a higher level relative to the courtyard level.



The Existing Dwelling - The residents wish to add a kitchen extension to the dwelling, due to their current kitchen being in one open plan kitchen, living and dining room and smells, odour and noise being an issue in the open plan converted barn space.

Property as Existing

The site as shown; the site has stepped levels to the courtyard as shown.



To the South of the extension lies the residents garage and rear wall of no 14.



The West of the site overlooks open farmland and is well screened by mature trees as shown.



Proposal



Note artist impression only.

The proposed works aim to integrate the dwelling in to its context, through the use of high quality design, materiality and workmanship, to ensure the proposal sits sympathetically in the context in. The existing dwelling has a thorough use of stone, however in a more rustic context of a barn. The proposal aims to create an ashlar clad extension of high quality design, to contrast yet be sympathetic with the existing dwelling.

The design of the extension is characterised by a symmetrical, frontage, with glazing to one side overlooking the fields south of the site.

Parking:

The parking is unaffected by the proposals.

Landscaping:

The landscaping to the site will be broadly as existing.

Drainage:

The drainage to the extension proposed will be in to the existing drain.

Boundary Treatments:

All boundary treatments are to be as the existing

Environmental:

The proposed development will be constructed out of a timber/ traditional construction of high quality insulation, with vernacular materials such as Stone and Oak.

Access:

Access is unaffected to the dwelling and is considered not improved or made worse.

Material Schedule



Standing seam roof proposed to flat roof



Cast iron effect heritage downpipes and gutters in black, with rise and fall gutter brackets.



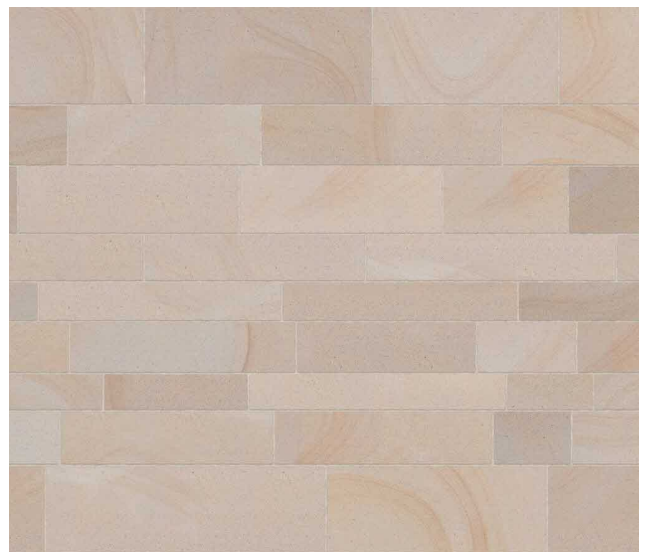
Sandstone patio to rear garden - extents tbc.



Oak doors proposed externally.



Glazed Aluminium rooflights above.



Ashlar stone cladding to extension externally.

Heritage Statement

Heritage Impact Statement

The Nature of the Asset

Please describe the history, character and appearance of the heritage asset, e.g. Listed building, conservation area or scheduled monument. You should refer to the Statutory list description, scheduled monument description or conservation area character appraisal if available.

The asset is in a conservation area and forms part of Collywestons conservation and charm. The building is a converted barn within a secluded plot, set down a private lane. The site lies to the edge of the conservation area but within it.

The Extent of the Asset

Please describe the development site, and its relationship to its surroundings. For example the building's position in the streetscene, or the potential for archaeological interest which may extend beyond a scheduled monument.

The development site is flanked by outbuildings of a similar nature, with the rear of the site overlooking open countryside. The areas affected externally are only to the rear part of the building which will not be seen apart from when viewed from farmland to the West.

The Significance of the Asset

Please describe the archaeological, architectural, artistic or historic significance of the asset. This should include, for example, the age, phases of development, layout, appearance, significance of particular features or characteristics, materials and construction or potential for archaeological remains. For further assistance please refer to Historic England's "Conservation Principles" 2008.

The asset is of some significance due to the age of the property, however the proposal arguably has a limited significance compared to buildings within central Collyweston. The buildings are stone, timber and slate in construction, materials replicated and enhanced within the proposal.

The Proposed Works

Please describe the proposed works including scale, height, construction, materials, design details and any associated landscaping works. For internal works to listed buildings this should also include details of any historic fabric or architectural features which would be lost as part of the proposals. For archaeological sites this should include details of any new foundations, ground disturbance or provision of services.

The proposed works involve a rear, single storey, stone clad extension with oak doors, of approx 3.2m high.

Relevant Planning History

Please discuss any relevant planning history which has influenced the heritage asset

n/a



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