

RTK



DESIGN & ACCESS STATEMENT inc. HISTORIC IMPACT ASSESSMENT 26 & 27 Main Street, Fotheringhay

Internal and external alteration works to allow for conversion of two dwellings to singular dwelling, demolition of existing rear extension; addition of single storey extension
July 2022

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1.0 The Property

- 1.1 Nos. 26 & 27 Main Street are a C19, Grade II Listed, terrace of two units, situated in the village of Fotheringhay. The houses are constructed in squared coursed limestone with a Collyweston hipped slate roof covering over.
- 1.2 A single storey extension of modern, and arguably inappropriate design, runs across the rear of both the properties, comprising of masonry walls with a pebbledash render finish, white UPVC windows, and a lean-to, corrugated, fibre-cement roof sheet covering over.
- 1.3 A modest out-building again 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 drive directly from Main Street to the west, 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.

The existing access drive has been established for at least 40 years and has served No 27 and the farmyard to the north without issue. The merging of the two cottages into one enables the existing access to remain unaltered and removes the need for on-road parking for No 26.

In summary, the development does not seek to change this existing and established arrangement in any way.

2.0 History & Listing

Historical Background

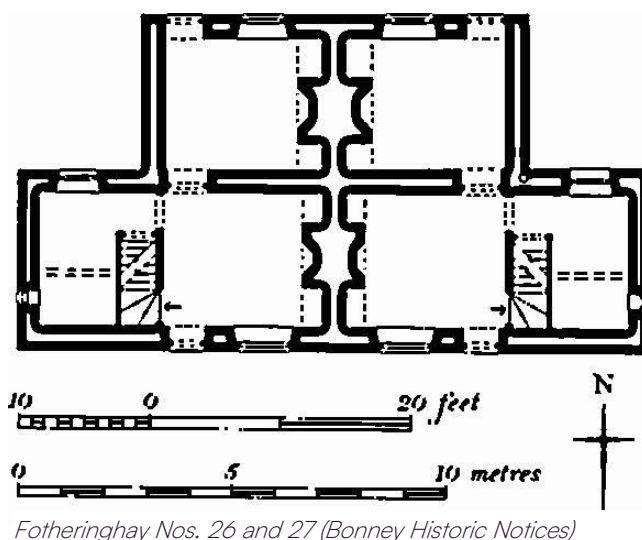
- 2.1 Fotheringhay is a village and civil parish in Northamptonshire, England, 6km north-east of Oundle and around 16km west of Peterborough.
- 2.2 The eastern end of the village is dominated by the moulded form of the former Fotheringhay Castle, adjacent to the river crossing. Approaching the village 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: TLO582193302

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,



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, inappropriately designed, single storey modern extension
- Construction of new single storey stone and lightweight glass extension, with flat steel roof
- Conversion of existing window opening to accommodate a 'boot-room' entrance
- Minor 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

1515_007 Joinery Details

5.0 Layout, Scale & Appearance

5.1 Conversion of two dwellings into singular dwelling

The proposals seek to create a single dwelling by creating internal openings between two semi-detached cottages. This will be enabled by several alterations as scheduled in the HIA table below. In their current state, both properties offer inadequate living space for modern-day requirements. Rooms are small, and the circulation through the space is compromised as many rooms are accessed via adjacent 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 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, to enable the construction of 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 feature a modest, single-storey, stone, and glazed structure to the north of the primary dwelling, with a lightweight standing-seam steel roof covering over. The extension has an overall footprint of 34m² and an eaves height of 2.85m. The stone & glass structure will accommodate a new kitchen & dining room featuring full height glazing to the west to provide natural light into the new space.

The concept behind the use of a highly glazed facade, is to construct something skeletal to enable the existing structure to remain visible beyond the intervention. The introduction of the terne steel covered flat roof aims to complement the existing building — over time (12 months or so), terne steel is quite indistinguishable from a more traditional lead covering as it develops a patina over time which greatly softens the appearance. Terne coated

steel is commonly used on Listed buildings (and churches) as an alternative to lead, and as such, a steel roof will not look out of context.

It is proposed to remove the dilapidated walls to the north of the existing outhouse and re-use the stone for the new extension. In terms of the character of the extension, it is intentionally contemporary in its nature, so that it can be clearly read as a modern intervention, rather than taking a pastiche approach to the design. The proposed materials are sympathetic to the existing building whilst delineating between old and new. We have used such an approach on many occasions, and this has been accepted by Conservation Officers in many LAPDs, including ENDC.

The size/scale of the proposals have also been carefully considered — the proposed extension is to be set-back from the original houses, and the building will remain wholly subservient to the substantial elevation sitting immediately to the north — this will also block it from public view. Amended proposals now depict that the extension is also to be set-back from the existing out-building. A lightweight glazed link will connect the old to the new, in order that the existing outbuilding can be read in its entirety, as a separate structure. The stone part of the outbuildings gable will be left unplastered so that the stone can be seen to run through from external to internal without alteration.

The amount, size and scale of the proposed extension is considered to be wholly commensurate with the natural evolution of the building and will fit comfortably within the existing domestic curtilage of the structure. The proposed extension replaces an existing inappropriately designed and detailed lean-to extension measuring 20.2sqm. The proposed extension is 34sqm - a modest sized space which connects the two buildings and enables the existing openings to the listed houses to be re-instated.

The extension does not conflict with the historic core of the buildings, is contemporary in design to delineate between historical and modern construction, and thus will sit effortlessly in the shadows of this C19 structure.

There will be no loss of historic fabric in the creation of the glazed extension itself, though it is acknowledged that there will be some loss of low-level stonework by extending the existing window opening in order to link the existing properties with the proposals.

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, alterations are minimal and allow for the introduction of an entrance hall, offering direct access to other rooms within the dwelling rather than through a habitable room.

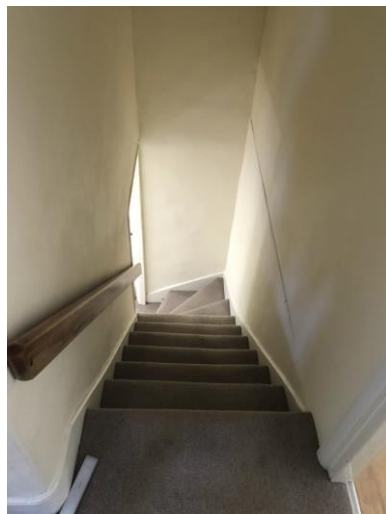
The proposals have been amended to retain the secondary staircase. It is proposed to keep all but 2 internal doors as they are; the removal of the door on the stairs (essential for safer access to the stairs — which will be reinstated in the WC/ Boot-room), and the removal of the door at first floor (which will be reinstated further along the corridor), is essential for circulation at first floor.

The revised scheme now only shows the addition of 2 stud walls — both being wholly reversible. The proposed alterations are minimal, and the special character of the building will not be harmed.

Please refer to drawing **005 Proposed Plans & Elevations — REV B** for further details.



View of existing stairs at ground floor



View of existing stairs from first floor



View of existing infilled opening ⑤

5.4 External alterations

A small amount of landscaping will be required because 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 garden 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 Nos 26 & 27 will utilise the existing driveway, located to the west of the properties.

5.5 Windows

It is proposed that several existing timber casement windows and frames are to be replaced/repaired on a like-for-like basis. All replaced windows will match the existing materials (painted timber) used for frames and finishes, minimizing the visual impact on existing elevations.

Please note, the windows aren't the original windows; originally all the windows had cast-iron lattice casements.

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 entrance door and sidelight, removing stonework from the window-sill level to finished floor level.	Loss of original C19 masonry	<p>Whilst there will be a minor loss of historic masonry - it is intended to retain as much of the stone as possible for re-use in the construction of the new extension.</p> <p>Provide access to a utility space and wc.</p>
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 original C19 masonry and reintroduction of historic opening	<p>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.</p> <p>The loss of fabric will be minimal as the existing cill height is 530mm and the alteration makes a positive contribution by reinstating an original opening.</p>
4	<p>Proposed Single Storey Glazed Extension:</p> <p>A lightweight, highly glazed structure with terne coated steel standing-seam roof covering and rooflights over.</p> <p>Stone walls constructed from reclaimed stone from site.</p> <p>Structural glazed link (between extension & outbuilding).</p>	<p>None, no loss of historic fabric nor damage to the character or setting.</p> <p>It is not considered that the extension and associated alterations will have a detrimental impact upon the Listed building — the extension remains subservient to the principal listed structure</p> <p>Both the house and the rear outbuilding will be readable in isolation, given the proposed lightweight skeletal structure and high levels of glazing.</p>	<p>The removal of the existing poorly detailed lean-to extension is of major benefit to the principal listed structure.</p> <p>It creates a lightweight, open plan space, to house a much-needed large kitchen/dining space suitable for modern day living.</p> <p>Its design enhances the appearance of the existing listed property.</p>
5	Removal of infill masonry to existing window opening. Re-instate existing opening	None, no loss of historic fabric nor damage to the character or setting.	<p>To reintroduce and original feature of the listed property and to create a visual link into the new extension.</p> <p>This makes a positive contribution by reinstating an original opening.</p>
6	Unblock existing window	None, no loss of historic fabric nor damage to the character or setting.	<p>To reinstate natural light/ventilation to the room.</p> <p>This makes a positive contribution by reinstating an original opening.</p>

7	Remove existing door to stairs/ Partial removal of masonry to allow for new balustrade	Minor loss of C19 masonry and C20 joinery.	<p>To provide safer access and egress when using the staircase.</p> <p>The door will be reused for the proposed ground floor cloakroom.</p> <p>The partial removal of masonry and the introduction of a balustrade will prove more practical for moving furniture items up and down the stairs — which at present is limited by both the narrow stairs and the door.</p>
8	Remove existing masonry to link hallway to living room	Loss of original C19 masonry	<p>The removal of the masonry is crucial to the circulation between the two properties. The removal of masonry (which currently sits within an existing cupboard in both properties) will link the hallway to the habitable rooms.</p> <p>The Conservation Officer has no objections to the houses being merged, and this alteration, and the one at item 10 below, results in very minimal loss of historic fabric in non-critical areas — the character remains largely unharmed.</p>
10	Removal of existing masonry to link properties at first floor	Loss of original C19 masonry	Refer to 8 above.
11	New stud wall adjoining existing wall. Door relocated further down hall.	None, no loss of historic fabric nor damage to the character or setting.	The extension of the existing dividing wall, with a new stud-wall defines bedroom 3, whilst providing access to the master-bedroom. The relocation of the door aides access/flow through the first floor of the house.
12	Replacement/repair of deteriorated/ damaged, casement timber windows. Refer to drawing <i>1515_006 Window Study</i> for further details.	<p>None, no loss of historic fabric.</p> <p>Removal of existing painted timber casement windows with glazing bar. Repair or replace with new painted timber casement double glazed windows with glazing bar. No impact as existing windows are a modern replacement.</p> <p>New windows will match the existing style.</p>	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 Quite rightly, Fotheringhay sits within a tightly controlled Conservation Area. The primary reason for this designation is the historical significance of both the Castle and the Church although, both are in a form far from their original state. The Castle was demolished in the early C17, and the Church was originally roughly twice its length.
- 7.2 The village itself dates from before the Norman conquest and was originally significantly larger than it is now. The 1524 subsidy suggests a population of over 100 families, but after the Castle and the College, associated with St John's Cambridge declined both physically and in influence, the village became a purely agricultural settlement.
- 7.3 In 1801, the population was roughly half that previously recorded, and it was only in the mid C19, that the village began to recover. There are a significant number of listed buildings within the village, yet one has the feeling that the village is dominated by history, and it's fall from grace which is embodied by the remains of the Church and, the Castle mound.
- 7.4 26 & 27 Main Street have played a small part in that history, along with the four other similar properties along Main Street constructed by Thomas Belsey, in the first quarter of the C19.
- 7.5 The small amount of work required to create the alterations proposed within this application, together with the lightweight extension proposed, are considered to have a positive impact upon the setting and character although, it has a minimal public view. 26 & 27 Main Street make a modest contribution to the street scene, and the proposals will not affect this whatsoever.
- 7.6 The internal alterations will have no impact on the local area. Several semi-detached cottages on Main Street have already been linked to create single dwellings.



View looking east towards Nos. 26 & 27 Main Street

- 7.7 The repair/replacement of the existing timber casement windows, with a like-for-like system suitable for the appearance of the house, will have an insignificant impact on the character of the area, and will only enhance the aesthetic of the house.
- 7.8 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.
- 7.9 It is considered that the level of impact is limited, when considering 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

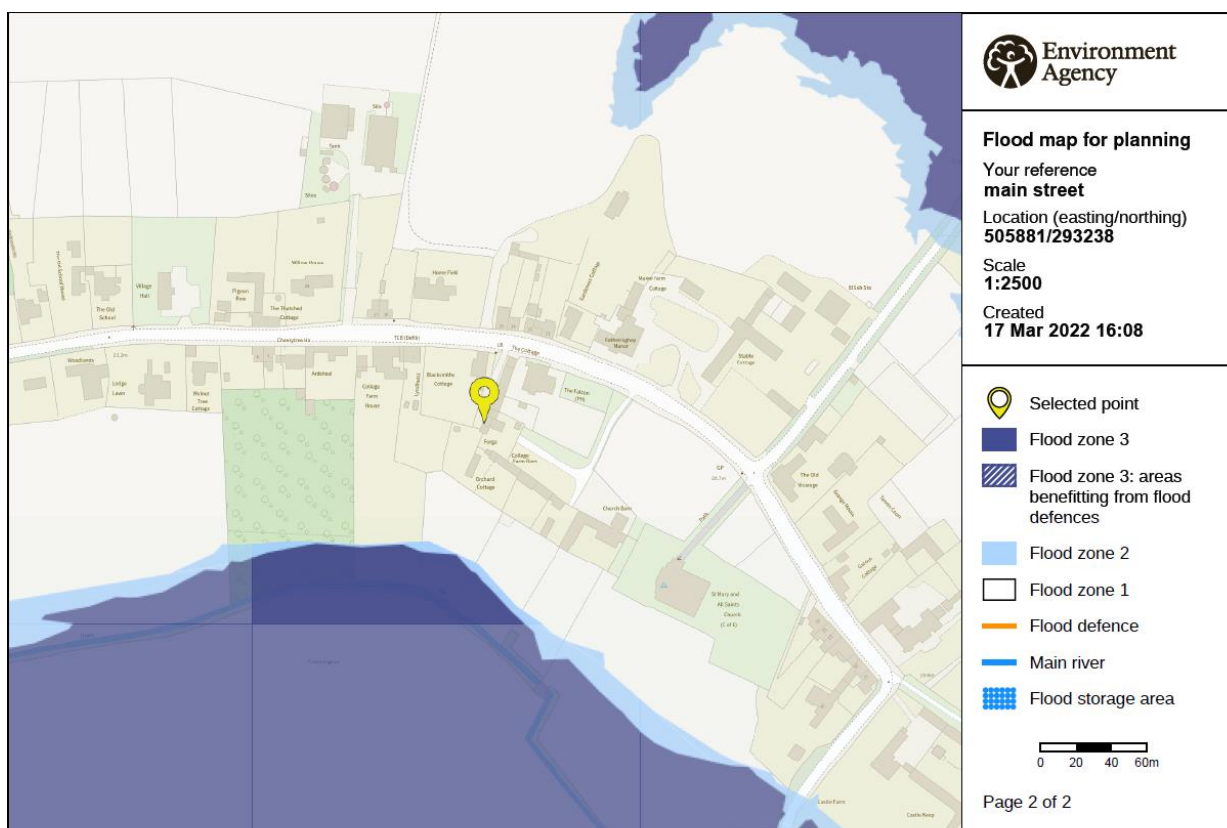


View looking west towards Nos. 26 & 27 Main Street

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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