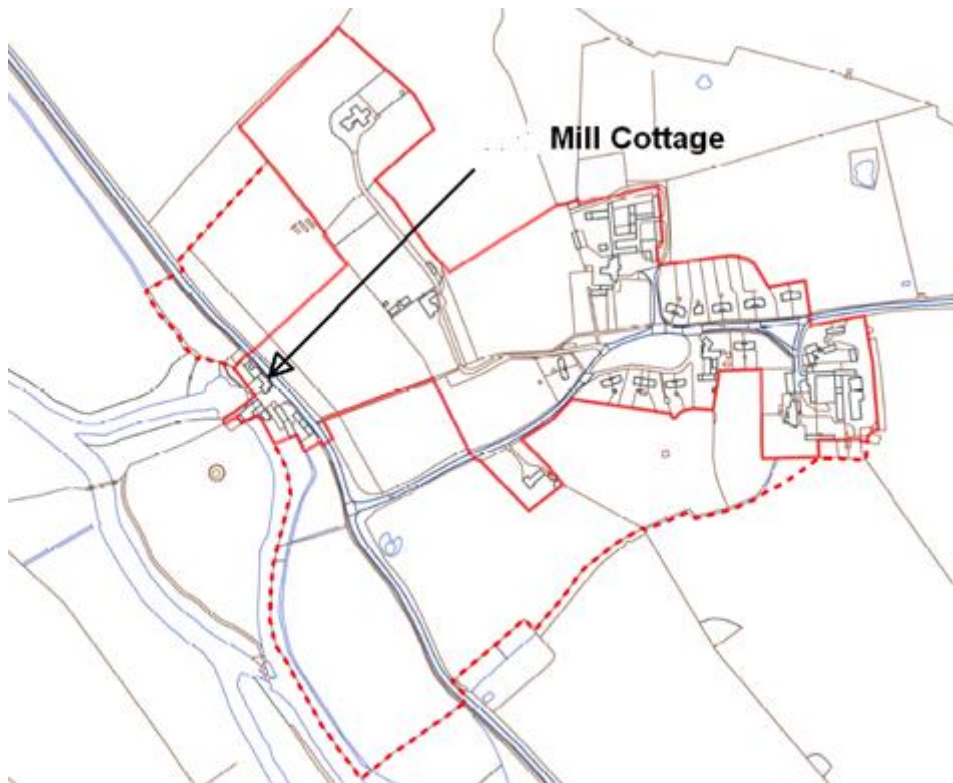


DESIGN AND ACCESS WITH IMPACT & JUSTIFICATION STATEMENT

HOUSEHOLDER PLANNING AND LISTED BUILDING CONSENT TO ERECT A REAR SINGLE STOREY EXTENSION AND ALTERATIONS

AT

**1 MILL COTTAGE
ASHTON
Oundle
PE8 5LB**



Pic 1- Extract from Ashton Conservation Area Map

INTRODUCTION

This Impact and Justification Statement is in support of a planning and listed building consent to North Northants Council to consent to carry out alterations to the Grade II Listed property and to erect a rear single storey extension at No1 Mill Cottage, Ashton. The proposed works consist of a single storey rear extension added to the rear elevation to create a kitchen/garden room to overlook the garden and river beyond. Other alterations include extending the existing lean to collweston roof, reinstating a doorway into the pantry, forming a new opening in the pantry and increasing the size of the WC window to match that adjacent.

Mill Cottages form part of a Grade II listing and they are situated away from the cul de sac of Ashton village on the road between Oundle and Polebrook. Mill Cottages are also adjacent Ashton Mill which is a high status building where both buildings pre-date the 1900 Rothschild development of Ashton. Ashton Mill is Grade II* Listed and part of the Ashton Estate. The cottages (No.1 & 2) are private dwellings and not part of the Ashton Estate.

This statement should be read in conjunction with the following: -

- Location and Block Plan
- Existing and proposed drawings.

HISTORIC BACKGROUND

List Entry Summary

MILL COTTAGE FLAT MILL HOUSE MILL TEAROOM

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: MILL COTTAGE FLAT MILL HOUSE MILL TEAROOM

List entry Number: 1371911

Location

MILL COTTAGE FLAT, 1, OUNDLE ROAD
MILL HOUSE, 2, OUNDLE ROAD
MILL TEAROOM, OUNDLE ROAD

The building may lie within the boundary of more than one authority.

County: Northamptonshire

District: East Northamptonshire

District Type: District Authority

Parish: Ashton

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 25-Jan-1988

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 232565

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

TL0588

18/10

ASHTON OUNDLE ROAD (South side) No.1 Mill Cottage flat, No.2 Mill House and Mill Tearoom

GV

II

Mill house now 2 dwellings and tearoom. Datestone M/IC/1729, evidence of earlier build, also C19 alterations. Squared coursed limestone with Collyweston slate roof. Originally probably 3-unit plan, now U-shaped. 2 storeys. Irregular 3-window range at first floor and 5-window range at ground floor. C19 sash windows under wood lintels. C19 ashlar porch, to left of centre, has flat roof and 4-panel, part-glazed, door. C19 yellow brick stacks at ridge and end. Evidence of some blocked openings to front elevation and evidence of earlier roof level to left gable end. Rear elevation is similar with irregular projecting wings to left and right. 5-window range of C19 sash windows under wood lintels. Interior not inspected but noted as remodelled C19.

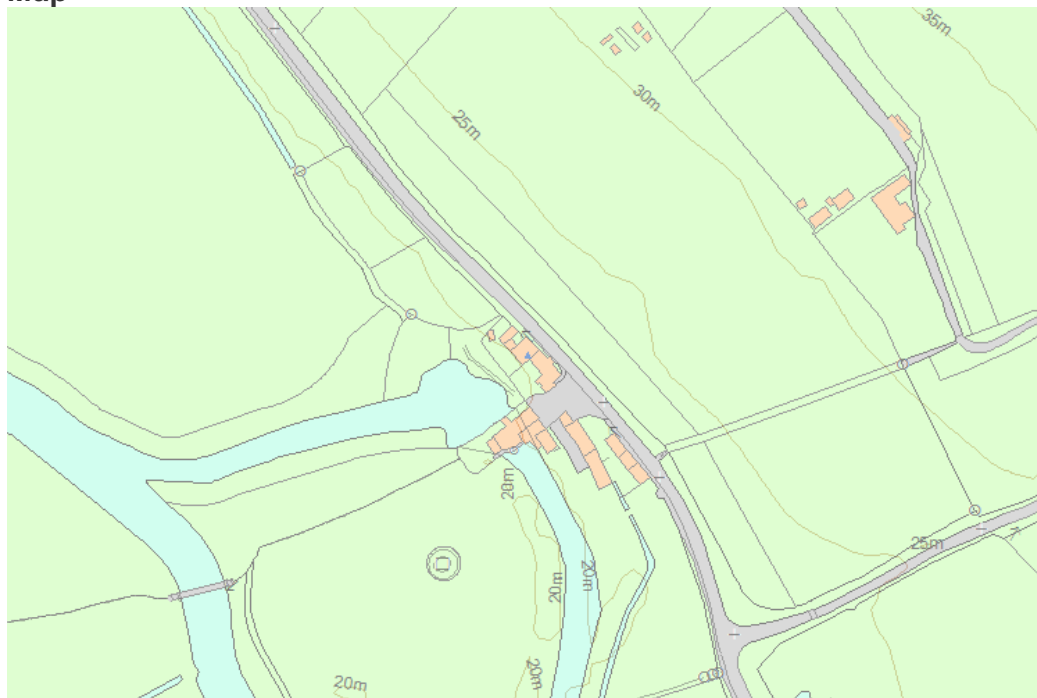
Listing NGR: TL0516788253

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TL 05167 88253

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1371911 .pdf](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 04-Jul-2018 at 02:41:04.

End of official listing

Ashton Conservation Area

Conservation areas are defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 as 'areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance'. Section 69 of the Act places a duty on local planning authorities to review and designate conservation areas from time to time.

The village of Ashton was designated a conservation area in 1970 and reviewed subsequently in 1996.

Ashton represents a rather unique case in that the village has remained in private ownership for a considerable amount of time. However, several properties and parcels of land have been sold on the open market over times which in turn has given rise to development pressures in the area. As such, it was considered a timely point to review the conservation area and in 2015 a survey was made by Richard Donoyou on behalf of ENDC.

Following consultations and review a new Ashton Conservation Area Review was published in July 2017 by DE Landscape and Heritage Ltd.

Ashton Mill is an outlier to the village, standing between the river and the west side of the Polebrook Road. The millpond survives as does the mill cottages and later ancillary buildings.

The management guidelines also gives advice on the protection of important views and vistas as well as alterations and extensions to historic buildings.



Pic 3 – extract from OS map dated 1858 – shows U shaped plan of cottages

The building (No1 & No2) have been adapted over time and consisted of local squared coursed grey hue limestone under Collyweston slate. Originally a single dwelling it is now two with a former recent use as a Tea Room. It is multi phased and originally constructed around the 18th Century as a Millers House (date stone of 1729 but possibly earlier), altered in the 19th century and again in the 20th century as part of the wider redevelopment of the village by Charles Rothschild. The main part of the building consists of Georgian proportion sash windows of typical smaller stature on the first floor all with timber headers. Hard up to the road the land falls to the rear with the back of the property requiring steps. The rear consists of a collection of varying add on elements of single and double storey. The property has a series of chimneys and simple clipped eaves, part of the local vernacular. Black drainage pipes feature on the outside and typically for a heavy Collyweston roof the walls have required several patts plates and lateral restraint ties to be installed to control spread. The property over looks the mill stream and Brick Mill which is a heritage asset at risk. The mill features original pumping equipment which formerly served the village.

A Pre app response identified concerns on the originally submitted design which was of a contemporary style. Following further discussion with the conservation officer the amended design approach has been confirmed to address these initial concerns.



Pic 4 – front view of No1 Mill Cottage



Pic 5 – rear view of outbuildings



Pic 6 – side view

BACKGROUND

This proposal seeks to add a single storey infill to the house which will occupy the space between later additions to the building. There is some decking here. Its design will include a hipped Collyweston roof and local stone walling with ashlar quoins on the corner. Two pairs of timber French doors and side windows will overlook the garden. A short flat roof will connect the new extension to the existing house. Further alterations are to adapt the small WC window into a slightly larger unit to match the adjacent side window (see south elevation).

FLOOD RISK

The property is located within flood risk zone 3b (see map over leaf) whereby the environment agency state the area has a high probability of flooding as it is part of a flood plain (fluvial flood risk maps). As a dwelling the building is considered more vulnerable. However the proposal falls within the classification of 'minor development' in that it is a householder development within the curtilage of the existing house. Government guidance states minor developments are unlikely to raise significant flood risk issues unless :-

- *they would have an adverse effect on a watercourse, floodplain or its flood defences;*
- *they would impede access to flood defence and management facilities, or;*
- *where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.*

It is therefore required that the proposal follows the guidance of the Environment Agency's standing advice with regards householder extensions of less than 250sqm in a flood zone 2 or 3.

The Council have adopted the 2011 Strategic Flood Risk Assessment as part of planning policy.

The property is within 20metres of the mill races of the River Nene. According to local maps the site is within an area of EA Historical flooding. Further more the maps show the site within a 1% AEP flood extent with climate change. Maps also show the site is within a flood warning area 055FWFPMNE07.

The property currently has its own on-site package treatment plant for foul sewage. Storm run off uses the historical connections which run to soakaway or to the nearby pond.

Local information passed to the clients state that the property has not suffered any flooding in living memory.

Minor Extensions Standing Advice

The existing and proposed drawings detail finish floor level in relation to estimated flood levels and OS data. As part of the advice the proposal adopts a finish floor level which is no lower than the existing lowest floor level.

The proposal occupies an area enclosed by walls on three sides therefore it is considered that the proposal will not make a demonstrable impact on the flood risk plain.

The existing house is on a split level with the existing kitchen at the lowest level. The proposed design lifts the finish floor level above this to be halfway between the kitchen and the level in the rest of the house.

By providing a finish floor level in the proposal above the lowest level the design adopts the 'avoidance measures' recommended in the above guidance. As part of the resistance measures the proposal could adopt low permeability materials that reduce the rate of water ingress into a property.

USE

The proposed extension will provide enhanced living accommodation to the property to include kitchen and garden room.

AMOUNT

The proposal is single storey.

APPEARANCE

The appearance is a traditional one and consisting of rubble lime stone walling with worked stone to corners. It seeks to provide a matching elongation in form to follow that of the house and this is accentuated with the hipped collyweston slate roof. Use of high quality materials in this location is a must and will sit well with the surrounding local limestone walls which will be incorporated into the design. A pair of French doors with side lights match the upstairs sash windows to provide balance and a hierarchy to the elevations. Oak lintels and simple timber cills along with black metal rise and fall rain water goods will further endear the design to the local vernacular.

LANDSCAPING

There will be no change to landscaping except for some discrete stone steps added to aid access.

ACCESS

The proposal will require stepped access due to existing levels on site and also the area being within flood zone 3b.

LAYOUT

Forming a rectangular room, the extension will provide a modern family space consisting of kitchen and dining area. g. Set at a lower height from the main house steps will be incorporated off the existing french doors. A side window is proposed to be altered into a door to give access to the pantry/wc/utility area of the house. A small stove will provide a feature on the stone infill wall with a black metal flue discharging out of the hipped roof. The hipped roof cloaks a crown roof with raise ridge. Two plateau rooflights will be hidden from view and discretely provide natural daylight into the room.

Impact

The proposal will occupy a length of the rear between existing extensions. It consists of a large ground floor timber sash window and a timber French Door with a generous length of limestone walling between. The proposal will also seek to reinstate a former external door opening in the existing side extension.

Justification

Careful thought has been given to the design to consider the unique and special character of the building and its existing form and setting. High quality materials with delicate detailing are proposed to provide a design solution that responds to the building and allows the key elements to be visible. The length of stone and sash windows on the rear elevation will be maintained. There will also be minimal disturbance to the existing historic fabric. The proposal occupies a discrete location surrounded on three sides by built form enclosing the finely proportioned addition. Use of plateau rooflights formed above the ground floor sash window allows it to remain insitu with borrowed light from above as well as the main glass façade. Overall, it can be considered that the design causes minimal disturbance or harm to the character and setting and allows the special historic form to be enjoyed and preserved.



Pic 7 – steps up to existing



Pic 8 – view of mill stream and mill to the left



Pic 9 – rear view showing door to be reinstated