

# Design, Access and Heritage Impact Statement

**Site:** 2 Ketton Road, Collyweston, Stamford, Northamptonshire, PE9 3PS.

**Proposal:** Proposed single storey extension to curtilage listed building.

**Agent:** Reeve Architecture and Design

**Date:** July 2022

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## 1. Introduction:

This statement is to support a planning and listed building consent application for a proposed single storey extension at 2 Ketton Road, Collyweston. The application site is situated within the Collyweston conservation area, and is also believed to be curtilage listed, therefore this statement is required in order to adequately assess the impact of the proposed scheme.

## 2. Site Location/Description:

The application site is located to the North West corner of Collyweston village, approximately 4 miles South West of Stamford. The site is quite hidden from public view, and enjoys a secluded location accessed via a private driveway off Ketton Road. Please see aerial image of site location below:

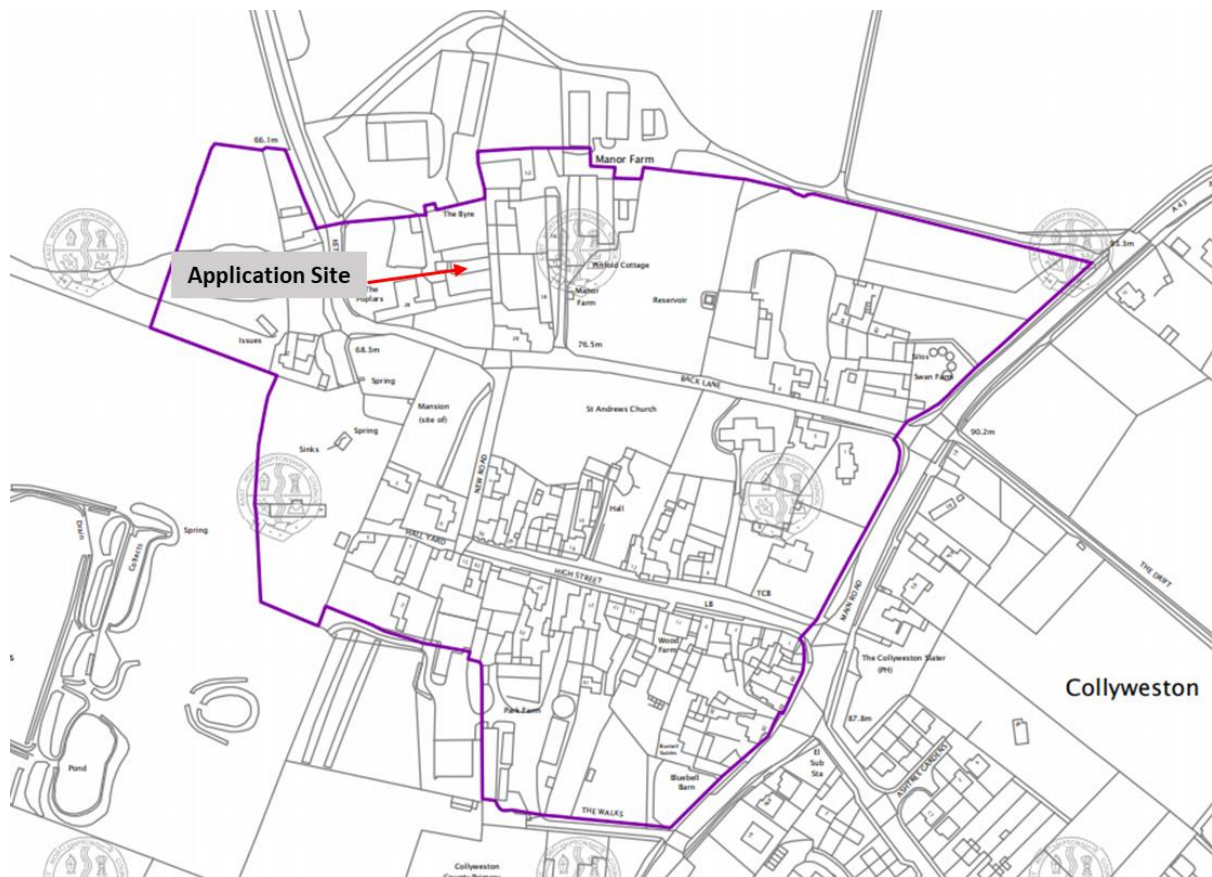
**Image 1** – Aerial image of site location (Source - Google Earth):



There is no record of no.2 Ketton Road being listed on either English Heritage or Council systems, however it is understood the dwelling is curtilage listed. Historically, the building formed part of Grade II Listed Manor Farm (Heritage

ID 232895) and was once originally utilised as an agricultural barn. The barn was converted for habitable purposes circa 2005/2006, and is now a separate domestic dwelling. However, having once being attached to Manor Farm, the application site retains curtilage listed status. In addition to being curtilage listed, the application site is also positioned within the Collyweston Conservation Area – please see image below:

**Image 2 – Collyweston Conservation Area (Source - East Northamptonshire Council):**



### **3. Planning History:**

It is important to consider recent planning history in the context of this new submission. In 2021 an application was submitted for a scheme comprising of two single storey extensions – references EN/20/01328/FUL and EN/20/01329/LBC. The proposed scheme included two, modern, predominantly glazed extensions to the South elevation. One extension would create a lobby/porch area, and the second larger extension would form a garden room off the existing living area, into the courtyard garden.

As noted, the extensions proposed were very modern nature – with the idea they would contrast with the old existing barn building. Each extension was almost entirely glazed, and incorporated a flat roof construction. The feedback received during this application was that the scheme as proposed would not be acceptable – from both a design and orientation point of view. Firstly, it was noted that the modern approach taken was not suitable for the setting/existing building. Secondly, the orientation of the garden room extension was felt to be at odds with the arrangement of the existing building/barns.

Due to the issues raised, the previous scheme was ultimately withdrawn, with a view to re-looking at the overall design and submitting a new proposal in due course.

A useful/positive verbal discussion was had with the previous case officer, Mr Lloyd Mills, who provided some key advice and direction in terms of amending the scheme for a future resubmission.

### **4. Pre Application Advice and Amendments:**

Based on the advice and feedback received during the initial application, and subsequent discussions, several key alterations to the scheme which now forms part of this new planning submission. The amendments made included:

- **Orientation** - The orientation of the proposed extension has been altered to better reflect the linear arrangement of the existing barns.. This alteration significantly reduces the projection of the extension off the existing building - reducing from 4.8m as originally proposed in the
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previous application, to 3.0m. It is our view this change helps the extension sit more naturally/appropriately with the existing building.

- **Design** - The previous scheme was much more contemporary in nature - specifically featuring a flat roof construction. It was advised that a lean-to roof would likely be more appropriate/sympathetic and has therefore been included within the scheme. A glazed section has also been incorporated within the lean-to roof to help break up the general mass of tiles against the original building, and ensure its form/stonework is still visible & appreciated.
- **External Materials** – The composition/balance of materials is more in keeping with the existing building, with more sections of traditional stone-walling as well as glazing. Glazed doors are incorporated on the corner section of the building to help better link the interior space with the lovely exterior courtyard area.

#### **5. Amended Proposal – including Design & Access detail:**

The application seeks to gain approval for a proposed single storey extension to the existing dwelling. Please see design and access detail outlined below:

##### **Use:**

Current use of areas subject to alteration – domestic

Proposed use of areas subject to alteration – domestic.

##### **Layout:**

The proposed extension is sited on the South elevation, facing into the courtyard garden. It is proposed the area be utilised as a garden room/additional living space. Please refer to existing and proposed floorplans submitted as part of this application for further illustration.

##### **Scale:**

The proposed garden room extension creates 15m<sup>2</sup> domestic floorspace (measured externally).

##### **Appearance:**

The proposed extension is a lean-to construction, and simple/traditional in design. Feature glazing is included within both the walls and roof structure, incorporating slender, aluminium framing. Please refer to existing and proposed elevation drawings submitted as part of this application for further illustration.

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**Access:**

The access is to remain as existing and is unaffected by the proposed works.

**6. Heritage Impact Assessment:**

The converted barn buildings are of traditional, simple form, with its gable end vernacular barn being the prominent design form. Another barn form attaches onto the main building at the Easterly end of the house, flanking the main house and forming a private courtyard garden amenity space. This courtyard garden amenity space is entirely private and only visible to the occupants of the dwelling. Please see following image for further illustration of building position/private amenity space:



It is understood that the barns were converted to a domestic circa 2005/2006 – whilst the use of the buildings changed, they still retain much of their original character including natural stonework which has been carefully repointed, Collyweston slate roof and several traditional openings/apertures which remain in-tact.

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It is recognised that the barns are curtilage listed, and as such, the proposed scheme has been carefully considered to ensure any additions/alterations do not detract from the character of the barn, and make a positive contribution to the setting.

Following the previous submission and subsequent feedback, one of the key objectives of the new design was to ensure the form and fabric of the proposed extension better reflected that of the existing building. In order to achieve this, a more traditional approach has been taken to help the extension blend more effectively in the setting.

The proposed extension incorporates a high-quality material palette of natural stonework, and slender aluminium framed fenestration. Whilst the stonework is traditional in nature, the feature glazing helps to add a degree of lightness to the structure, and allows the existing building to remain clearly visible and fully appreciated.

Preservation of the existing building has been paramount during the design process – as such, the proposed works involve no removal, destruction or alteration to any of the existing walls, windows or doorways of the existing building. It is proposed that access to the garden room is provided via an existing doorway/opening.

The proposed extension will vastly improve the functionality and enjoyment of the building for its occupants. The proposed garden room extension will provide a light, spacious area from which the attractive courtyard garden area can be much better viewed and appreciated.

It's worth noting that the area in which the works are proposed are entirely private, and not visible from the street scene. Due to the location and orientation of the existing dwelling, the proposed extensions are not visible from public highway/street scene, nor visible to neighbouring dwellings. Therefore, there will be no impact on the broader Conservation Area setting.

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## **7. Summary:**

To conclude, the proposed scheme has been carefully considered to ensure the existing Heritage asset is preserved as much as possible. The feedback and advice received during the previous planning submission has been central to the new scheme and resubmission.