



Church Farm, Cotterstock Planning-Application

August 2022

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Introduction

This planning application is for the refurbishment of the grade 2 listed dwelling, an original pair of farm houses currently used as one large dwelling. The dwelling sits on 36 HA of agricultural, storage and domestic use, overlooking the River Nene and the surrounding countryside. The client has approached the Architect having lived in the dwelling for a number of years; which suffered from the following issues:

- The layout for the dwelling did not work well, with 6 bedrooms and only 1 bathroom, a living room down a corridor that was never used, a 2nd floor which was not fire protected and had a large empty roof void, which is derelict in its use.

The property also has a number of outbuildings which are in a poor state of repair, generally used for storage, which are in need of refurbishment, care and restoration.

-The existing dwelling also has a rear extension which is generally of poor construction, which the client wishes to replace. This extension is of modern construction, and is not considered to be of architectural or conservation value. The following design and access statement explains the design process.

The proposals aim to ensure:

- The proposals should be high quality in architectural design
- The proposals are sensitive in their use of construction materials, utilising stone, slate, glass and timber as its external envelope.

- The materials follow the existing or a local vernacular with the exception of the rear extension and link which aim to juxtapose with the existing building, using a light touch, contemporary glazed extension in contrast to the original form and materiality.

- Reconfiguration of the 2nd floor which aims to be sensitive and prevents the need to add extensions to the roof.

- There is no impact on neighbour's amenity, no light impact, and not overbearing, as the distance from neighbours is generous.

- The design will utilise wherever suitable sustainable energy sources for its power and heating.

- The construction works will provide a high quality solution in line with the current standards required by Building Regulations.

The proposal also aims to ensure the extensions and refurbishments are carried out to be sensitive to the existing dwelling, its material palette and its historic value. This has been covered further within the heritage impact assessment.

Context

The context of Cotterstock farm is a secluded former farmhouse, which lies West of the river Nene, and adjacent to St Andrews Church In Cotterstock.

The location benefits from an extensive setting which is under the ownership of the client, which includes approx 36a or land, overlooking the river Nene, fields, the farm yard and the Adjacent St Andrews Church.

The setting of the farm house is very secluded, and is not overlooked, nor does it overlook any other property, with the exception of a separate dwelling under the same ownership, situated approximately 40ms away from the front of the property.

The rear extension that is currently on the site is Oak with a blue slate roof. The works propose a faux Collyweston roof with an Oak frame to match the existing rear extension.



The buildings frontage will stay the same, with the exception of the glazed link and replacement of the fenestration to the outbuildings.



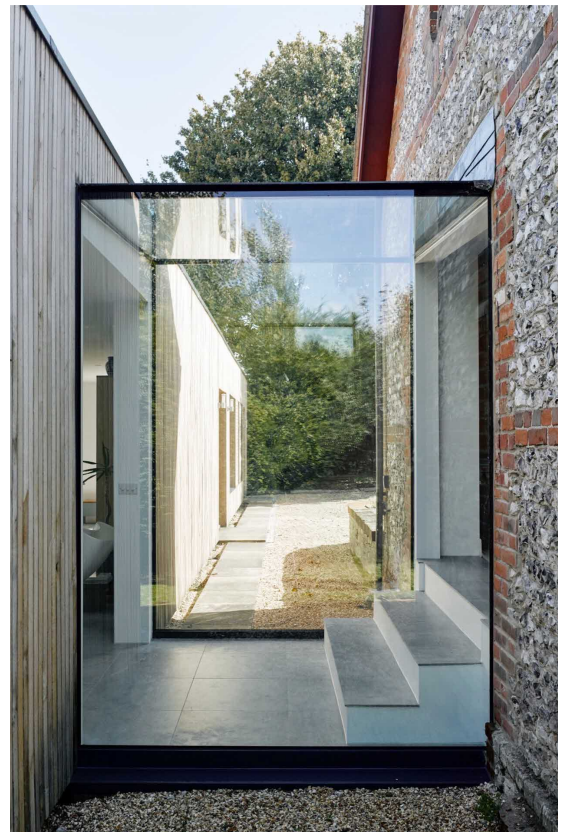
The existing building shows numerous examples of an in-cohesive, development of uses, changes, adaptations and developments throughout the past centuries, with the building now requiring a custodian to take on the project to create a manor house suitable for 21st century living.



To the side of the property, the outbuildings are currently in a poor condition, used for storage and are in need of refurbishment.



Precedents



Proposal



Note artist impression only.

The proposed works aim to make a number of interventions to bring the house in to a dwelling fit for 21st century use, preserving the dwelling and its outbuilding, with the client willing to invest the significant funds required to restore the property. In summary, the proposals are to create:

- Demolition of the rear oak and slate extension and a new rear single storey glazed extension across the rear of the property, as well as a glazed link between the dwelling and outbuildings along with refurbishment and conversion of the outbuildings.
- Internal amendments to reconfigure the internal space as shown on the submitted plan drawings.
- Conversion of the attic space, addition of a window, a door and a cut in roof balcony, clad in collyweston slate.

Parking:

The current dwelling has ample parking that will be retained and unaffected by the proposals

Landscaping:

The landscaping to the site is largely unaffected, with the proposals built on the existing patio. Due to the addition of a green roof, there is a net gain in landscaping to the site.

Drainage:

The drainage to the site will be in to the existing sewer.

Boundary Treatments:

All as existing

Environmental:

The proposed development will include environmental technologies, currently being discussed with environmental technology companies.

Material Schedule



New accoya windows to be installed where shown



Slate tile hanging and new extensions roofs to be faux Collyweston as shown.



The door and windows to the ground floor extension is proposed to be slim framed black aluminium framed glazing.



A sedum glazed roof is proposed to the rear extension



The rainwater goods instated will be cast iron effect, aluminium downpipes, colour matched to the existing.



Oak framed windows proposed where shown, to the outbuildings

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 a grade 2 listed dwelling within the Cotterstock Conservation area with origins as historic as 14th century. The listing notes are as follows:

Farmhouse. C14 origins, mainly C17 and C18, part rebuilt C19. Squared coursed limestone with Collyweston slate and pantile roofs. Original plan indeterminate, now 4 units, 3 storeys. 4-window range. 2 bays to right have leaded casements, under wood lintels, to ground floor and first floor right of centre. 4-light, ovolo-moulded, stone mullion window to first floor far right. 2 bays to left have various sized C19 casement windows, with chamfered stone surrounds, to ground, first and second floors. C19 plank door to left of centre has similar surround. Stone ridge and end stacks with moulded cornices. 2 bays to left probably rebuilt C19. Right gable has a 3-light stone mullion window, now blocked. Rear elevation has irregular 4-window range of C19 casements, some with glazing bars, under wood lintels. Part-glazed door, to right of centre, is also under wood lintel. There is a slight change of plane from a point to the left of centre. C19 single-storey outbuildings have lean-to pantile roof which abuts retaining wall linking with Church of St. Andrews (q.v.). Interior of house not inspected but retaining wall said to have blocked openings; probably of medieval origin. Probably incorporates domestic buildings of Chantry College founded by John Gifford in 1338 and attached to the Church of St. Andrew. (RCHM: An Inventory of Architectural Monuments in North Northamptonshire: p43)

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 asset is situated within a secluded plot, overlooking large expanses of countryside and neighbouring the adjacent church. There may be archeological interest given the age of the dwelling and the history.

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 dwelling, like many of its type reflects centuries of adaptation and reconfiguration from as far back as 14th century. The existing outbuildings are of brick and stone construction, with pan tile and slate to the roofs. The asset as a whole could be considered of high significance to the conservation area.

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 proposals aim to distinguish themselves where appropriate as new additions; however maintaining the traditional material palette of Glass, Oak, Stone and Slate. As per the introduction section, the works are as below:

- A juxtaposing but high quality, minimalist rear extension which clearly distinguishes itself from the existing dwelling. This work will include removal of the walls to one of the stores, to restore and preserve the medieval retaining wall.
- Renovation of the outbuildings; the outbuildings are currently used as stores, currently in a poor state of repair following years of neglect and poor quality building work. The proposals will lead to the outbuildings becoming habitable spaces, refurbished and preserved, requiring limited adaptations to the fabric to create new fenestration and openings as shown.
- New balcony set in to roof. The existing roof space is currently empty, despite being very generous in volume. The proposal aim to make use of this space, and take advantage of the views from the 2nd floor. Through careful design consideration, it was determined a cut in roof balconies would create a subtle and discreet area, which is proposed to be clad in slate tile hanging, as an alternative to perhaps the conventional option of dormer window extensions.
- The works do not require losing any internal architectural features, as the works proposed internally are limited to openings in walls and new stud walls where required.

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

97/00592/FUL | Single storey side extension and rear conservatory | - This rear extension is of poor quality and the client wishes to remove and replace the extension with a higher quality intervention.



SK ARCHITECTURE