

## **Heritage, Design and Access Statement**

**Proposed part demolition of single storey rear wing and construction of new elements to create a single storey hipped roof structure with flat roof link with wild flower roof. Replacement windows in “modern” cottage and to rear to match original with an enlarged window opening to form a door to the rear and minor internal changes.**

**St Peters Cottage, Main Street, Aldwincle, Kettering, NN14 3EL**

**Statement on behalf of  
Mr. and Mrs. N. Lambert**

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## CONTENTS

	Page No.
1. Introduction	3
2. Site Description, Listing and Surroundings	3
3. Planning History	4
4. Design Proposals and Area Analysis	5
5. Conclusions	5

To be read in conjunction with the following TW-2 Architectural drawings:-

23 680 PL01	Site Location Plan	1:1250
23 680 PL02	Topographical Survey	1:200
23 680 PL03	Existing Plans	1:100
23 680 PL04	Existing Elevation and Section	1:100
23 680 PL05	Proposed Ground Floor Plan	1:50
23 680 PL06	Proposed First Floor Plan	1:50
23 680 PL07	Proposed Elevations	1:100
23 680 PL08	Proposed South Wing Elevations	1:50
23 680 PL09	Proposed Site Plan	1:200

Timber Window Joinery Details from Stamford Joinery  
Metal Window and Doors from Crittal  
Structural Survey by Gately Smithers Purslow

## 1. INTRODUCTION

The Heritage, Design and Access Statement has been prepared in support of a planning application for the partial demolition of the south single storey rear wing and its reconstruction to form a hipped roof structure with a flat roof linked element with a wild flower roof. In addition windows in the more recent cottage are being replaced to match the original listed fenestration as are two other first floor rear windows. To the rear one ground floor window is being removed and the cill reduced to form a new door opening. There are some minor internal alterations primarily to the new cottage.

TW-2 Architects were approached by Mr. & Mrs. Lambert how best to modernize the current rear wing to make it comply with modern building standards while being sympathetic to the architectural language of the house and its surroundings.

## 2. SITE DESCRIPTION, LISTING AND SURROUNDINGS



**Fig 1** *View of property from Min Street, with No 61 in the foreground*

The three cottages (now one dwelling) are accessed directly off Main Street. The main pedestrian access is through No 57 with a secondary service access to No 61 (green door). The central (blue) doorway, that to No 59, has been sealed up internally and no longer provides access to the property.

There is also a driveway and vehicular access to the rear of the site off Lowick Road.

The footpath to the front to the property is public highway.

No 57 Main Street was totally reconstructed in 1974 and therefore falls outside the listed status.

No 59 is faced in dressed ashlar with dressed quoins and lintels built off an earlier stone footing. No 61 is faced in rough stone. At some point in the past, the front elevation was raised by six courses of dressed ashlar, presumably when No 59 was refaced. The eaves have therefore been raised and

the roof lines married up. It is presumed that this was done when the original thatch roofing was changed to Collyweston slates.

The property was given Grade II status on the 31.07.87, listed entry 1191495 and reads:-

*Site Description, Listing and Surroundings*

*Heritage Category: Listed Building Grade: II*

*List Entry Number: 1191495*

*Date first listed: 31-Jul-1987*

*Official List Entry: 3 houses, now one dwelling. Late C18, restored C20. Squared coursed limestone with ashlar dressings and Collyweston slate roof. Originally 2-unit plan. 2 storeys. 2-window range of leaded casements under gauged stone heads with ashlar dressings. 6-panel door to far right under flat wooden hood. Ashlar gable parapet to left. Brick stacks at ends. Fire insurance plaque above door. Late C18 two-window range to right was a separate house. Leaded casements under wood lintels and central 4-panel door under wood lintel. Ashlar gable parapet and brick stack at ends. 4-window range to left was rebuilt mid C20. Interior: 2-window range to right has open fireplace with bressumer. 2-window range to centre has reset early C19 fireplace with flanking cupboards. Some original stud walls at first floor.*

*Listing NGR: TL0050581868*

### **3. PLANNING HISTORY**

The (now) three cottages have been through a number of changes in their history. However, very little has been documented.

As mentioned, No 57 was completely rebuilt in the early 1970's, having previously been two properties; one a thatcher's store abutting No 59, and the other a small cottage next to Manor Farm. We have seen the LA planning approval drawings for these works.

In addition, there have been a large number of changes undertaken to the configuration and detailing of Nos 59 and 61 over time, principally to create a single dwelling. Despite enquiries, we have been unable to find evidence of any approvals for the works carried out or, indeed, what was actually done. Therefore, unfortunately, much of the history of the properties has been lost.

Recently a Listed building Consent application has been made by our client Ref **NE/23/00657/LBC** with a decision pending.

The description of the proposed work reads as:-

*Repair works to front elevation on properties 59 and 61 Main Street to include: recovering of defective Collyweston roof covering to match existing with addition of new breathable membrane; repairs to roof structure as required; replacement of non-original defective rainwater goods; overhauling and repairs to timber framed leaded light casement windows to the front and rear elevations; repointing of stonework on external elevations. | St Peters Cottage 57 - 61 Main Street Aldwinckle Kettering NN14 3EL*

We note that three statutory consultees have responded including English Heritage and all have no concerns over the proposals.

### **4. DESIGN PROPOSALS**

The primary element of work is the part demolition of the rear south single storey wing.

It is the intention to keep the existing stone elements but rebuild the remainder in cavity brick construction occupying the same footprint.





**Fig 2** *Current rear south wing, conservatory and brick elements to be demolished*



**Fig 3** *Brick elements of south wing to be rebuilt forming larger window apertures*





**Fig 4** Current link structure to be demolished, note first floor casement windows to be replaced



**Fig 5** Current link structure to be demolished/rebuilt



It is proposed that the kitchen/dining room has an expressed vaulted hipped roof reusing the current clay pantiles with the link structure flat roofed with a wild flower finish.

The new windows to the rear south wing are to be Crittal in style to differentiate it style and in historic reference from the “main” house.”

Other external changes relate to the window fenestration. It is the intention to replace the windows in the newer cottage to match the original cottages as well as two other first floor widow anomalies to the first floor rear. This will provide a uniform fenestration pattern in keeping with the original cottages.



**Fig 5** Current dark stained single glazed windows in “newer” cottage to be replaced



**Fig 6** Poor condition of existing dark stained single glazed windows in “newer” cottage





**Fig 7** First floor sash and casement windows to be replaced with leaded windows to match original cottages



**Fig 8** Rear windows of "newer" cottage to be replaced, smaller livingroom window to be adapted to doors to provide direct access into courtyard space

There are some minor internal amendments indicated on proposed floor plan drawings 23 680 PL05 & PL06 primarily concerning the "newer" cottage.



The floor being lowered in the shower room will be done carefully to preserve the original concealed staircase.

The full schedule of work is defined on the Proposed Floor plan drawings and corresponding elevations.

## 5. **CONCLUSIONS**

The proposed scope of new build work is modest and discretely positioned and is sympathetic to the period listed elements of the property.

The refurbishment and replacement of windows will create improved harmonious elevations appropriate to the listed elements of the house and its settings.

There is no detrimental effect on the amenity space or overlooking of either of the two neighbouring properties.

There will be no removal of trees or hedges to enable any of the building work and there are no water features on site which could be disrupted or damaged.