



DESIGN, ACCESS AND HERITAGE IMPACT STATEMENT –REPLACEMENT OF A GARDEN POTTING SHED IN EXISTING WALLED GARDEN

*at
4 Hall Yard,
Collyweston,
Stamford,
PE9 3PZ*

*Prepared by
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on behalf of Kim and Isabel Thonger

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1. INTRODUCTION

This document has been prepared by Harris McCormack Architects on behalf of the applicants, Mr & Mrs Thonger, in support of a Householder Planning approval and Listed Building Consent for the replacement of two modern garden buildings in existing walled garden.

The works have not commenced on site.

2. THE SITE AND SURROUNDINGS

2.1 CURRENT SITE SCENARIO

4 Hall Yard was previously a Tithe barn with attached dovecote which served the Manor Farm. It was converted into a house in the late 20th century and the dovecote still partially remains today. It's located in the village of Collyweston, at the end of Hall Yard and sits within the village Conservation Area. The dwelling benefits from vast gardens to the North and South which comprises of mature trees and shrubs and slopes down towards the rear of the site looking down into Welland Valley. The house itself is a detached one-and-a-half storey stone-built converted barn with Collyweston roof and dormer windows. Due to the vast walled gardens the dwelling itself sits wholly subservient to the primary village street scene.

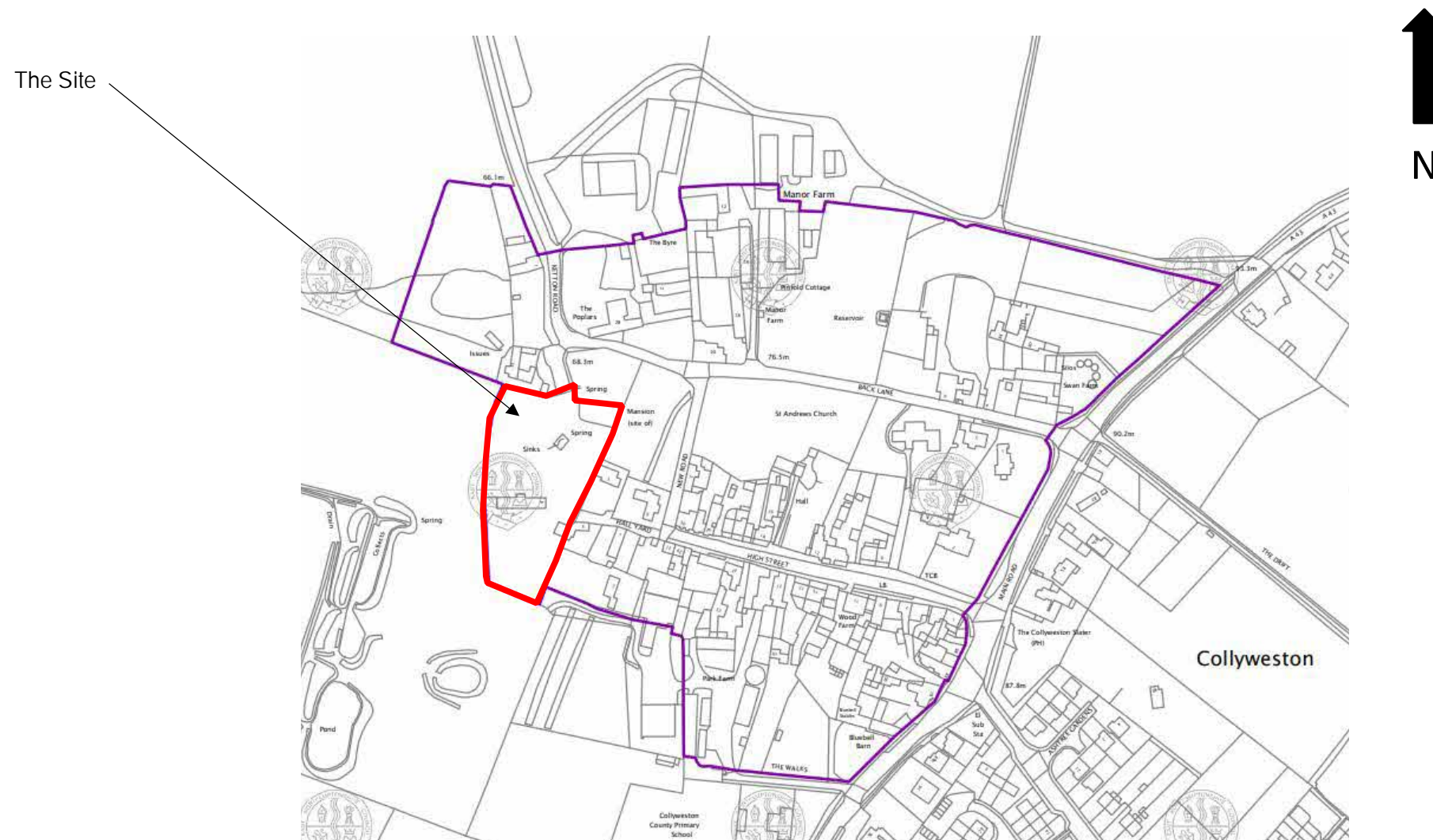


Image 01: Collyweston Conservation Area, showing 4 Hall Yard within the Conservation Area.

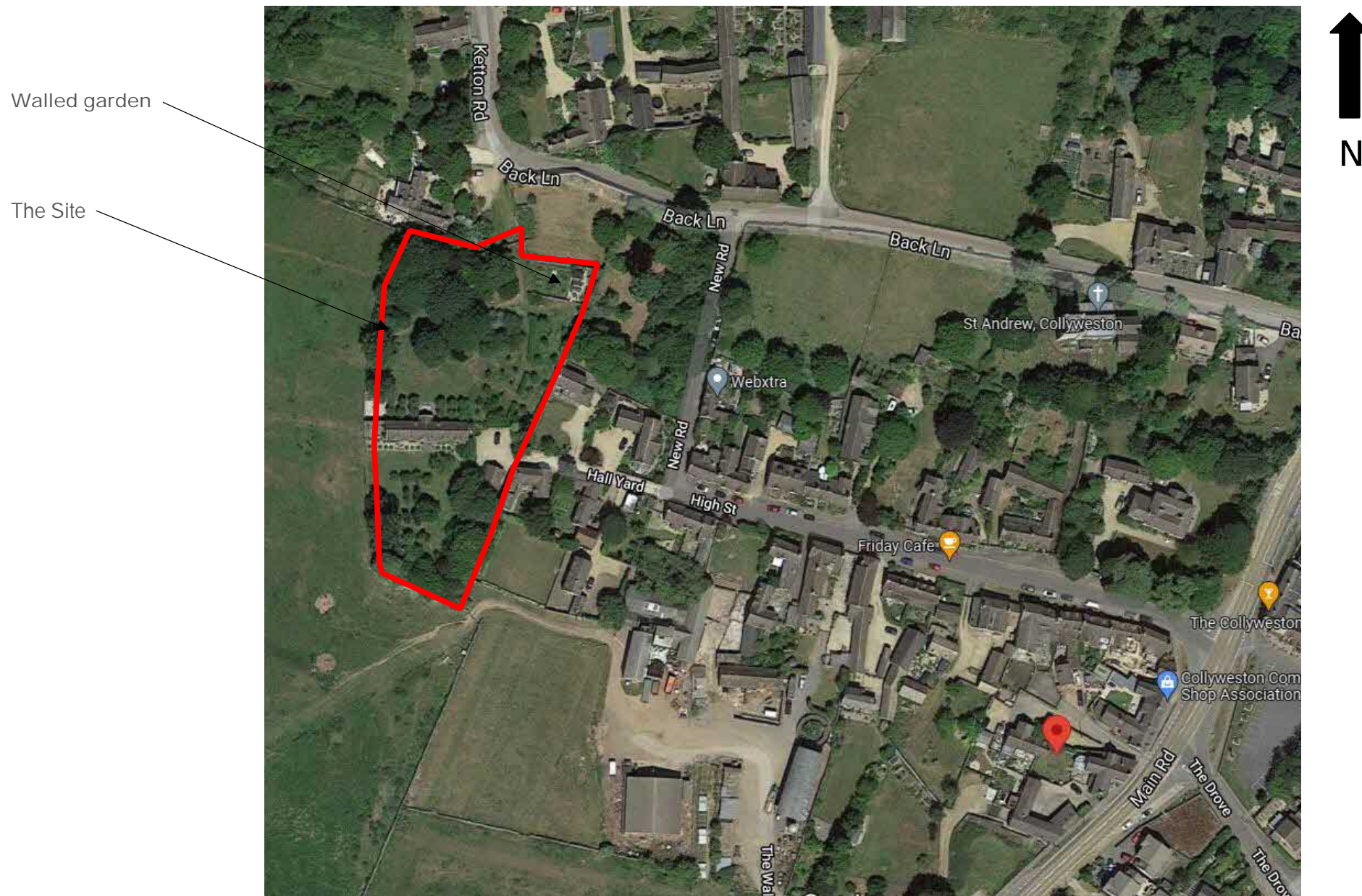


Image 02: Site shown in red (Taken from Google Maps).

The dwelling is Grade II listed with the following description;

“Tithe barn and attached dovecote, now house. Datestones: E.R. and 1570 or 1578, converted to house late C20. Squared coursed limestone with Collyweston slate roof. Originally single-unit tithe barn and attached dovecote. Originally single storey, now 2 storeys with attic. Entrance front has C21 porch and flanking C20 casements under wood lintels, to far left and right. 2 C20 eaves dormers to centre. Ashlar gable parapets. Gable to left has pitch hole, now window, under old wood lintel and small window above with moulded stone surround, Gable to right rebuilt C20 incorporating old masonry with initials and datestone on kneelers. Rear elevation has former central cart entrance, now glazed screen, under old reset wood lintel. C20 openings to left and right. 4 C20 eaves dormers. Chamfered plinth steps down diagonally to follow the fall of the ground, attached wall to left is remains of former dovecote which was demolished late C20. Interior: some original rafters visible. Originally part of Collyweston Palace which had been the home of Lady Margret Beaufont until her death in the early C16, and which dismantled about 1640. (RCHM: An Inventory of Architectural Monuments in North Northamptonshire: p33)”

The house itself sits on a large plot of 1.5 acres, with a gravel drive and parking area accessed off Hall Yard. It also has rear access off Back Lane and the landscaping works for both are subject to this application. The garden is laid to lawn, with mature shrubs and trees throughout. An existing stone wall surrounds the majority of the site which slopes down towards the rear (east) resulting in large proportions of the existing dwelling not being visible from the road.



Image 03: –Existing Dwelling and gardens

2.2 WIDER SURROUNDINGS

4 Hall Yard sits within the village Conservation Area, at its very western-most boundary. The village itself is located on the southern side of the Welland valley east of Tixover and comprises a vast mixture of residential property. There are a number of ex-council houses as well as other residential properties built of brick and stone with pan tile and slate roofs. There are numerous listed buildings within the village, of which most are built of natural coursed limestone and a natural Collyweston Slate roof. The village has several community facilities including a local shop complete with dry cleaning service, a village hall and a pub called 'The Collyweston Slater', on Main Road. Estimated population as of 2020 (according to City Population) was approximately 560 people with over 60% being over 40 years of age.

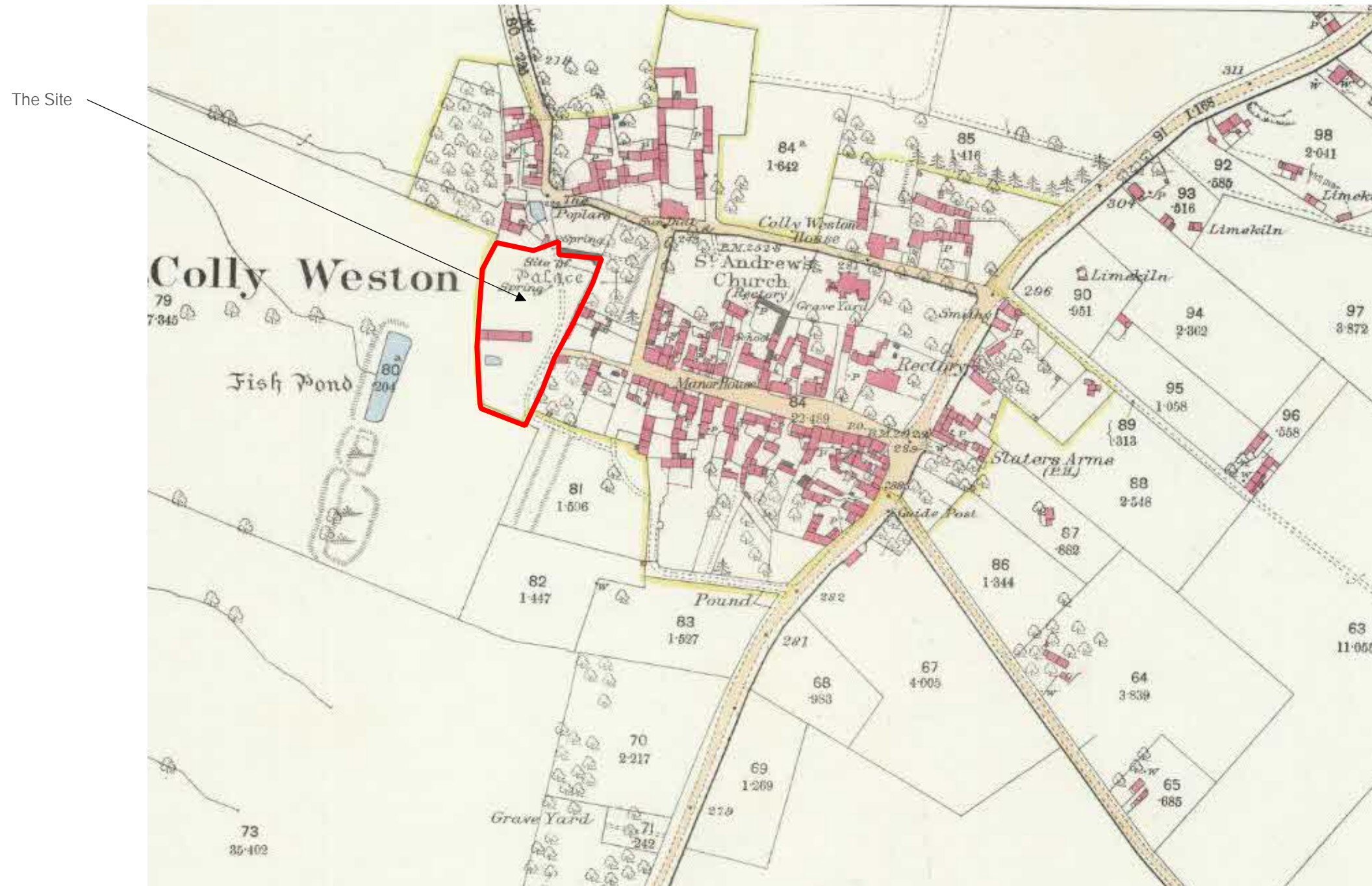


Image 04: Ordnance Survey Map - Surveyed 1885 –Showing the site within Collyweston.

2.3 IMMEDIATE SURROUNDINGS

The site and dwelling benefit from expansive views over the landscape towards Welland Valley. Hall Yard sits at the end of High Street and the entrance to the dwelling can sparsely be seen from the top of Hall Yard. When viewed from closer to the dwellings entrance, the host dwelling remains relatively screened from view by existing gates, stone wall, trees and due to the undulating landscape of both the site and the surrounding areas.



Image 05: View from the site towards Welland Valley.



Existing Dovecote

4 Hall Yard in the background.



4 Hall Yard



Rear access



Image 06: (Taken off Google) –Hall Yard accessed of New Road

3. THIRD PARTY INPUT

3.1 ARCHAEOLOGY

The works hold no archaeological risks –the new building will be built over two existing concrete slabs and hence will not require any excavation works.

3.2 TREES

It is important to note that the trees on the site, many of them fine, mature trees, will not be impacted by the works.

3.3 ECOLOGY e

An ecological survey is not required for these works.

3.4 FLOOD RISK

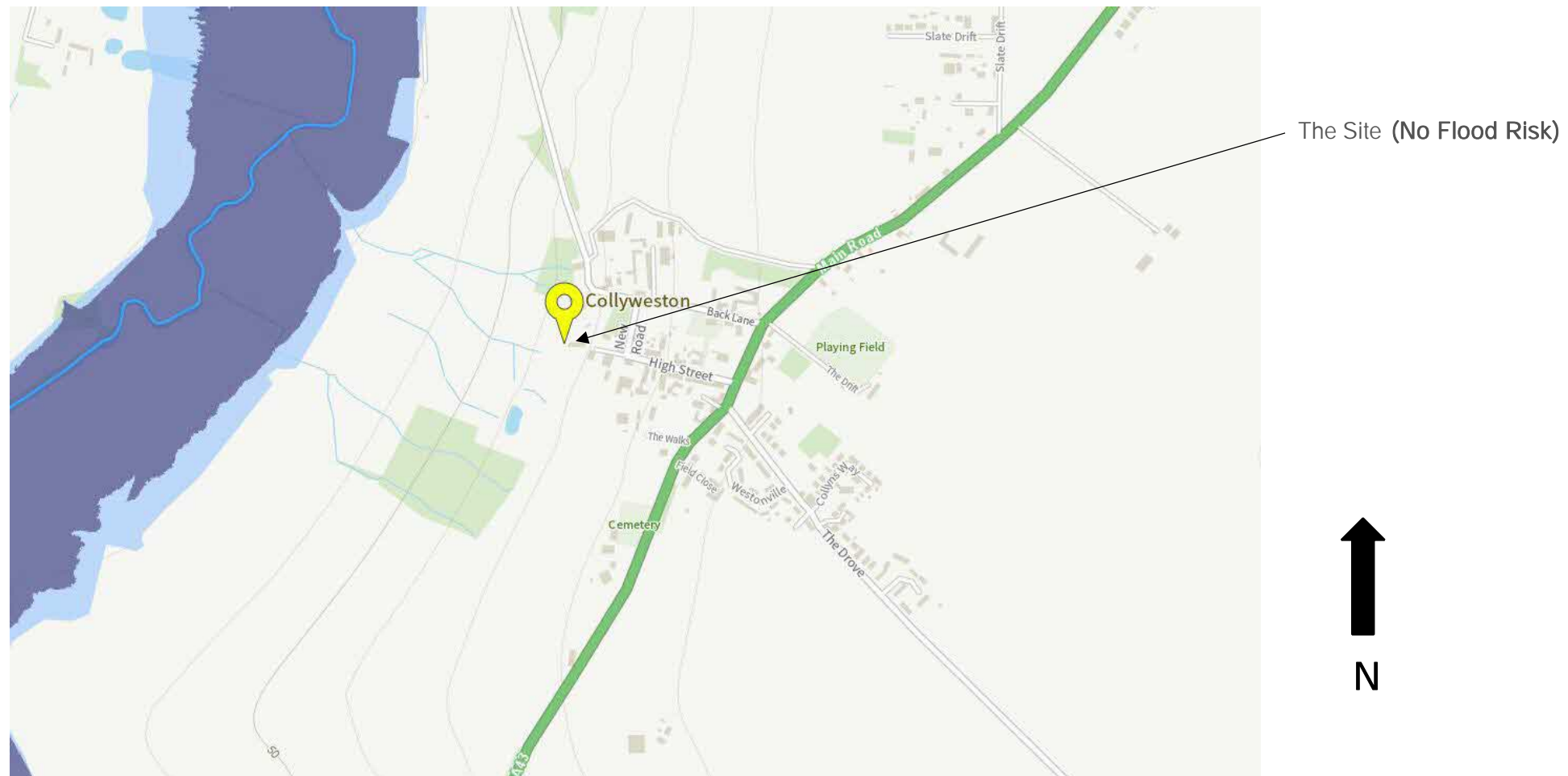


Image 07: Flooding map of vicinity (Taken from Gov.uk).

4. PLANNING

4.1 PLANNING STATUS AND HISTORY

The existing dwelling is Grade II listed and sits within the village Conservation Area.

Various applications relating to tree reduction and removal works have been approved over the last 20 years: ref. 20/00587/TCA and 08/00289/TCA.

In 1980 an application for the conversion of Tithe Barn to form one private dwelling with garage was permitted, ref. 80,00880/LBC.

A further application was submitted and approved in 1983 under ref. 83/00659/LBC to extend the lobby area, which can be seen to the north of the dwelling with the single-storey gabled stone extension.

More recently in 2020 an application was permitted (19/01814/LBC and 19/01813/FUL) for the restoration of the existing fire damaged garage and extension to the rear to form a studio. This involved reducing the footprint of the existing garage by reducing the north elevation by 1.75m. Based on this, a further application was submitted by ourselves (NE/21/01856/FUL & NE/21/01857/LBC), and approved, which retains the whole footprint of the existing garage.

4.2 PLANNING POLICY

Policy 2 of the North Northamptonshire Joint Core Strategy (NNJCS) supports development that helps to protect, conserve and enhance heritage assets. The subservient proposed development of the extension would allow the site surrounds of Tithe Barn to be conserved and enhanced, with the careful consideration of scale, form and with the use of traditional and contemporary construction techniques to complement its character and not compete with it in a material sense. The driveway works will encourage the rejuvenation and maintenance of a currently underused space within the conservation area.

Policy 3 of the NNJCS states that the areas local character, topography, form and landscaping should be responded to within proposed developments. The proposal results in a neutral impact on the site surroundings and surrounding buildings; placing the extension to the north of the dwelling allows it to be wholly subservient from the street scene and main entrance to Tithe Barn due to the undulating topography of the site.

All proposals can be deemed to be sympathetic to the local character and surrounding environment.

5. DESIGN PROPOSALS AND IMPACT ON HERITAGE SETTING, INCORPORATING HERITAGE STATEMENT

The applicant recently bought 4 Hall Yard and are very fond of the dwelling and its spacious gardens, they would like to cause minimal disruptions to the existing overall site and specific dwelling while still ensuring the dwelling suits their way of living and safeguarding the property for future generations.

Given the status of the dwelling as a Grade II Listed asset; and its location close to the historically important Palace Gardens, the applicants and Harris McCormack Architects from the outset have been aware of the importance of the overall site and have worked hard to ensure it is retained and not lost in any development.

5.1 AMOUNT & SCALE

The proposed building, whilst adding mass to the site, will not be taller than the existing garden building and greenhouse.

5.2 LAYOUT

The layout of the external proposals will maintain the current site layout as close as possible –whilst the building will add slightly more floor area to the walled garden, this is negligible as it is only bridging unusable space between two existing buildings.

5.3 AESTHETICS AND MATERIALS

The overall aesthetic is suitable for a garden shed building and is in line with the previous modern shed.



Image 08: Garden views

5.4 IMPACT OF PROPOSALS UPON HERITAGE SETTING & ASSET

As can be seen from the above sections, the proposals have clearly been articulated to respect the conservation area and heritage asset by not only specifying appropriate materials but also by maintaining the existing site layout as closely as possible. Therefore, the alterations to the driveways will not have a negative impact on the setting and it is important to note that the proposed potting shed is wholly reversible as it will sit on existing concrete slabs.

The proposals will not affect any historic fabric nor will they have a negative effect on the adjacent ancient scheduled monument.



Image 08: Listed Buildings within Collyweston

5.5 COLLYWESTON PALACE SCHEDULED MONUMENT HERITAGE IMPACT

The information below has been sourced via discussions with the Collyweston Historical & Preservation Society.

Background & Significance

Collyweston Palace (1003632) forms part of the Site of Manor House and Gardens Scheduled Monument, which has a few sites around the subject dwelling and shares a boundary with our proposed works to the rear driveway.

Lady Margaret Beaufort was gifted the Manor of Collyweston by Henry VII in 1485. At the time she was married to Thomas Lord Stanley, however he spent most of his time at their other residences and hence Lady Margaret acquired Collyweston village in 1499. From this point on, she set out to focus on enhancing and expanding the Manor House which had previously undergone renovations and extensions under the direction of Ralph, Lord Cromwell.

After Lady Margaret's passing, Collyweston Manor returned to the ownership of the Royals. In 1541, Henry VIII bestowed the property upon Anne Boleyn although there is no record of her visiting or residing in the property. The last known royal figure associated with Collyweston Manor was Queen Elizabeth I, who held court there on August 3rd, 1566. The palace eventually fell into disrepair and was pulled down around 1650 where no walls remained above ground.

The Scheduled Monument clearly holds great significance, largely due to the historic figures associated with the Palace and potential for archaeological remains. Therefore, our proposals are designed to have no negative impact on the Monument as discussed below.

Layout & Appearance

From 1503 onwards, the Palace is believed to be a 3 Courtyard building with the following:

Court 1 – Accessed via a gatehouse and porter's lodge - The Prison, Council House and Chamber, Workers' Lodgings

Court 2 – The Main Courtyard (accessed via the 'middle gate') The Library, Counting House, Clock Tower, Jewel Tower, The Queen's (Elizabeth of York) Apartments, Great Hall and Parlour, Chapel. The New Lodgings created in 1502-4. These contained Margaret Beaufort's own rooms (which very likely resembled the arrangement of her surviving apartments at Christ's College, Cambridge) and those of the principal guests attending Margaret Tudor's wedding progress (on the west side of the palace, overlooking the park)

Court 3 – The Ancillary Court and Outbuildings Kitchens (which will be attached to the lower end of the hall) Almshouses, Poultry House, Scalding House, Saucery, Butchery, Fish House (described as being in 'pond yard'), Well, Barn, Granary and Stables (one building)

It is believed that the Palace is likely to have a similar appearance to Wingfield Manor (image 10) as this was built for Ralph, Lord Cromwell.



Image 10 – Wingfield Manor

Impact & Mitigation

The only possible impact on the SM would be of an archaeological nature and, as our works do not require any excavations, there is no impact on the Collyweston Palace Scheduled Monument.

6. CONCLUSION

The proposed developments to 4 Hall Yard are not imposing in proportion and scale and have been wholly designed to preserve the conservation area and surrounding assets. Views out of and into the site are not negatively impacted by the proposals and there is no impact upon the Listed Building and its curtilage.

The proposals should be approved.