

Seabrook Design Limited

The Old Priest House,
10 Stoke Hill,
Oundle
Peterborough
PE8 4BH

SEABROOK

DESIGN

BUILD

Design and Access Statement & Heritage, Impact & Justification Statement

Retrospective Planning for Garden Pergola, with Roof and Two Sides Enclosed.

62 West Street, Oundle, Peterborough PE8 4EJ

Mr & Mrs S Sperring

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1. Introduction and Brief

- 1.1. This document is a design and access statement, incorporating heritage impact and justification statement in support of a retrospective planning application for the pergola garden structure and hard landscaping works undertaken at 62 West Street, Oundle. Prepared by Seabrook Design Limited on behalf of the owner occupants, Mr and Mrs S Sperring.
- 1.2. The proposals detailed in this statement are presented on the accompanying drawing and photographs. Information requested in the invalidation letter received by Mr Sperring dated 15th September 2023 are as follows, of which can be found on the drawing referenced below:

Site Plan to a scale of 1:200 or 1:500 including "North" Point
Floor Plan and Elevational Drawings to a scale of 1:50 or 1:100
SB23024-P-001_Pergola Garden Structure Plans

- 1.3. Seabrook Design has been appointed by Mr Sperring to prepare the documents required for application validation, as requested by Erika Davis at North Northamptonshire Council, to submit the documents required for application validation, and to make minor changes to the design appearance to better suite their requirements, and to improve the aesthetic of the built garden structure.
- 1.4. The property is a grade II listed building and falls within the conservation area of Oundle town centre. The property is occupied by the Sperring family and is in use as their home dwelling. The property was twice extended recently in the last decade with a more contemporary single storey extensions to the rear of the dwelling, to add to and improve the liveable space of the home suited to the requirements of the family. These extensions were granted listed building consent by North Northamptonshire Council and the Sperring family now wish to obtain consent for the garden structure which was constructed by a local tradesman who at the time had advised necessary permissions were not required. The garden structure aims to provide a sympathetic, useable social space at the end of the garden, while also creating a privacy screen from overlooking properties to the south.

2. Design Principles

- 2.1.** The development requiring retrospective planning permission falls at the end of the garden to 62 West Street, therefore not have adverse impacts on the historic fabric of the building, or the listed elements detailed in this report.
- 2.2.** The pergola garden structure is of timber frame construction with low pitched slate tile roof, and timber clad South and West elevations including 3 obscured glass windows to each South and West elevation. A new stone built dwarf wall has been constructed, creating a soft partition to the open front of the pergola, topped with a natural stone coping, matching material and appearance to the natural stone patio slabs forming the floor of the structure. The timber frame is fixed down with decorative, black painted steel base brackets. Rainwater to the roof is disposed of via black upvc, half round guttering to the southern eave of the roof and disposed of via a downpipe draining currently to the car park below. It is understood that the downpipe will be altered to be positioned inside the boundary of the garden wall, and into either a water butt located on the south east corner of the structure, or a new soakaway.
- 2.3.** The existing timber cladding to the structure is to be over boarded with oak feather edge cladding and the windows which currently have sill heights to suit the stepping of the boundary wall, will be amended to have uniform level.
- 2.4.** The existing property and total plot area equates to 270m. External areas within the boundary of the plot but excluded from the house itself equates to approximately 154m. The garden structure has a total roof area and impact of 18.5m

3. Listing

- 3.1.** First listed 18th June 1995, with listing entry number 1191345, 62 and 64 West Street form a pair of attached coursed rubble stone properties fronting the busy West Street through Oundle Town centre. 62 and 64 West Street fall within Ounde Conservation Area with encompasses most of the historic town centre from Stoke Hill to North Street. The conservation area excludes many of the rear portions of the medieval properties along West Street. The garden to 62 West Street is included within the existing conservation area boundary as are the more recent 3 storey developments and car parking to the rear.
- 3.2.** Listing details as found on Historic England records: Under 1 roof, pitched stone slate Plain verges on gables, 1 original chimney with paired flues. Earlier C17. Low 2 storeys in coursed rubble. No 62 has two 2 storey 5-light canted bays, stone mullions on 1st floor, restored mullions on ground floor. Plain central doorway. 2 small casement windows to 1st floor of No 64, late C19 shop front with consoles to ground floor. Nos 2 to 36 (even) and 42 to 46A (even) and 52 to 98 (even) form a group.

4. Impact

- 4.1.** The majority of the rear of the property has been developed and altered from the original appearance with extensions, window alterations and landscaping. The addition of this garden structure does not therefore have any negative impact or detriment to the originality of the property, or it's surrounding setting.
- 4.2.** The privacy of the rear garden of 62 West Street has been greatly impacted by the more recent development to the rear at West Street Mewes. The large and overshadowing 3 storey development poses a threat of privacy by overlooking the garden at 62 West Street. The new garden structure acts as a privacy screen to provide the Sperring family with an outdoor seating and social area which is not overlooked by the first and second floor windows of West Street Mewes. Without this garden structure, the occupants of 62 West street are subject to unrestricted views throughout the rear garden and into the living space of the house by the occupants of West Street Mewes and will have no space for private enjoyment of the garden.

5. Access

- 5.1.** The dwelling is situated within the established market town of Oundle. Within walking distance to the market square.
- 5.2.** The front of the property is street fronted to West Street and accessible from the pavement. The rear of the property is access via an established lane to the West side of 64 West Street, and 62 West Street is accessible via a gate located via the car parking at the rear.
- 5.3.** The garden structure provides no changes to the access of the building, however, does provide an accessible, covered outdoor seating area.

6. Conclusion

- 6.1.** The new garden structure will improve the usability of the garden space for the Sperring family and will provide a private seating area to be enjoyed, omitting the obvious overlooking from neighbouring properties. The garden structure has no irreversible impact on the property, and does not damage, remove or alter any of the merits of the listing and conservation. With this in mind, we request North Northamptonshire grants consent and permission for the structure and the slight material alteration as detailed in this report.

Images in appendix below.

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Image 1

View of structure from garden, prior to material and window changes as detailed in this report.



Image 2

Rear, contemporary and developed elevation of host dwelling, taken from perspective of new garden structure.



Image 3

Taken from side access gate, viewing pergola structure, existing stone boundary wall and overlooking West Street Mewes development.



Image 4

View looking North, from West Street Mewes car parking area. Note rain water disposal to be changed and contained within boundary.

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Image 5

View looking North West at garden structure showing steps in existing boundary wall. Note windows are to be altered as per accompanying drawing to have equal and uniform level.



Image 6

View looking at West Street Mewes with overlooking windows.