

DESIGN & ACCESS STATEMENT

23 - 1254 REED HOUSE, 1 ESTATE YARD, MAIN STREET, APETHORPE PE8 5AQ



Extract photo from Fine and Country

Harris McCormack Architects

ArcHaus · Peterborough Road · Wansford · PE8 6JN
01780 433 334 · www.harrismccormackarchitects.co.uk



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1.0 Introduction & Brief

This document has been prepared by Harris McCormack Architects on behalf of the Applicant: Mr and Mrs Manger

Harris McCormack Architects is an award-winning RIBA chartered practice based at ArcHaus in Wansford, with a focus on high quality, design led innovative architecture both in traditional and contemporary projects nationwide.

This document demonstrates the process undertaken to develop a brief for the above site. It shows that, along with the Applicant, we have assessed the site's full context, including physical, social and economic characteristics and relevant planning policies. It demonstrates that a scheme has emerged from a rigorous assessment-involvement-evaluation-design process that can be taken forward to a successful and appropriate design proposal.

Objectives

The key objectives of a Design and Access Statement are:

Use

Would the application help to create an appropriate mix of uses in the area?

Would different uses work together well, or would they cause unacceptable annoyance?

Amount

Is the density appropriate?

Could the neighbourhood's services support the amount of development planned?

Layout

Do all spaces have a purpose?

Will private spaces be adaptable, secure and inviting?

Scale

Will the buildings sit comfortably with their surroundings?

Will they, and parts like doors and windows, be of a comfortable scale for people?

Landscaping

Has landscaping been properly considered from the start?

Will it help to make the place look good and work well, and will it meet any specific aims for the site?

Appearance

How will the development visually relate to its surroundings?

Will it look attractive?

2.3 Externally

The main access is via a shared access off The Estate Yard which is a private road for its residents. This access is located to the rear of the property because of the tightness of laundry road which the property fronts, with no parking for vehicles. The dwelling has a large space to the rear of the property which is affected by lack of privacy as a result of the access off the estate yard.

The curtilage of the building consists of a variety of paving, grassed areas and gravelled footpaths and driveway and the addition of a shed and a modern outbuilding. The lawn is bordered by paths and beds with shrubs and small trees with a generous gravel drive in front of the garage allowing space for parking.

The site has a slight increase in levels toward the front of the plot which involves highs of 890mm in comparison to the rear of the site boundary. Although levels are much more consistent surrounding the footprint of the dwelling.

The site occupies less than half an acre with a long driveway leading up to the property amongst picturesque gardens. These green open spaces will be retained as existing within the proposals and enhanced.

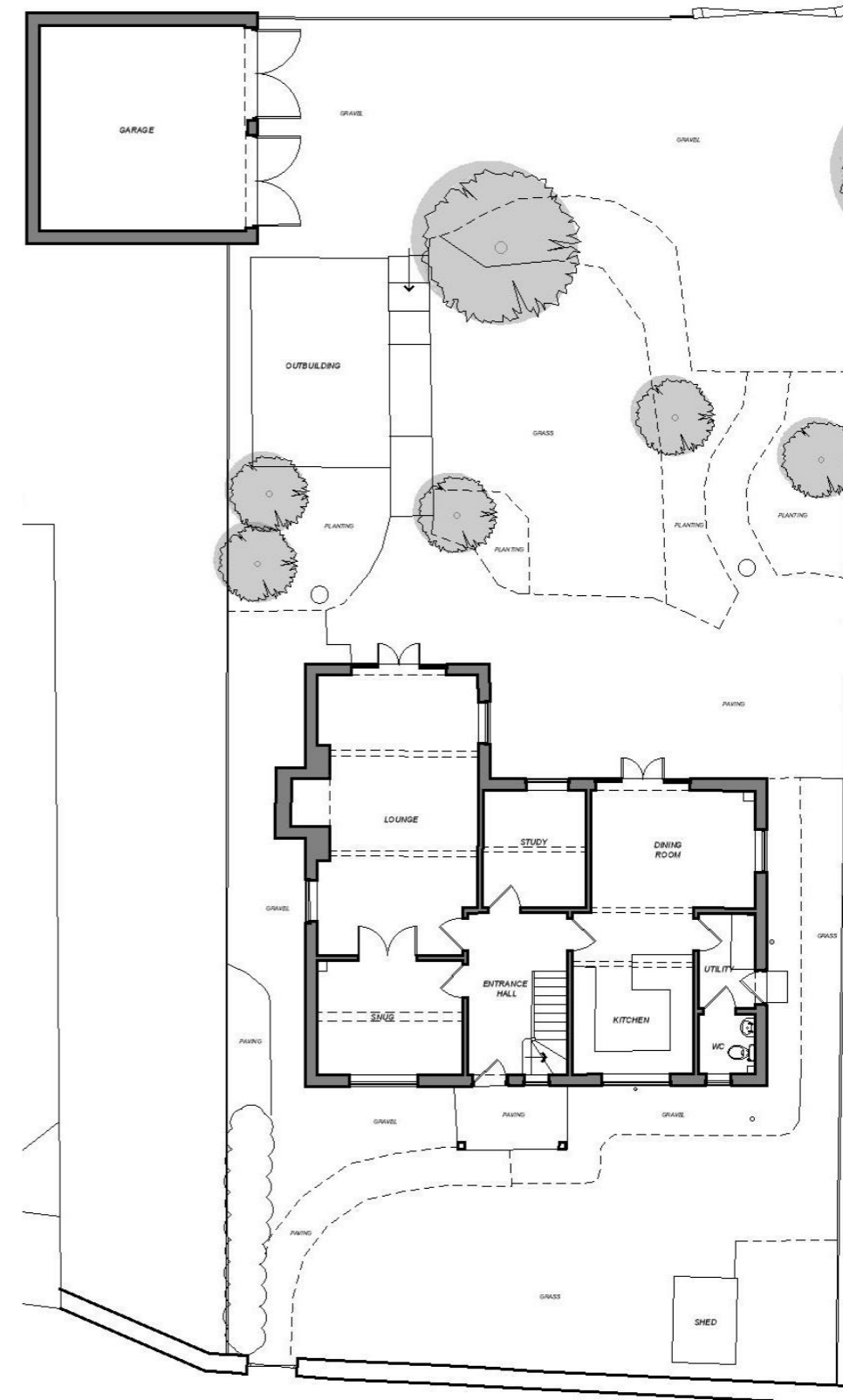


Image 03: Extract photo from Fine and Country

3.0 Apethorpe – an analysis of the village

In this section we look at the surrounding village to establish the following information:

1. What is the typical building form and relationship to the street scene?
2. What is the typical type of dwellings in the village?
3. Is there a common size of dwelling?
4. What materials are used?



Image 04: Extract photo from Fine and Country

3.1 Location

Apethorpe is a village in Northamptonshire, approx. 11 miles West of Peterborough City with a recorded population of 151. In the area of the Forest of Rockingham.

The village of Apethorpe is part of its own Conservation Area, which encompasses the majority of the village, and the entirety of 'the site'.

Apethorpe is historically famous for designated heritage asset Apethorpe Palace formerly Apethorpe Hall built around 1470 which was formerly owned by Earls of Westmoreland in 1620s. Constructed of limestone ashlar with collyweston slate and lead roofs which was later restored in 2004-2008 by Heritage England. The palace was recently purchased in 2021, although sale still allows for public access for tours as a tourist attraction. Willow Brook runs parallel to the village but although the site sits outside of any flood hazard zones.

The layout of the village is sporadic, primarily in the heritage areas of the conservation area with no regularity of where the buildings are positioned involving the distance from the road.

It can be noted that the majority of the listed buildings are within the land of Apethorpe Palace - 16 altogether.

Much like the style of dwellings within the village, when it comes to materials, there is a clear attempt of replicating the character of the conservation area in the newest developments including latest development of The Estate Yard of which Reed House is one of eight new dwellings developed in 2004-2006. The pattern of limestone constructions and large stone quoins continues throughout the village with a range of thatched, slate and pantile roofs.



Image 05: Flood map of Apethorpe from Ordnance survey map



Image 06: Entrance to The Estate Yard – Photo from Google Maps

This photo from Google Images shows the entrance to The Estate Yard and you can see how the private road winds down to the latest development following in the style of the historic appearance of the village.

4.0 Proposals

Taking on board the outcomes from the site and village analysis, the following demonstrates design options and the process undertaken prior to submission. The applicant asked us to look at the options to accommodate the family's hobbies including a second kitchen with the demolition of the existing modern outbuilding for a larger garage workshop.

4.1 Existing House – Alterations & Extension

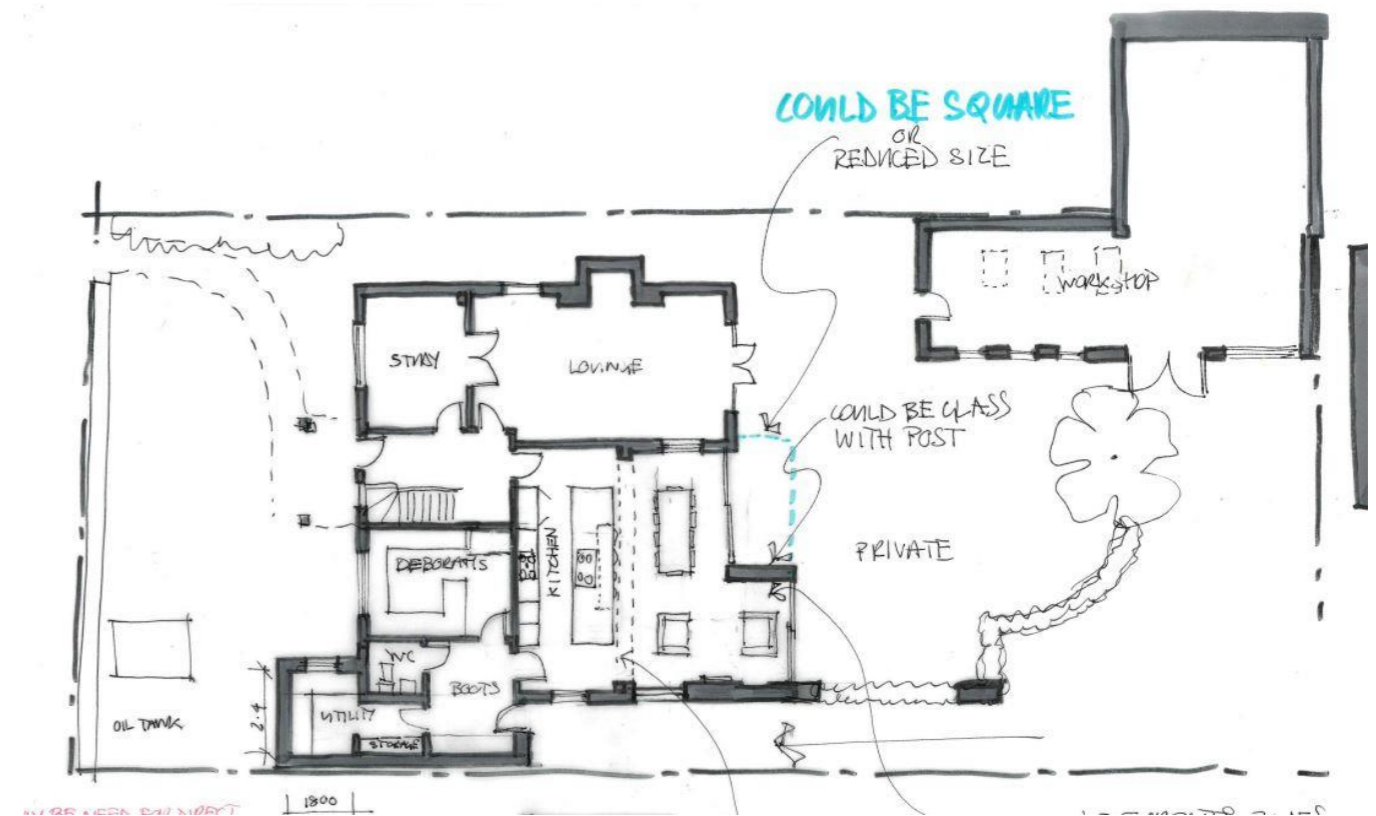
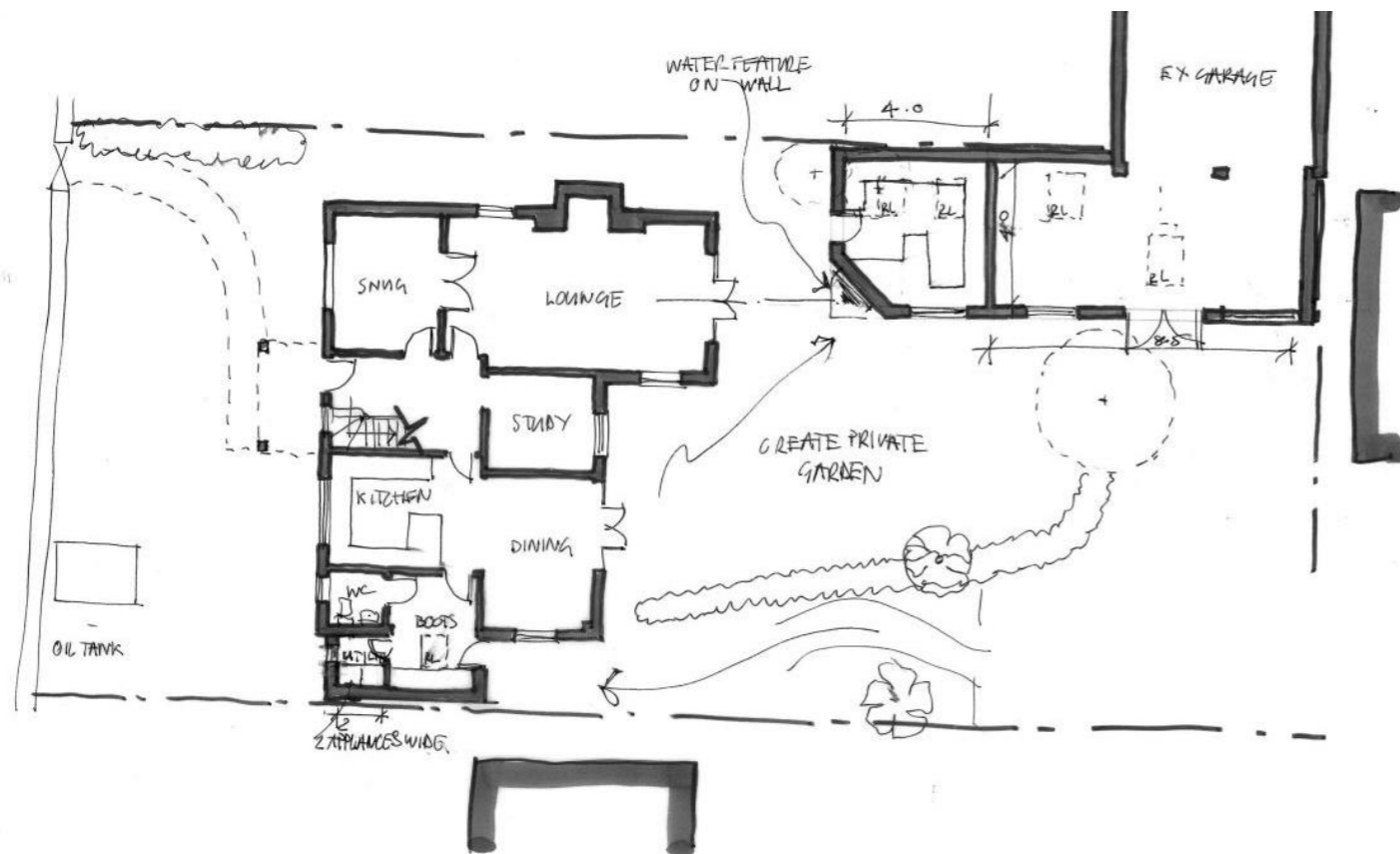
The sketches below show the development for the concept of retaining the existing house. In terms of the final layout and function, the extension to the existing house helps to facilitate hobbies having a positive impact on wellbeing. Similarly, to the extension to the existing garage, by removing the existing outbuilding and using this footprint to extend the garage helps to improve the functionality of the space and fulfil the usability of the hobby workshop. The demolition of the existing outbuilding also helps to remove the appearance of modern untraditional structures from the site.

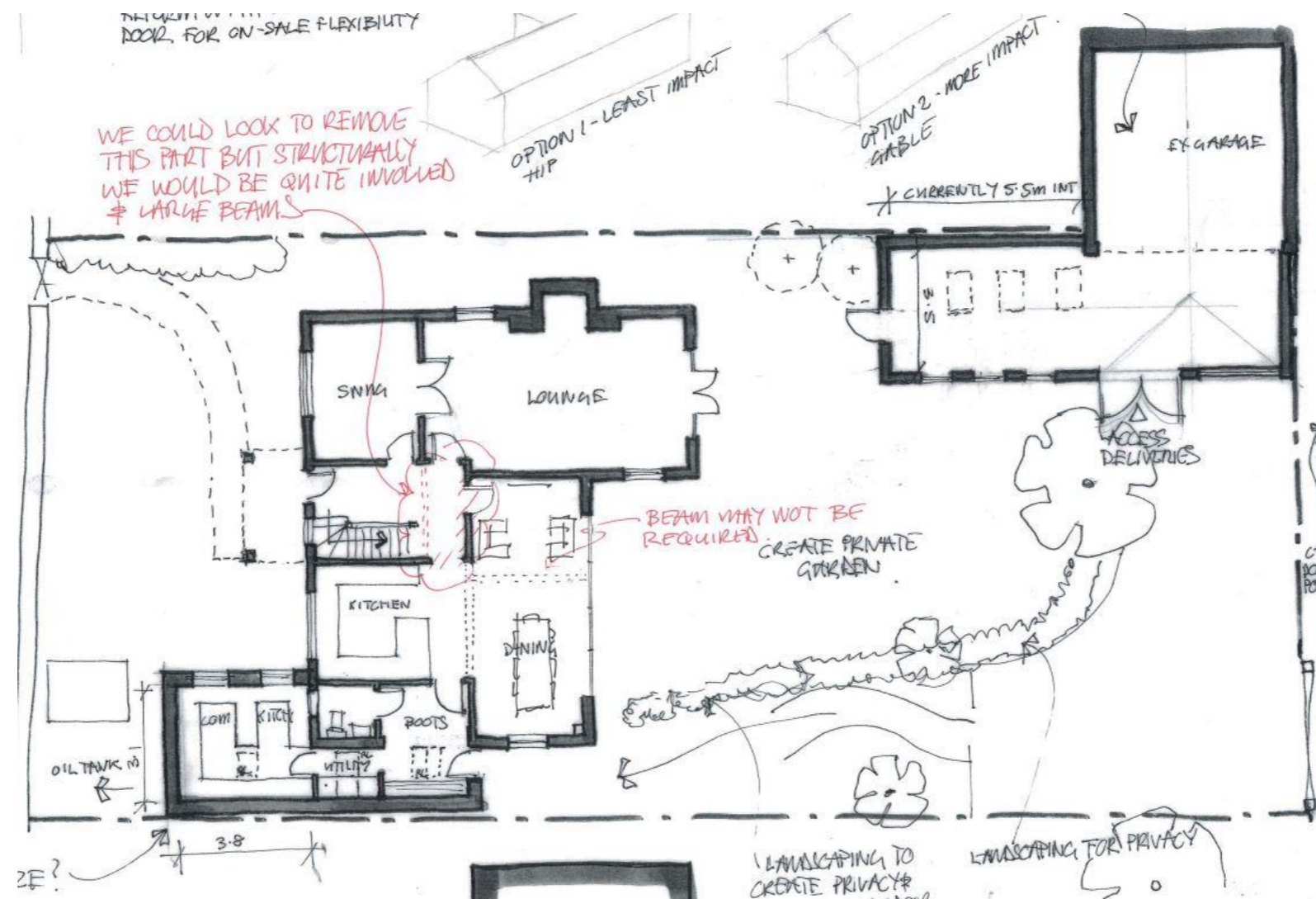
As shown, the proposal to retain the existing house would achieve the client's aspirations, with two small sized simple extensions ideal to facilitate their needs. Taking advantage of the house's prime location on the plot in relation to the rest of the site and is making the most of its orientation.

4.2 Replacement Dwelling

An excessive way of achieving the Applicants requirements is to remove the existing building altogether and construct a new property, which produces an unwarranted amount of work for the goals desired, as the brief is easily achieved through the implementation of an extension. It's also important to note the dwelling is a relatively new development.

Given the result of extensive reconfiguration not being necessary to achieve provisions for the family, the preferred proposal is to alter and extend the property incorporating the applicants desired provisions internally.





LATEST SKETCHED SCHEME PROCESS FOR PROPOSED WORKS

5.0 Design

In this section, we look at the key items that should be addressed in a Design & Access Statement as outlined in the *CABE Guide to writing design & access statements* document, which are as follows:

- | | |
|--|--|
| <p>5.1 Use
Would the application help to create an appropriate mix of uses in the area?
Would different uses work together well, or would they cause unacceptable annoyance?</p> <p>5.2 Amount
Is the density appropriate?
Could the neighbourhood's services support the amount of development planned?</p> <p>5.3 Layout
Do all spaces have a purpose?
Will private spaces be adaptable, secure and inviting?</p> | <p>5.4 Scale
Will the buildings sit comfortably with their surroundings?
Will they, and parts like doors and windows, be of a comfortable scale for people?</p> <p>5.5 Landscaping
Has landscaping been properly considered from the start?
Will it help to make the place look good and work well, and will it meet any specific aims for the site?</p> <p>5.6 Appearance
How will the development visually relate to its surroundings?
Will it look attractive?</p> |
|--|--|

5.1 Use
The current use of the (application) site is domestic, and it will be continued through the proposal and enhancing quality of life - unlikely to cause any annoyance to surrounding residential properties and their occupants.

5.2 Amount
The current house is a 4/5-bedroom detached dwelling.
The site is approx. 602 sqm altogether. The existing house is approx. 112sqm (1205.56sqft) footprint. The property gains approx. 55.4 sqm from the existing garage and outbuilding.
The proposals include the replacement of the outbuilding to add an extension to the garage the footprint of this totals to approx. 76 sqm. The extension to the existing house adds approx. 20 sqm to the footprint.

Altogether through proposals the total footprint would be approx. 208 sqm.
By proposing an addition to the property this will increase the footprint by approximately 40.6 sqm, the extension to the garage allows to maintain the picturesque gardens and increase the functionality to the property, improving quality of life. Following some of our early sketches taking on board these requirements, it was clear that the site would easily accommodate the Clients requirements whilst still maintaining the picturesque gardens of the remaining curtilage on the site.
Despite a small increase in size to the property there is no change in the usage of the accommodation as it remains as a single residential unit- presenting no difficulties to public services in the area, including access to the road.

5.3 Layout

The extension to the garage has been designed in a way that takes into consideration the surrounding properties to ensure that it's not overshadowing the neighbouring dwelling to the rear. The proposed ridge to the extension is lower than the existing garage/workshop and is positioned strategically away from the site's boundary creating some substantial space from the neighbouring property and their side door.

The proposed works to the rear of the property also including adding some additional vegetation, leading to the rear door the new extension. As previously stated, the main access to the property is via The Estate Yard due the impracticability of using the narrow Laundry Road. The Estate Yard has a shared access to eight dwelling so there is a lack of privacy in Reed House's Garden. This landscaping will help to create a more private garden area, improving quality of life.

The extension to the existing house fits the sporadic pattern along Laundry Road and retains the character of the village, as there is an inconsistent distance from fronting the road. It will produce a larger utility/boots area and kitchenette.

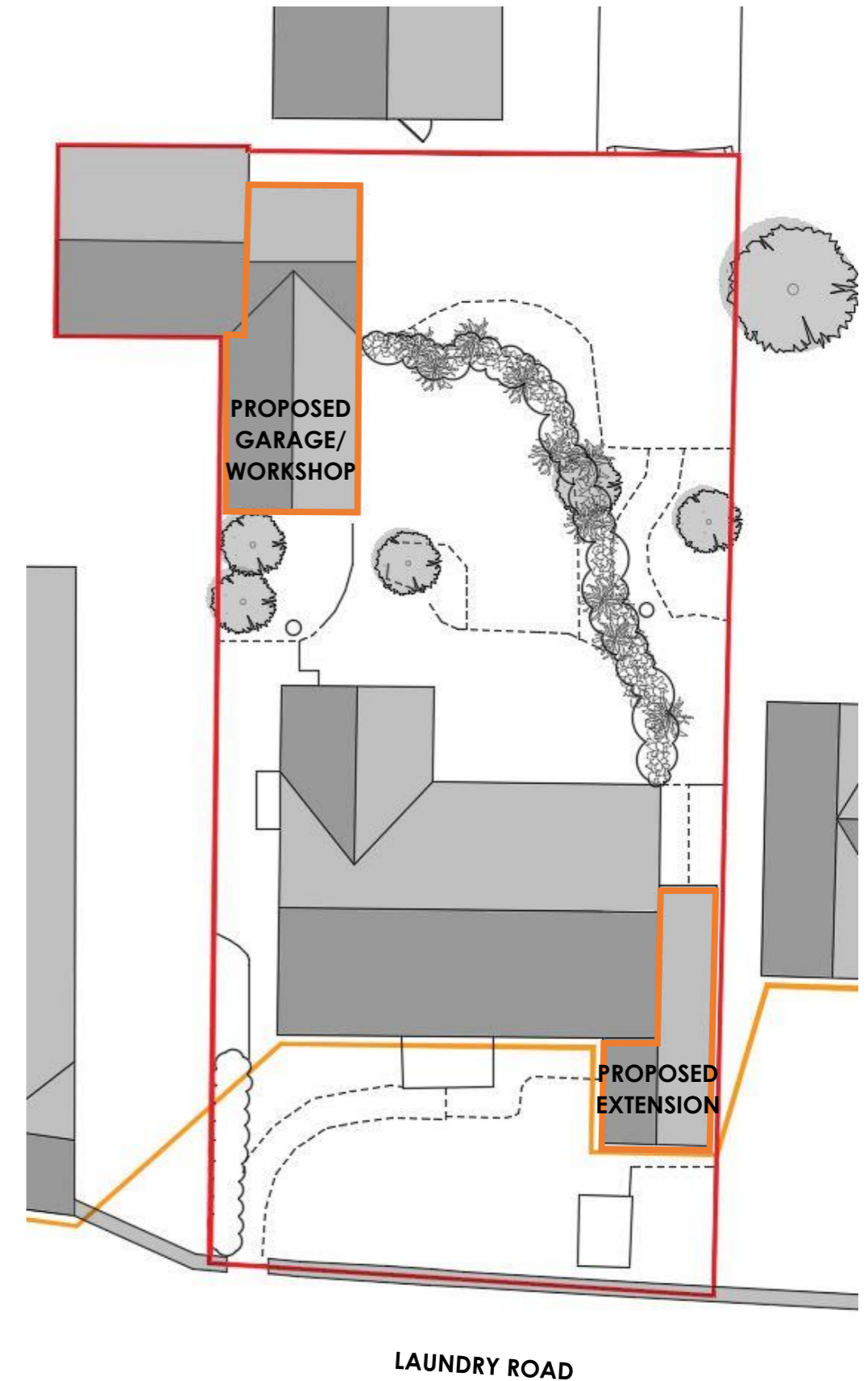
The proposed scheme doesn't create any new potential issues of over-looking. In fact, the planting on of proposed vegetation to the garden increases privacy as it will help to shelter the private garden area which is currently an open curtilage which is the main access to the house which is visible to neighbouring properties in The Estate Yard.

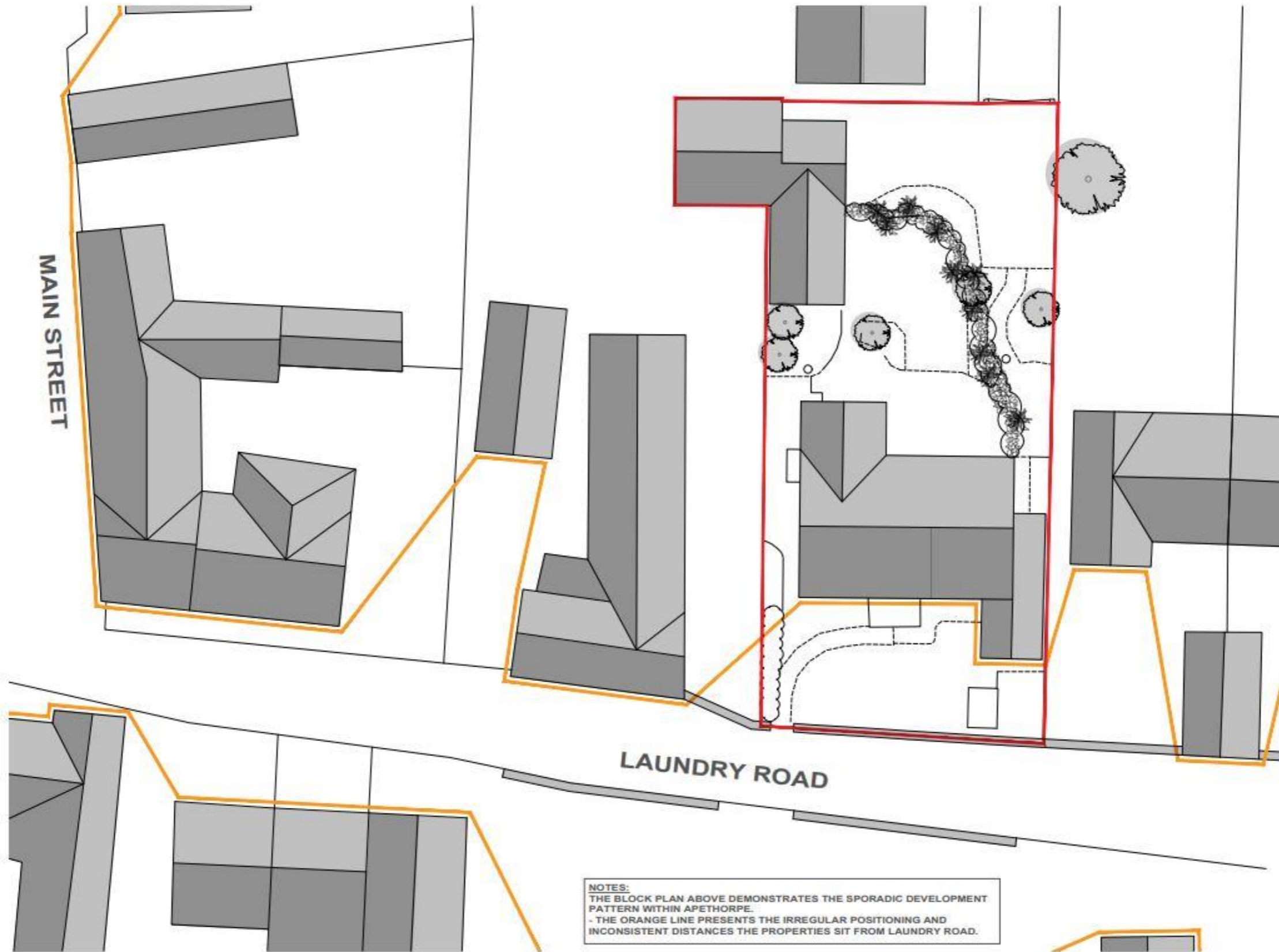
It is important to note that the property isn't fully visible from to the front along Laundry Road as a result of the characteristic historic wall running along the front of the site as a boundary wall blocking views from the road.

Given the site constraints, proposals were developed to suit the orientation, sun path, etc, to consider any potential problems with overshadowing.



SUN-PATHS – APRIL – AUGUST - DECEMBER



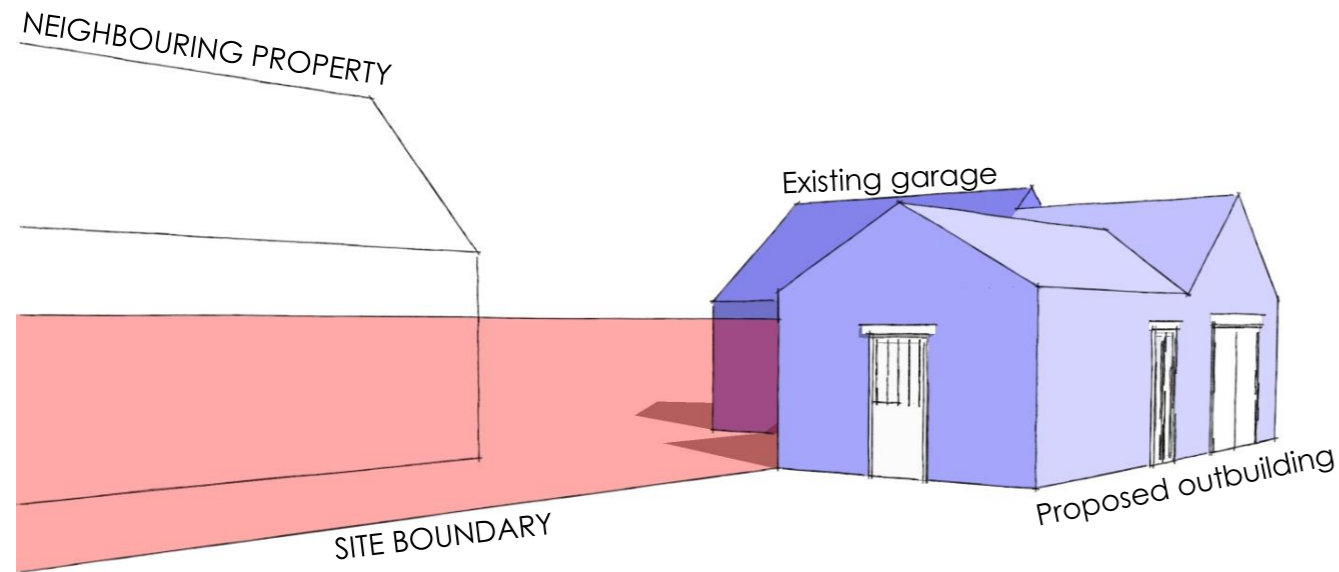


SPORADIC DEVELOPMENT PATTERN

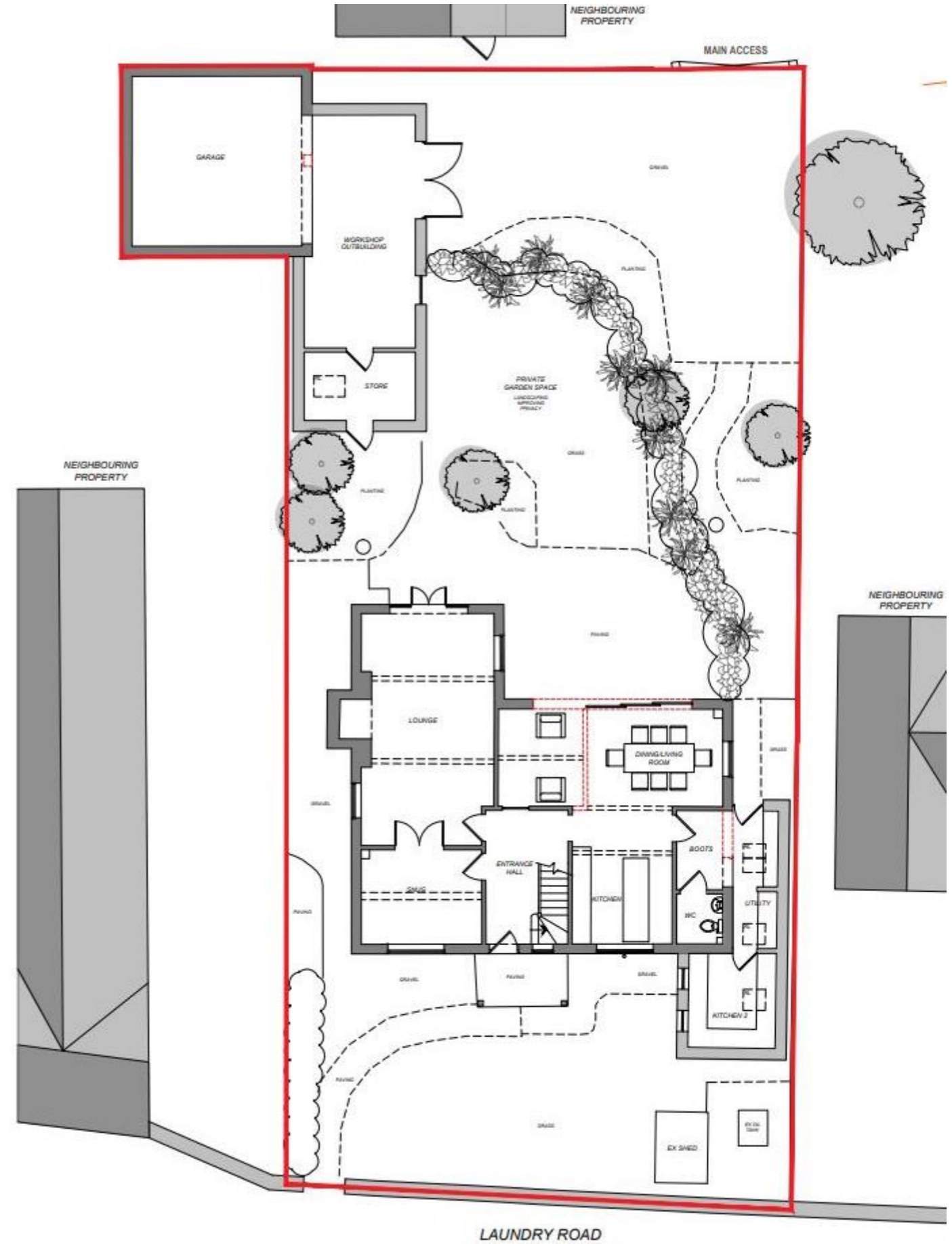
5.4 Scale

The existing dwelling is approximately 9.3m tall and the garage 4.7m tall subject to ground levels. The proposed scheme includes single storey extensions keeping the scales to a minimum while fulfilling the client's needs. With the proposed heights not exceeding 4.3m subject to ground levels.

The essential quality of the site and the remainder of the village will not be diminished by the development, as typical dwellings within the village are usually 2 storeys or 1 and ½ storeys, and the single storey extensions prove as small additions. It's also clear referring to the sporadic development pattern drawing that scale and sizing of the proposals are in keeping with the remainder of the village as properties are typically large with minimal regularity in their forms.



The mass model above presents the considerations of the proposal's effects to neighbouring properties. The image presents how the ridge line is reduced two times from the existing garage in place in proposed out building, being significantly smaller in scale in contrast to the neighbouring property.



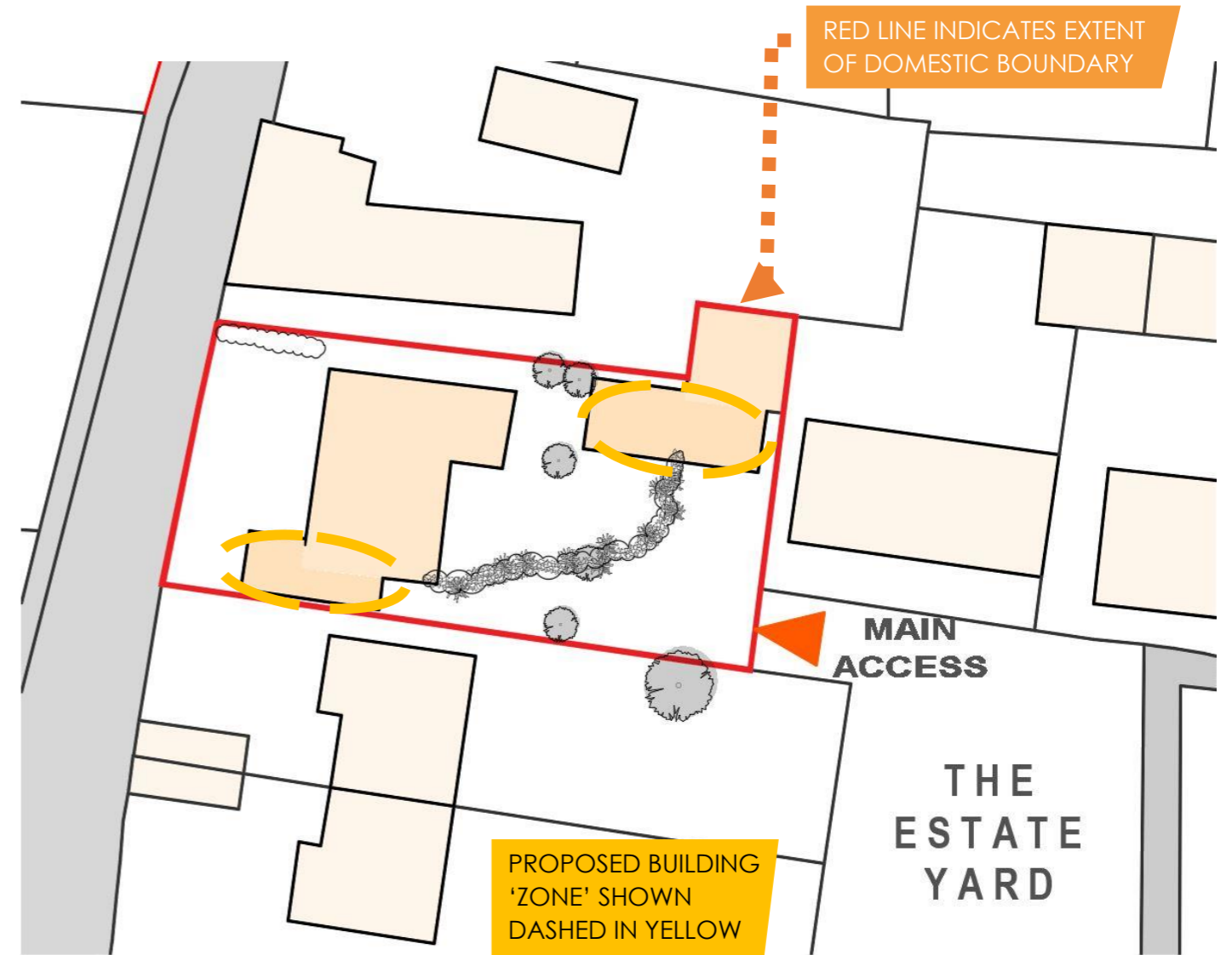
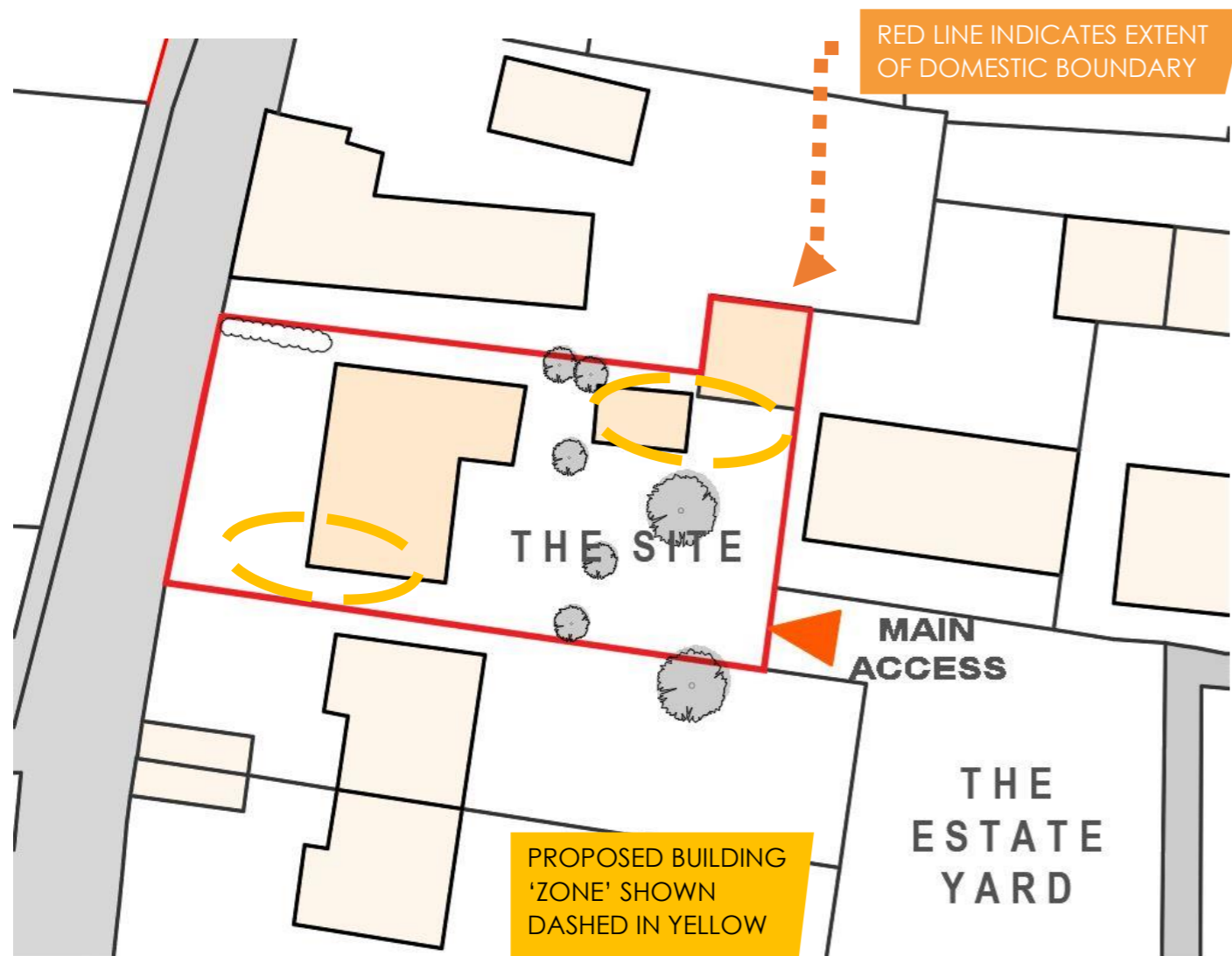
5.5 Landscaping

As the site falls within a conservation area, the landscape scheme needs to be carefully considered so that it is sympathetic to this factor.

The proposed landscaping will enrich the curtilage garden area as it currently is very open lacking privacy to the owners.

The area outlined below in yellow shows the area of proposed for development. This area needs to be developed while maintaining foliage and planting and to ensure the re-instatement of soft landscaping and level adjustments to allow the development to proceed.

The existing driveway from The Estate Yard will be maintained and continue to be utilised as the access point for the site. The proposals will include the planting of an additional vegetation working as a screening from neighbouring property to help with the privacy issue while also maintaining the beautiful gardens – enhancing the leafy character of the village.



EXISTING LANDSCAPE PLAN

PROPOSED LANDSCAPE PLAN

5.6 Appearance

The buildings within The Estate Yard shows a clear pattern in materials recreating the general summary of the village, with the use of limestone and thatched or collyweston slates or similar.



Main Access to Reed House



8 The Estate Yard



The Estate Yard



Kings Cliffe Road – Red brick extension



Apethorpe Palace listed walled gardens – Red brick.



Main Street – Red brick building



Main Street – Red brick chimneys

Despite the predominate use of stone in the village there are several examples of red brick within the village. Including the Grade II listed walled gardens at Apethorpe palace, constructed in the early/mid-19th Century. All the examples present period instances of the use of red brick in contrast to modern structures introducing a new material into the village.

Photos sourced from Google Maps



Here demonstrates additional examples of the use of red brick within the village.

The proposals for Reed House are more in keeping with the traditional aspects of the conservation area through the use of materials. With the side extension being finished in the limestone matching the existing structure, with a traditional slate roof.

The outbuilding to the rear of the property will be constructed from a reclaimed brick and stone quoins which is very typical of a traditional outbuilding as historically this was a cheap use of bricks for more utilitarian buildings predominately in the Victorian Era.

With the proposed windows and doors to match the existing materials with matching oak lintels maintains the traditional design. Proposing a conservation styled rooflights and a small glazing element to the outbuilding.

Proposals include the installation of solar panels to the garage extension; this is ideally located as it's a south facing roof optimising maximum generation of energy. It's also noted that this cannot be seen from any vantage point off the site, as a result not affecting the character of the conservation area.



Image 07: Extract photo from Fine and Country

It is also important to note that the property is not completely visible from to the public along Laundry Road as a result of the site's original historic boundary walls running along at the front of the garden.

The photos below showing the view to site from Laundry Road demonstrates that the rooflights to side extension aren't going to be visible from the public road, not having a diverse effect on the conservation area.

The materials proposed for this traditional design are to be in accordance with the design outcomes which came from the analysis of the site and surrounding area, and comprise the following:

- Natural stone, which is sourced from local quarries to match the existing property and the surrounding area.
- Reclaimed red brick with stone quoins for the Outbuilding.
- Clay Pantiles to match the existing Garage.
- Rutland blue slate, or similar.

VIEW FROM LAUNDRY ROAD TO REED HOUSE

6.0 Planning

6.1 Planning – History

There has been only one application for this site dating back to 2003, when the property was built along with several other properties on The Estate Yard. This is listed as follows (information taken from North Northamptonshire's Council website):

Erection of 8 dwellings

Ref: 03/01364/FUL | Decision Issue: Fri 09 Jan 2004 | Validated: Fri 14 Nov 2003 | Status: Decided

6.2 Planning Policy

For this submission, Policies 2 and 4, from North Northampton Joint Strategy 2011 – 2031 are relevant, therefore the following notes outline how this application satisfies these elements of Planning Policy. Planning Policy of the neighbourhood plan states the following:

Policy 2 – Historic environment.

The distinctive North Northamptonshire historic environment will be protected, preserved and, where appropriate, enhanced. Where a development would impact upon a heritage asset and/or its setting:

- a) *Proposals should conserve and, where possible, enhance the heritage significance and setting of an asset or group of heritage assets in a manner commensurate to its significance;*
- b) *Proposals should complement their surrounding historic environment through the form, scale, design and materials;*
- c) *Proposals should protect and, where possible, enhance key views and vistas of heritage assets, including of the church spires along the Nene Valley and across North Northamptonshire;*
- d) *Proposals should demonstrate an appreciation and understanding of the impact of development on heritage assets and their setting in order to minimise harm to these assets and their setting. Where loss of historic features or archaeological remains is unavoidable and justified, provision should be made for recording and the production of a suitable archive and report;*
- e) *Where appropriate, flexible solutions to the re-use of buildings and conservation of other types of heritage assets at risk will be encouraged, especially, where this will result in their removal from the 'at risk' register*

This proposal complies with this policy in that it has been designed to suit the local vernacular, using traditional materials (limestone), which is prominent within the village - historically. Understanding the impacts on the local heritage assets, considering factors such as form, scale, design, and materials

The new extensions will be constructed using modern building methods and high levels of insulation, ensuring that it is airtight and energy efficient, while using traditional materials.

In addition to this the extension proposed is proportionate to its surrounding buildings

Policy 3 – Landscape character.

Development should be located and designed in a way that is sensitive to its landscape setting, retaining and, where possible, enhancing the distinctive qualities of the landscape character area which it would affect.

Development should:

- a) *Conserve and, where possible, enhance the character and qualities of the local landscape through appropriate design and management;*
- b) *Make provision for the retention and, where possible, enhancement of features of landscape importance;*
- c) *Safeguard and, where possible, enhance important views and vistas including sky lines within the development layout;*
- d) *Protect the landscape setting and contribute to maintaining the individual and distinct character, and separate identities of settlements by preventing coalescence;*
- e) *Provide appropriate landscape mitigation and/or suitable off-site enhancements; and*
- f) *Preserve tranquillity within the King's Cliffe Hills and Valleys Landscape Character Area (as shown on the Policy Map) and other areas identified in Part 2 Local Plans by minimising light and noise pollution and minimising the visual and traffic impacts of development.*

This proposal has been carefully designed so that it meets all elements of this policy, which are as follows;

The site location isn't adjacent to any protected green spaces. As a result, the proposals have no influence on the character and appearance of the surrounding area.

In addition to this, it is important to note that the materials of the proposal are in character with the village and conservation area. And the proposals of adding additional foliage to rear of the property help to enhance the leafy character of the village.

Ensuring to retain the majority of the gardens.

NPPF

National Planning Policy Framework has a number of items relating to these proposals:

12. Achieving well-designed places

13. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

7.0 Summary

This Design and Access Statement demonstrates the justification for the proposed extension in line with Planning Policy, and the site constraints and the local vernacular.

The proposals of works at Reed House would have a positive impact contributing to the **character of the conservation area**.

The proposal of alterations to the existing site is of **suitable use, amount, layout, scale, landscape, and appearance**.

Access will remain unaffected by the proposals.

Suitable steps have been taken to protect the sites assets, including flora and fauna, and protected species.

This statement shows that the development of the site, notwithstanding the policy situation **demonstrates that the design has evolved** considering the relevant constraints and character of the area.