



DESIGN & ACCESS STATEMENT

REFURBISHMENT AND ALTERATIONS AT GII LISTED HOUSE — WHITE COTTAGE, 1 PARK STREET, KINGS CLIFFE. PE8 6XN

December 2023

- 1.0 Introduction & Documents
- 2.0 Site & Planning History
- 3.0 Proposals
- 4.0 Use
- 5.0 Area & Amount
- 6.0 Siting, Layout & Amenity
- 7.0 Density, Scale, Form & Massing
- 8.0 Appearance & Materials
- 9.0 Access & Highways
- 10.0 Energy Efficiency
- 11.0 Security & Crime Prevention
- 12.0 Landscaping, Trees & Hedgerows
- 13.0 Ecology
- 14.0 Flood Risk, Drainage & Contamination
- 15.0 Archaeology

This Design & Access Statement has been prepared to support an application for the refurbishment of a Grade II Listed cottage in the centre of the Northamptonshire village of Kings Cliffe

The following information is provided in support of the application:

- 1739-01 Location Plan
- 1739-02 Existing Floor Plans
- 1739-03 Existing Elevations
- 1739-04 Existing Landscaping Plan
- 1739-05 Proposed Floor Plans
- 1739-06 Proposed Elevations
- 1739-07 Proposed Landscaping Plan
- 1739-08 Joinery Details - Windows
- 1739-09 Joinery Details - Doors
- 1739-10 Proposed Outdoor Shed
- 1739 Heritage Impact Assessment



Fig 1. Site location

SITE

The site is a three storey (with second floor room in roof) Grade II listed semi-detached cottage in the centre of the village of Kings Cliffe, Northamptonshire.

It comprises an original structure that is attached to the Cross Keys Inn public house (a Listed Building in its own right) at the rear (west). To the south is a small courtyard serving the public house, although there is evidence of an external opening in the south gable wall of the cottage to that courtyard from what is presently a pantry, but appears to have once been a corridor. To the immediate east of the site is Park Street (with a narrow footpath separating the building from the road), while to the north is a small tree-planted public open space and layby bus stop.

In addition to the pantry-corridor, the main part of the house comprises two reception rooms at ground floor, with a further two at first floor (plus a landing and central stair). At second floor are two more rooms, accessed via an end stair.

A single storey wing (which appears to be a later addition) extends from the north gable, and contains a kitchen and ground floor bathroom. This structure is more rustic in nature, with painted stone wall finishes internally.

Externally there is a small garden to the west of the single storey range, enclosed on three sides, containing a brick outhouse with more modern timber shed structures.



Fig 2. West Elevation - courtyard/garden area



Fig 3. Courtyard/garden area - existing garden stores and outdoor WC



Fig 4. Existing kitchen and porch area leading to garden.



Fig 6. Existing ground floor reception room with lobby to main entrance



Fig 5. Existing ground floor bathroom



Fig 7. Existing ground floor South side reception room

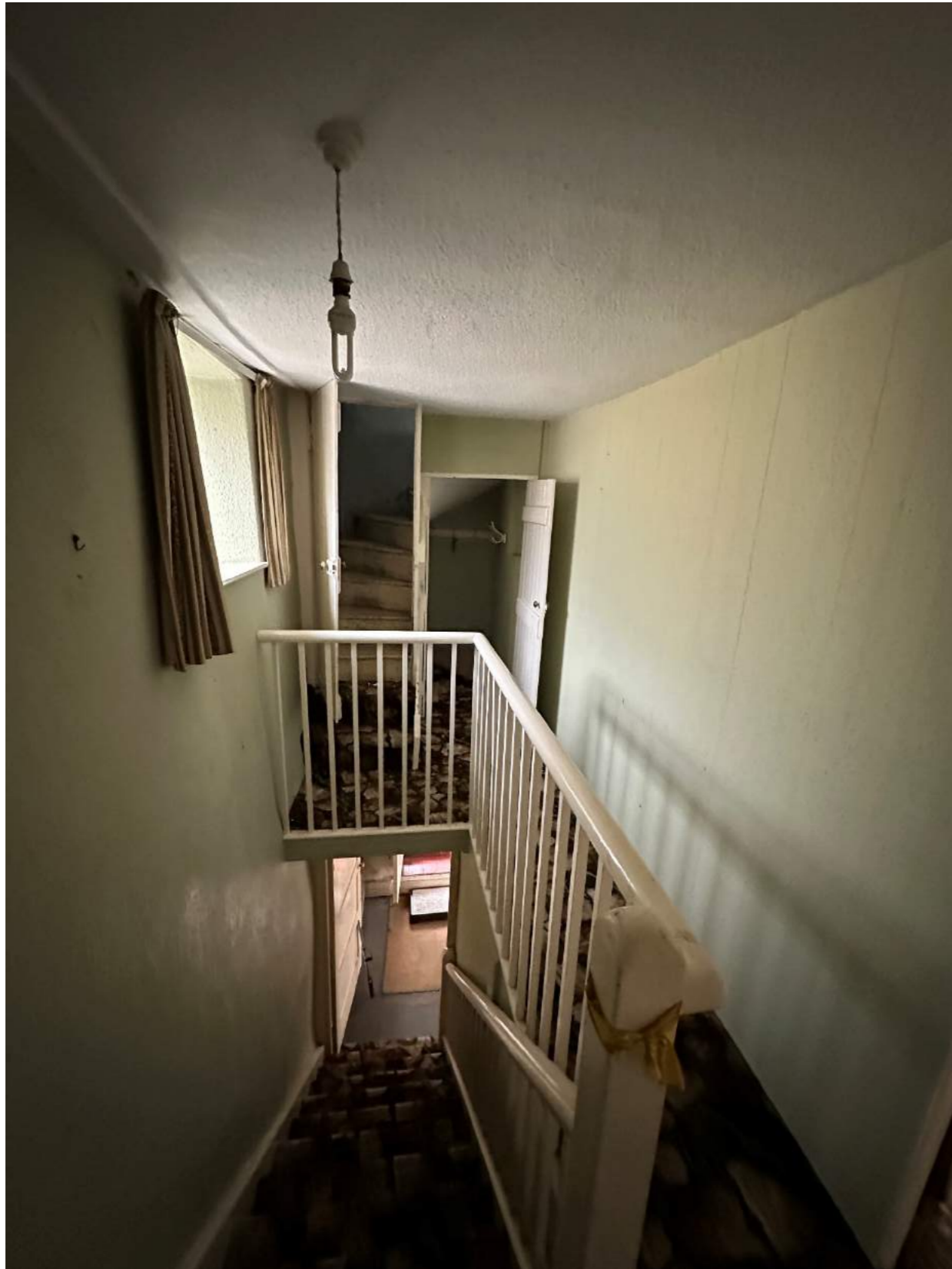


Fig 8. Central staircase - first floor landing/corridor



Fig 9. Staircase to second floor level



Fig 10. Second floor level

RELEVANT PLANNING HISTORY

NE/23/00551/FUL & NE/23/00552/LBC (Withdrawn June 2023)

Refurbishment and alteration works to existing dwelling and the construction of link building leading to existing WC outhouse.

This application was withdrawn since certain aspects of the proposals could not be supported by the LPA.

NE/23/01007/FUL & NE/23/01008/LBC (Invalid)

Refurbishment and alteration works to a Grade II listed existing dwelling

This application was submitted by a previous agent, but was deemed invalid. In preparing the information requested for that application, further amendments have been made to the proposed layout. Since the application has not been validated, this separate application has been prepared to avoid confusion.

- 3.1 The application comprises the renovation of a Grade II listed building, in order to make it suitable for re-occupation.
- 3.2 A number of alterations are proposed to the layout of the property, which are listed in this document and detailed within the accompanying Heritage Impact Assessment (HIA).
- 3.3 The property will undergo a complete refurbishment — a simple schedule of works has been provided within the HIA along with an assessment of the impact of these works.
- 3.4 Other than landscaping alterations, a small timber garden room to replace the existing shed and works to an old outhouse, there are no proposed changes to the exterior of the building other than installation of three new conservation rooflights, and installation of replacement windows/doors where these are beyond practical/economic repair.
- 3.5 The building will remain as a residential dwelling following completion of the works.

4.1 The building will remain C3 residential use.

- 5.1 The gross internal area of the property will not change.
- 5.2 The property will change from a 2-bed 4-person property, to a 3-bed 4-person property (with two single bedrooms due to area and headroom constraints).

SITING

- 6.1 As the proposals concern internal works and alterations to an existing residential listed building, with no additional construction, Siting is not relevant to the application.

LAYOUT

- 6.2 There are no changes to the external configuration of the layout, other than the existing timber sheds are replaced with a smaller garden store structure for the storage of outdoor furniture etc., and the original WC outhouse is to be repurposed as a garden bar-type structure.
- 6.3 Internally, the layout has been reconsidered to try and offer some improvements that would bring the property more in line with C20 expectations, while respecting the constraints of a historic listed building. The specific impact of the various alterations is considered within the accompanying Heritage Impact Assessment; however, the basic alterations to the internal layout are detailed below.
- 6.4 The existing GF bathroom is to be removed, along with the masonry chimney breast to allow the (very) small and compromised kitchen space to be opened up.
- 6.5 A section of stud wall between the Sitting Room and pantry is to be taken down to effectively increase the area of the Sitting Room, while the door to the pantry from the dining room will be sealed shut.
- 6.6 A new GF WC will be formed in the space under the stairs to replace the loss of the GF bathroom.
- 6.7 The timber lobby within the Dining Room will be removed.
- 6.8 The door to the second floor stair will be removed.
- 6.9 At first floor, the present Master Bedroom will be subdivided with a new partition to create a lobby area and shower room, with the remainder of the bedroom becoming a single bedroom.
- 6.10 At second floor (within the roof), A single bedroom will be formed in the existing room at the top of the stairs, with a new partition to form a separate landing with door access to the bedroom.
- 6.11 An ensuite bathroom will then be formed within the southernmost room.

AMENITY

- 6.12 The property benefits from a small private external amenity space. The amenity arrangements do not change as a result of the proposals, nor does the building occupancy.

- 7.1 As the proposals concern internal works and alterations to a listed building, with no additional construction (other than the replacement timber structure to the garden), these attributes are not relevant to the application.

- 8.1 The appearance of the majority of structures on the site will remain largely unchanged.
- 8.2 Generally the existing joinery will be repaired and restored where possible, though a number of the windows are in a considerable state of disrepair and will require replacement. Any replacement joinery will be in timber to match existing (details provided) and will feature Slimlite double glazing to maintain the original appearance while offering some thermal benefit.
- 8.3 The existing cills and lintels are presently painted in a bold green colour. These will be redecorated in a dark grey to match the frontage of the building (almost) opposite (No.4 Park Street). The windows will remain in an off-white colour.
- 8.4 Three conservation type rooflights will be installed to the west facing elevation.
- 8.5 There are no changes to the external masonry other than localised repairs/re-pointing.
- 8.6 There are no proposed changes to the roof finish other than localised repair of slipped slates, and infill slating following removal of the chimney stack to the single storey range.



Fig 11. No. 4 Park Street frontage

- 9.1 This is an existing two bedroom / four person property which doesn't have any off-road parking spaces. The number of occupants will not change, nor will any other highways or access arrangements.

ENERGY EFFICIENCY

- 10.1 Since the works concern a listed building, the opportunities to improve energy efficiency (without compromising the character of the building) are limited, though naturally should any options present for improving the thermal performance without harming the character of the building then they will be explored.
- 10.2 One obvious area of improvement would be the installation of a more modern central heating system, the dry-lining of the bare stone walls in the kitchen with a thin insulated plasterboard and the use of Slimlite double glazing where any windows/casements need to be replaced.

- 11.1 Whilst security is always a concern in any domestic situation, this being a listed building limits the options for improving security, since any joinery will be generally replaced on a like for like basis.
- 11.2 That said, any new door/window joinery will feature Slimlite (o/e) 12mm double glazing, as is often used in Listed/Heritage projects, while all windows (new and existing) will feature suitable ironmongery with a locking mechanism where it is in an accessible location.

- 12.1 There are no trees or hedgerows within the development site. The only trees adjacent to the site are located in the green space to the north — these will not be affected.
- 12.2 Due to the restricted size of the courtyard garden, there is no realistic scope for tree planting.
- 12.3 The existing courtyard features an overgrown domestic garden, comprising hard surfaced paths, a very small area of grass, a concrete hardstanding and some beds.
- 12.4 A new scheme has been prepared which better suits the extremely confined space, comprising a mix of stone paving with gravelled areas, the retention of the raised concrete hardstanding, and raised planters to allow the reintroduction of some flora.

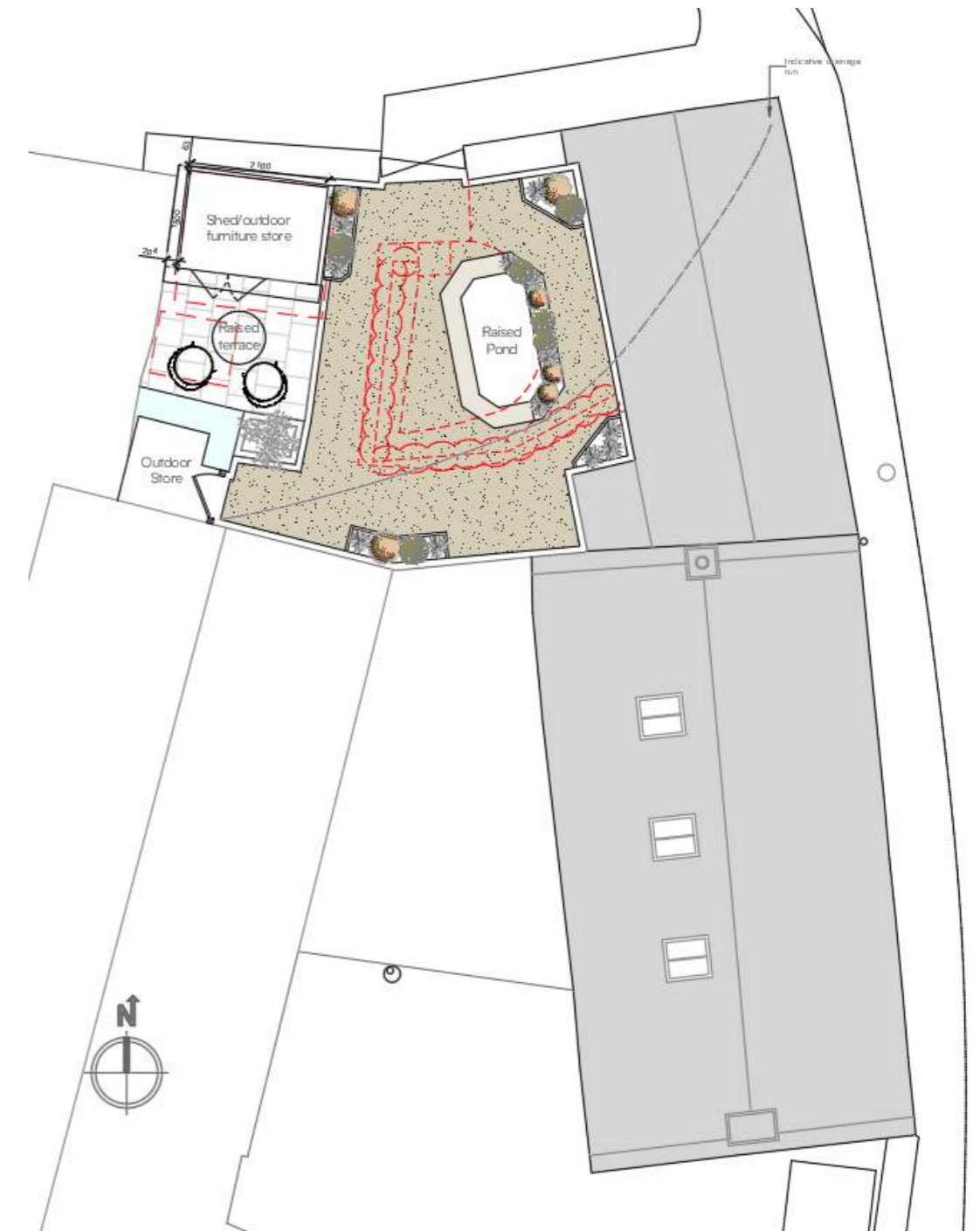


Fig 12. Proposed landscaping plan.

13.1 The works do not include any alterations to the existing main house structure, other than the following:

- Installation of new roof lights
- Localised repairs to the blue slate roof finish (which are like for like repairs)
- Removal of Late C19/C20 chimney stack to single storey range.

BATS

13.2 Since the works do not propose a change of use, major structural alteration of the roof nor removal of the internal ceiling finishes, an Ecology report and/or bat emergence survey is not considered necessary at this stage.

13.3 Any works to the external roof finish would be considered like-for-like repairs and would not require Listed Building nor Planning consent.

13.4 Notwithstanding this, before any works are carried out to existing roofs, a thorough inspection will be undertaken to ensure that no roosting bats will be disturbed by the works. In the event that roosting bats are discovered during the works, then all works in the vicinity of the roosting bats will be halted until they have been relocated by a licenced bat handler, and an emergency EPS licence sought if needed.

13.5 In respect of the works to the outhouse, this will again only involve works to the interior of the structure, so there will be no loss of potential roost habitat.

BIRDS

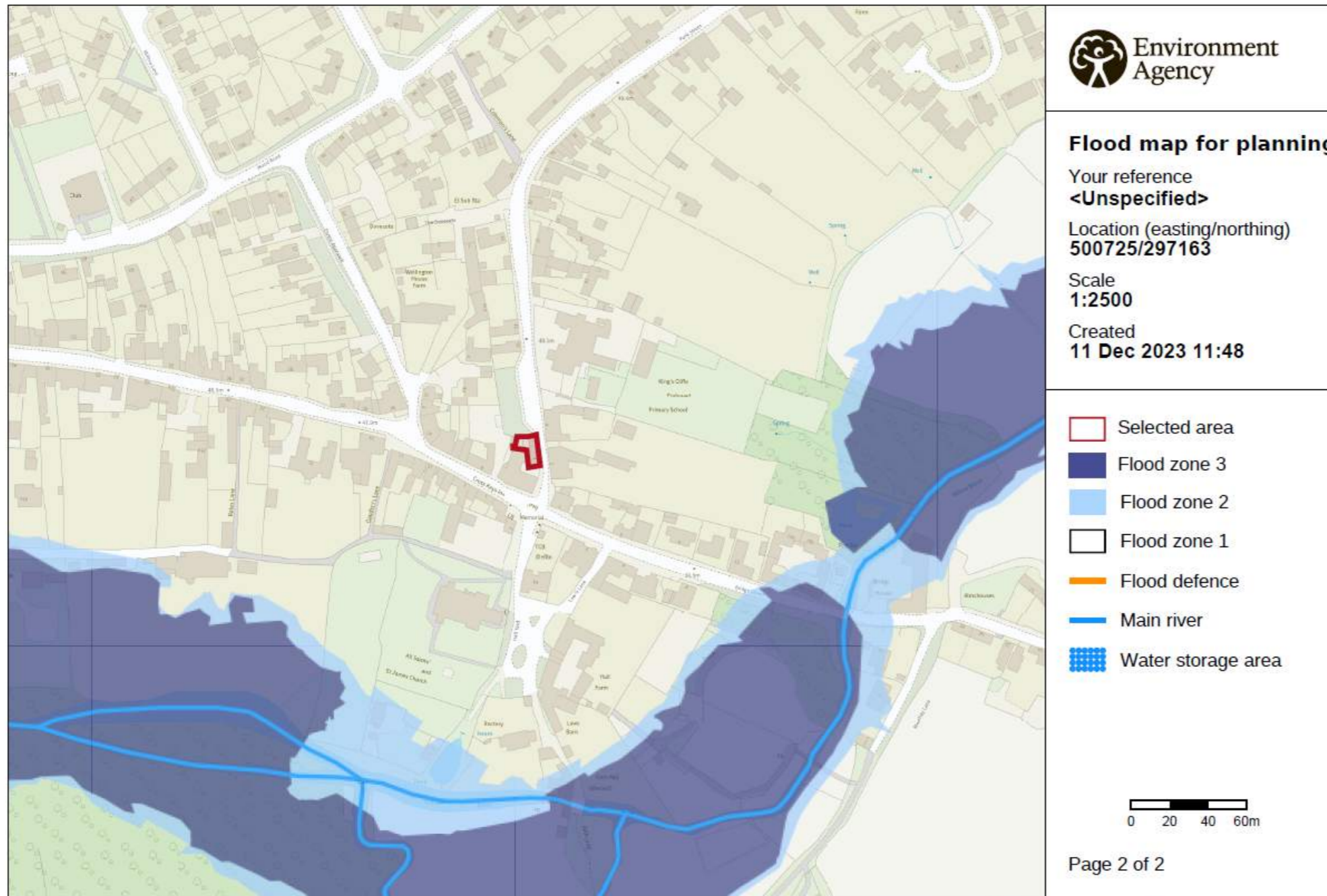
13.6 Given the largely internal nature of the works and the lack of trees/hedges etc at the site, the risk of disturbance to nesting birds is very low.

13.7 Notwithstanding this, no external repairs will take place until a thorough inspection has been carried out to ensure that no nesting birds are present in areas affected by the works, and no vegetation will be removed either during the nesting season, or again until a thorough inspection has taken place.

13.8 In the event that any nesting birds are discovered during the works in affected areas, then works in the immediate vicinity will be postponed until the nest(s) have been vacated.

FLOOD RISK

14.1 The site is located within Flood Zone 1, so low risk of flooding from rivers.



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Fig 13. Flood map.

DRAINAGE

- 14.2 The existing storm drainage from the buildings and external areas will remain as existing. There are no new roof areas
- 14.3 The courtyard finish will comprise a mix of stone terrace with free-draining gravelled areas. There will be no water run-off from the site (courtyard)
- 14.4 The existing foul drainage connection from the building to the main sewer will be retained and reused, subject to CCTV inspection and confirmation of compatible invert levels.
- 14.5 A new foul drain run will be laid internally below the existing ground floor from the new soil stack position to the intercept the existing (presumed) run to the original outhouse, with a new chamber within the courtyard.

CONTAMINATION

- 14.6 As an existing dwelling, there are no anticipated issues with contamination.
- 14.7 Prior to the commencement of the works, a full R&D asbestos survey will be carried out to establish the presence of any asbestos containing materials.

- 15.1 It is unknown whether or not there was any development on the site during the Medieval or post-Medieval periods, but given that the site is located within the extent of the Medieval village.
- 15.2 Within the property, the works will not generally involve works below ground, other than the installation of a new foul drainage run (which will also extend outside to meet the assumed existing run). While there is a risk of encountering Medieval archaeology beneath the original floor, the small extent of floor removal makes this less likely.
- 15.3 Externally the works will be limited to the top 200mm of ground to enable the installation of hard/soft landscaping within an existing residential garden which would likely have been dug to the same (spade) depth at numerous times within the last 200years. Consequently, it is considered likely that any Medieval archaeological remains within this layer would have been disturbed long ago, while those below would be unaffected.