

DESIGN & ACCESS AND HERITAGE IMPACT & JUSTIFICATION STATEMENT



Retrospective Householder Application and Listed Building Consent:

☎ 01933 551389 ✉ info@blueprintdesign.org.uk 🌐 www.blueprintdesign.org.uk

📍 5 Blotts Barn, Brooks Road, Raunds, Northamptonshire NN9 6NS

VAT Registration Number: 923 6544 20

The Manor House, 1 Orlingbury Road, Great Harrowden, Northants, NN9 5AF NN9 5AF

1.0 INTRODUCTION

This Design and Access statement has been produced to accompany a Householder and listed building consent application for retrospective consent for replacing the existing old main gate with a new timber gate, and a section of existing old chicken wire fence with new fence, at The Manor House, 1 Orlingbury Road, Great Harrowden, NN9 5AF. It has been submitted by Blueprint Architectural Design on behalf of the applicant who is the owner of the site.

This document contains a description of the proposed works, and is to be read in conjunction with the following drawings/documents:

- 23-134-01 (latest revision) Existing Fence Plan And Elevation (Prior to replacement)
- 23-134-02 (latest revision) Proposed Fence Plan And Elevation (Retrospective)
- 23-134-03 (latest revision) Existing & Proposed Gate Elevation & Plan (Retrospective)
- 23-134-04 (latest revision) Block & Site plan

1.1 The Site

The site to which this submission relates is The Manor House, 1 Orlingbury Road, Great Harrowden, NN9 5AF. The site covers an area of approximately 3406.6m² and is separated from the surrounding properties by timber fencing and stone walls. It is accessed from the North via Orlingbury Road.

The site is surfaced with a mixture of gravel and laid to lawn. The dominant surrounding land use around the site is residential, and agricultural.



2.0 DESIGN PROCESS

2.1 Amount

2.1.1 Site dimensions

The application site, outlined in red on drawing 23-134-04(latest revision) has an area of approximately 3406.6m². The width of the site at it's widest point measures 64.6 metres, with a length of approximately 82.8 meters.

2.1.2 Development amount

The intention of the applicant is to apply for a retrospective planning approval for replacing main gate and a section of the fence. The work has been complete. Therefore, a retrospective planning is required.

2.2 Layout

The main gate is at the front of the site facing Orlingbury Road and fence is at the rear (South-East) side of the site.

2.3 Scale

The proposed gate size is 3.956 m wide and 1.97/2.3m tall (Varying shape). The proposed fence is 16.923m long and 1950m above the ground with a 1.83m wide gate of same height for the maintenance of existing large trees.

2.4 Landscaping

2.4.1 Overview

No landscaping changes.

2.4.2 Boundary Treatment

It is intended to retain the existing boundary treatment except the area where the new fence is proposed, this is being replaced due to the poor condition of the existing chicken wire fence. This also proposes a security issue for the property.

2.5 Appearance

It is intended that the proposed gate and fence will be similar in appearance to the existing site. The fence matches to the other boundaries on site and the gate is similar to the original.

3.0 HERITAGE ASSESSMENT

3.1 Heritage Statement

The gate and fence have been designed sympathetically, ensuring that the changes will blend into the existing site aesthetics. We are proposing to use similar materials to those on the existing site, to maintain the relationship between the existing and the proposed.

3.2 Listed Buildings

There are 5 listed assets (including the application site) in the vicinity of the application site.

3.2.1 The Manor House

The application site, The Manor House has 13th century origins, but the house is 16th century with a porch dated back to 1648, and has 19th century additions to the rear. It features regular coursed and squared coursed ironstone with Collyweston and Welsh slate roofs. Originally a 3 unit plan with lobby extended to an L shape and is double in depth. The manor house is 2 storeys with an attic above.

3.2.2 1C Orlingbury Road

Manor Cottage, is a Grade II listed building from the Mid 17th Century. It features coursed ironstone and limestone with 20th century tiled roof. Originally a 2 unit plan with 2 storey. It is situated opposite the Grade II* listed building, Manor House.

3.2.3 Manor Farmhouse

Sitting West of the application site lies a grade II listed farmhouse which dates back to the mid 18th century. It features squared coursed ironstone with 20th century tiled roof. Originally, it was a 2 unit plan with 2 storeys and an attic above.

4.2.4 Pair of headstones

Pair of headstones, approximately 15m north west of Church of All Saints, Kettering Road, is a Grade II listed asset. Both are dated 1717.

3.2.5 Church of All Saints

Sitting East of the application site, the Grade II* Church of all saints dates between the 12th and 14th Century, with the tower being rebuilt in 1822. The church is built with regular coursed ironstone and limestone with a lead roof.

3.2.5 How the proposal will affect the listed assets.

The proposal is to the replacement of main gate and fence with matching materials. Due to the proposal being subservient in size and matching materials, this will not affect the listing, nor the surrounding listings, and will blend in well with the area.

Blueprint Architectural Design, January 2024

 01933 551389  info@blueprintdesign.org.uk  www.blueprintdesign.org.uk

 5 Blotts Barn, Brooks Road, Raunds, Northamptonshire NN9 6NS

VAT Registration Number: 923 6544 20