



DESIGN & ACCESS STATEMENT

HERITAGE IMPACT & JUSTIFICATION STATEMENT

PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING.

18 BENEFIELD ROAD
OUNDL
PE8 4ET

Job No. 1478

1.0 INTRODUCTION AND BRIEF

1.1 This Design and Access Statement is prepared in support of a Householder Planning Application and Listed Building Application for a small single storey rear extension to an existing dwelling house, No.18 Benefield Road, Oundle.

This application and statement is written to meet the provisions of The Town & Country Planning (Development Management Procedure) Order 2010 and follows the National Planning Policy Framework. No.18 Benefield Road is a Grade II Listed property and falls within the established Conservation Area of Oundle.

1.2 The property lies within the heart of Oundle on the Benefield Road within a predominantly residential area. Whilst the cottage does not afford parking it is located opposite one of the towns parking areas.

1.3 An earlier application 22/01051/FUL: & its sister LBC application were submitted for a different scheme, the comments received by the case officer and Conservation Officer were noted and this entirely different approach addresses these comments which we believe is a modest and sensible approach that will not cause any detrimental impact upon the historic cottage, its neighbours nor the wider conservation area.

1.4 The foregoing proposals are indicated upon the following drawings forming part of the application documentation.

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| 1478-01 | Existing Plans, Site Location, Elevations and Ordnance Survey. |
| 1478-06 | Proposed Plans, Elevations, Location Plan. |

1.5 Paul Bancroft Architects have been engaged by the owners to prepare a detailed householder application seeking the requisite Approvals to extend and improve the external appearance of the property at the rear. Our brief is to prepare a high-quality design solution, attractive and sustainable that will be seen as a positive solution, whilst ensuring the result remains sympathetic to its area and surroundings. This Design & Access Statement and Heritage Statement demonstrates that, rather than being harmful to the setting, the proposals positively enhance the character and appearance of the area. The proposal is entirely appropriate.

1.6 No. 18 is an 'end terrace' (formerly two cottages) residential dwelling. The site falls within the Oundle Conservation Area and encompasses the residential characteristics of the wider community. The proposals in this instance are entirely consistent with adjoining land uses and would not cause any harm. The south western (rear elevation) has a continuous 'lean to' which was built in the 1950-60's. The rear elevation of the property has been much altered over time and is rather incongruous and will aesthetically benefit from the proposals.

- 1.7 Paul Bancroft Architects have prepared a detailed solution to enhance and utilise the current accommodation, much of which is unworkable for a modern small family, whilst ensuring the solution is a sympathetic approach to its area and surroundings. Much of the proposed alterations are accommodated within the existing dwellings footprint at the rear.
- 1.8 The property was subject to recent Applications which have been withdrawn this application follows officer and consultee comments but focuses the design of the extension traditionally styled.
- 1.9 The proposed alterations will provide the ability to create a better flow throughout the home with better use of the existing spaces and creating the ability to home work.
- 1.10 The proposals have sought to acknowledge the following:
- The proposals should be high quality and **traditional** in architectural design.
 - The proposals re-establish inherent cottage aesthetics by covering the roof in a natural blue-black slate etc.
 - The extension is subservient to the cottage.
 - The proposals are sensitive in their use of construction materials, utilising stone, natural lime-based render and slate as its external envelope.
 - The materials follow the local vernacular, with the opportunity of recycling in the new construction.
 - There is no impact on neighbour's amenity, no light impact, and not overbearing, as the distance from neighbours is generous.
 - The construction works will provide a high-quality solution in line with the current standards required by Building Regulations.
- 1.11 The extension provides an opportunity to alter the facilities and circulation whilst removing and finishing some incongruous C20 works.

2.0 DESIGN PRINCIPLES AND CONCEPTS

2.0 AMOUNT

2.1 The site area occupied by the existing properties and contained within the red line (curtilage) indicated upon the application drawings is 0.04 hectares.

2.2 Site Areas:

- a) The existing house GF footprint is approximately 72sq.m.
- b) The existing house FF footprint is approximately 44 sq.m
- c) The Proposed house GF footprint is approximately 110 sq.m.
- d) The Proposed house FF footprint remains unchanged

2.3 Wherever possible the adaptations will also enable accessible and adaptable spaces to suit older and persons less able or with disability.

2.4 It is considered that the proposed works will be consistent with the form and character of the locality and would have no wider impacts upon the surrounding area. There will be no adverse amenity impacts in this instance. The site offers the potential for a high-quality design that will complement the existing built form and local landscape and more generally the locality.

2.5 Ground Floor.

2.6 This proposal provides an extremely modest rear extension to the rear of the cottage. The extension extends no further than 3.99m from the rear of the existing, however by doing so it creates a functioning space suitable for modern living. At the same time it gives us the ability to correct some of the unsightly and poorly designed inherent alterations.

This proposal follows local precedent and good conservation practice by ensuring the new doors and windows are painted, creating a new oak lintel over the apertures etc. and removing the C20 adaptations and replacing with a traditional alternative. (all as shown on the detailed drawings).

2.7 Generally new doors and windows to the extension will be similarly sensitive to the existing historic building and similarly reflected within the drawings.

2.8 Externally (rear) the cement render façade will be removed and re-faced in stone in traditional style and finish to enhance and protect the visual appearance whilst ensuring both the 1960's and the new extension blend sympathetically with the historic cottage.

2.9 First Floor.

No alterations

3.0 HERITAGE, LAYOUT, IMPACT & JUSTIFICATION

3.1 The proposed layout is included with the application.

3.2 No. 18 is listed grade II

3.3 *BENEFIELD ROAD 1. (South Side) 1483 ----- No 16 (incorporating No 14). Nos 18 & 20. TL 0388 2/115*

II GV

2. C17. Low cottages of 2 storeys in stone, No 18 cement rendered, with stone slate roof and 2 brick on stone chimney stacks. No 16 has 2 dormers which break eaves and 2 windows and door with rendered lintels. No 18 has 2 modern windows on 1st floor and 1 on ground and plain door. No 20 has 2 windows on 1st floor and 1 window on ground, wood lintels, as to door.

Nos 6 to 20 (even) form a group.

Listing NGR: TL0358788150

3.4 The existing layout of the historic main house interior will remain intact except for minor alterations (internal re-opening/ linking) as a result of the proposed works. The works generally include the careful repair and consolidation of all existing fabric and the retention of important historic architecture to ensure that the existing purpose and context of the building is not lost.

3.5 Structural inspection will confirm the general structural soundness of the dwelling. Furthermore, the part of the building that is due to have the greatest alterations/ extended is part C20, underused, rather unattractive and it would be considered desirable to secure the future within the current built form through 'putting it to use'.

3.6 This scheme of alteration will incorporate appropriate traditional materials, where required and where practicable reuse materials from within the existing buildings.

3.7 The existing notable characteristics of the buildings, in particular the Cottage front/ street façade remains unaltered. Where existing openings are to be blocked, the use of a close matching material is preferred.

3.8 It is considered that the proposed extension remains consistent with the form and character of the locality, and would have no wider impact upon the surrounding area. The high quality works will complement the existing historic built form and moreover the general locality. Conservation Area and local character will be unharmed as a result of the proposals.

3.9

PAUL STAMPER HERITAGE



2 January 2024

18 AND 20 BENEFIELD ROAD, OUNDLE

18 and 20 Benefield Road are now one property, but were originally two separate cottages, probably one room up, one room down. From Benefield Road they read very much as the end elements of a row of at least four small cottages which was built up piecemeal in the 18th century (as opposed to being a unified development). The row is listed as Grade II, and now stands within the extended conservation area.

The rear elevation is even more varied, reflecting the differing histories of the various cottages, most or all of which have seen piecemeal, and generally low-quality additions and extensions. That is certainly the case with 18 and 20, where the shallow rear extension (which the mid-roof ridge suggests was constructed as two separate builds, probably in the mid-20th century) is of poor quality. It can hardly be said to add to the property's special interest, rather in my opinion it detracts from it.

The proposed extension is single storey, and extends only to the shared rear access to the row of cottages. This will retain this aspect of the 'urban grain', and the somewhat communal aspect of such cottage developments.

I would add only that, as with 18-20, many of the rear extensions to the cottages are 20th-century; their rear aspect is far from unchanged. Moreover, looming to the immediate west of the cottages is the tall blank side wall of the adjoining property which markedly impacts adversely on the setting of the listed buildings, and the character and appearance of this section of the conservation area.

I submit that there is no substantial reason why the application for the extension should not be consented.



Dr Paul Stamper, FSA

- 3.10** The proposed works adopt a minimum intervention approach and aims to secure a scheme which optimises the use of the existing openings minimising the creation of new elements. The works overall are considered to be sympathetic to the existing building grouping and will preserve the important characteristics of the Cottage.
- 3.11** The proposals will not give rise to any adverse amenity impacts with other nearby dwellings as the site is well screened with existing perimeter walls and planting and set well down and away from neighbours, therefore there will be no issues of privacy loss.
- 3.12** The existing boundary remains unaltered and is fully screened near concealing the entire property (existing and proposed) from view except for points of access.
- 3.13** Private garden space for the cottage do not alter and is generous and within the immediate proximity of the whole property. This style of terrace cottage is able to maintain its rights of access to the rear.
- 3.14** The cottage is set within its established residential settlement enjoying good passive surveillance. The development will incorporate appropriate crime prevention measures, including robust boundary reinforcement, low level security lighting, window locks etc.
- 3.15** Overall, we consider that neither the setting, nor the Conservation Area character will be harmed by the proposals. Its high-quality architectural design and its sustainability will ensure that relevant statutory tests can be satisfied.

4.0 SCALE

- 4.1 The building group will not alter greatly in terms of scale, visually all changes are at the rear in the shadow of the adjoining property to the north west. The proposals reflect the existing spacious site and are subservient to the cottage. The property is set well back from the access. The height of the buildings remain unaltered and do not increase. The scale is restrained and well-proportioned within the sites landscape, sitting harmoniously within its established boundary .
- 4.2 There will be no adverse impacts upon neighbouring dwellings in terms of loss of sunlight / daylight. By design the proposals will relate well to neighbouring buildings and will not cause privacy loss or result in overlooking.
- 4.3 There will be splendid amenity space and no loss in the quantum and quality of open space as a result of the proposals.

5.0 LANDSCAPING

- 5.1 No trees or hedgerow are to be removed as a result of the proposals, however existing trees and planting will be protected as necessary during the construction phase following good practice guidelines.
- 5.2 The existing boundary walls to the property will essentially remain unaltered as a result of the works except for those areas referred to elsewhere.
- 5.3 Localised terraced areas of natural stone have been designed to reduce the impact of unbroken hard landscaping; all are illustrated upon the drawings.
- 5.4 The existing garden landscaping layout will remain unaltered except for local ground remodelling as reflected within the application drawings.
- 5.5 The site is not in a flood risk area and surface water run-off from the development can be managed in a sustainable way by means of drainage to soakaway or if required, a purpose designed SUDS.

6.0 APPEARANCE

- 6.1 The National Planning Policy Framework (NPPF) emphasises the importance of good design in the planning process. **Good design** - the guidance states this is a key aspect of a sustainable development, is indivisible from good planning and should contribute to making places better for people. **Inclusive design** - the guidance emphasises going beyond the mere architectural and visual appearance of buildings where it should also ensure connectivity between people and places and integration of new development into its natural or built surrounds. This has been achieved within our proposals.
- 6.2 The external appearance of the Historic building remains essentially as existing. Vast improvements to the form and aesthetics at the rear have been proposed focusing toward the South/West which is fundamentally rebuilt with a watchful eye on the aesthetic design. All such interventions are to be based on existing design and precedent.
- 6.3 External alterations/repairs will be carried out seamlessly in close matching materials & construction techniques. All proposed doors will be made of timber with a traditional paint finish. Existing patterns and styles will be recreated to ensure that the external appearance remains sympathetic and in keeping with its current architectural aesthetics.
- 6.4 The proposals will remove and reverse C20s alterations and additions which have been introduced and re-invigorate the property with an elegance and proportion appropriate to its standing to provide a high quality Home.
- 6.5 The Extension will see new high quality timber windows and doors replacing the poorly designed 1970's fenestration with a very clean and high-quality visual aesthetic whilst enabling excellent thermal, solar and ventilation control.

7.0 ACCESS

- 7.1 The building lies within an existing established settlement area within close walking and/or cycling distance of good local services and with links to public transport services to more distant destinations.
- 7.2 The property has no existing vehicular access.
- 7.3 The building is established within its historic conservation location therefore the opportunity for adaptation of the fabric for disabled use is necessarily limited. However the following works provides the opportunity to provide a suitable level access and appropriate inclusive facilities throughout the ground floor.

8.0 UTILITY ASSESSMENT

8.1 As an existing property electricity and water are already provided to the property.

8.2 Surface water drainage from the buildings is planned to be disposed of via existing sustainable means (unaltered).

8.3 Foul water drainage is proposed to be via the existing system.

9.0 CONCLUSION

9.1 The proposed work to the rear of the cottage will “rectify” some basic workmanship, which have been added to the fabric of this property over the last 60 years or so, and at the same time provide accommodation that can meet modern home working expectations .

The exterior of the historic building will be conserved. The essential historic and Architecturally significant elements of the interior will also be conserved and the context of the whole will be enhanced by the considered alterations to the remaining non-critical fabric.

The historical qualities and proportions of the whole will be respected and preserved whilst otherwise underused, dated and out of place spaces will be extended and improved thereby preserving the whole for the future.

Overall, it is considered that the submitted application is in compliance with National and Local Plans and we believe that full planning permission should be granted.

PAUL BANCROFT ARCHITECTS
December 2023