

Seabrook Design Limited

Bulwick Bakery,
Main Street,
Bulwick
Northamptonshire
NN17 3DY

SEABROOK

D E S I G N

B U I L D

Design and Access Statement

Planning Application: For the removal of existing Collyweston stone tiles, and replacement with Blue Slate tiles. For the replacement of existing single glazed timber casement windows with double glazed uPVC casement windows.

112 West St, King's Cliffe, Peterborough PE8 6XA



1. Introduction and Brief

1.1. This Design and Access Statement outlines the proposed replacement of Collyweston Roof tiles with blue slate roof tiles and the replacement of rotten timber single glazed casement windows with double glazed uPVC casement windows at 112 West Street, Kings Cliffe. The aim of these alterations is to enhance the longevity, energy efficiency, and aesthetic appeal of the property while not in detriment to its historical character and setting.

2. Site Context

2.1. 112 West Street is a residential property situated within the historic context of Kings Cliffe. The existing Collyweston Roof tiles and timber casement windows contribute to the heritage of the area, and any modifications must be carried out with sensitivity to the local vernacular.

2.2. Below is an ordnance survey plan showing the site boundaries in red.



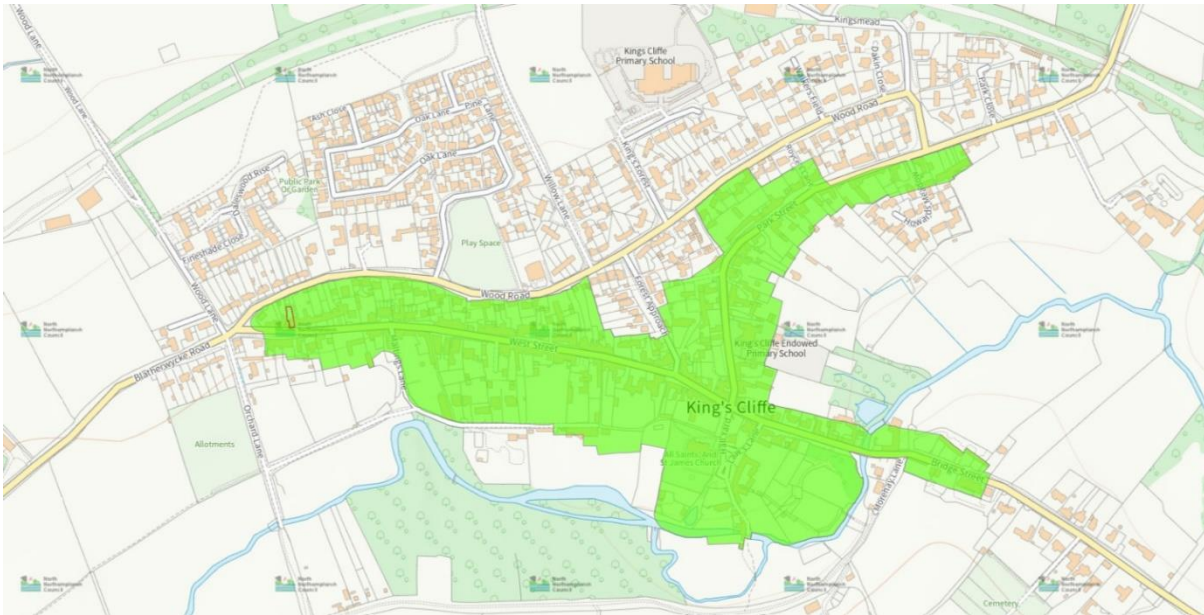
2.3. In Saxon times King's Cliffe was a royal manor and the centre of a royal estate which later formed the basis of Cliffe Bailiwick in Rockingham Forest. A "swanimote" or forest court with legal and administrative functions was held here until about 1690. Charters for a market and fair were granted in 1249. In 1462 a fire damaged a hundred houses. In the 18th Century the Laws were one of the principal families in the village and William Law established a library, school and almshouses. The Parish Church dates from the 12th Century and the village still retains many buildings originating in the 17th and 18th Centuries. Within the Parish there are 81 entries on the statutory list of buildings of special architectural or historic interest. King's Cliffe has expanded in size over the last century with the development of both public and private housing.

King's Cliffe is an important centre for other smaller villages nearby and has a variety of services and facilities including shops, post office, public house, doctors' surgery and primary and middle schools.

The village stands to the north of Willow Brook in pleasant, undulating countryside. It is about midway between Corby and Peterborough. West Street and Park Street contain many buildings from the 17th and 18th Centuries and are mostly within a designated Conservation Area. Wood Road contains more modern local authority and private housing development. The village environment has benefited in recent years by the relocation of a transport depot which was based in Park Street.

The general form of the village and the range of facilities available, gives scope for additional development to be accommodated. King's Cliffe is, therefore, classified as a Limited Development Village as described in policy H10.

2.4. The below image shows the area of Kings Cliffe that falls within the village conservation. 112 West Street falls within the village conservation area. The site boundary is shown in red.



2.5. The following image identifies local listed buildings and historic assets marked with black dots. The closest of which is 63 West Street; an early C17 grade II listed building, restored C20. Listing reference TL0023697216.



3. Proposed Changes

3.1. Replacement of Collyweston Roof Tiles:

The existing Collyweston Roof tiles, while possessing historical significance, have shown signs of deterioration over time. The proposed replacement with blue slate roof tiles aims to maintain the traditional appearance of the property while providing increased durability and longevity. Blue slate tiles have been chosen for their aesthetic compatibility with the local context and their feasibility for replacement and maintenance.

This change aligns with the overarching goal of preserving the historical character of the property while ensuring its resilience against environmental factors. The replacement will be executed by skilled craftsmen well-versed in heritage roofing techniques to ensure a seamless transition and minimal disruption to the property.

3.2. Replacement of Timber Casement Windows:

The current state of the timber single glazed casement windows reveals significant decay, compromising both the structural integrity and thermal efficiency of the property. The proposed replacement with double glazed uPVC casement windows aims to address these issues while adhering to contemporary energy efficiency standards.

The choice of uPVC materials ensures longevity, low maintenance, and improved insulation. The design of the uPVC windows will closely mimic the original timber windows, preserving the traditional aesthetic of the property. This alteration not only contributes to the conservation of energy but also enhances the overall comfort and liveability of the dwelling.

112 West Street is a rented property with Tenant in-situ. Therefore there is a requirement for the property to achieve an adequate EPC rating of at least band E, and for the tenant to occupy the property in a comfortable and weather protected condition.

3.3. Window and Tile Examples

Below are example images of the uPVC window and slate tile intended for use at 112 West Street. The window example demonstrates an effort to achieving an appearance to match the existing window.



4. Preservation of Heritage:

4.1. Great care will be taken during the implementation of these changes to ensure the preservation of the historical elements that contribute to the character of the property. The replacement materials have been selected with consideration for their visual compatibility with the existing context, and the craftsmanship employed will be of a high standard to maintain the overall architectural integrity.

5. Access and Construction:

5.1. The construction process will be conducted with minimal disruption to the surrounding environment. Adequate measures will be put in place to ensure the safety of both the property and its occupants during the construction phase. Any necessary access points will be clearly defined, and efforts will be made to mitigate noise and dust. Scaffolding required for the roof works will be located on pavement, and correct measures will be undertaken to ensure safety of foot traffic and vehicle traffic.

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6. Conclusion:

- 6.1. The proposed replacement of Collyweston Roof tiles with blue slate tiles and the replacement of timber casement windows with uPVC windows at 108 West Street, Kings Cliffe, represents a careful balance between heritage preservation and contemporary efficiency. These changes aim to secure the long-term viability of the property while respecting its historical context and contributing positively to the preservation of local architectural heritage.
- 6.2. The immediate opposite properties of 112 West Steet, being 71 and 75 have both been roofed with a blue slate tile. Number 77 has a blue slate tile with uPVC windows and door. A few doors down at number 66, the bungalow has a concrete roof tile with uPVC windows and doors. Number 116 is an old stone cottage, with blue slate tiles and uPVC windows. Due to a number of neighbouring properties having updated roof tiles and windows, we believe this sets a clear precedent for the heritage impact of updating 112 West Street. With this consideration we believe the application to update the roof tiles and windows at 112 West Street, is fair, not disturbing of the local street scene and should be granted permission.