

Georgian Rectory, Northants.

Budget: £1 million
Completion: 2009

This late Georgian / Regency rectory is a Grade 2 listed building from the early 19th c. There have been significant changes over the years in the form of later extensions and outbuildings, as well as internal alterations. Fortunately, these have not affected the general layout of the original House. These changes have since overshadowed connections between the Garden and smaller original Rectory. In addition, the house has suffered from lack of maintenance and required substantial repairs. The work taking place seeks to address these issues and bring the building into modern family use. New openings in the service wing help to re-establish physical and visual connection with the Gardens and will bring light into areas that have long been under-utilised.

The existing 1950's Garden/Games room has been substantially upgraded and is now linked to the Kitchen wing with a light glazed structure, bringing the garden area back into the house. The redundant Game Larders have also been renovated to form a new Study. Additional work involves creation of a new

Coach House to replace 1960's carports, and formation of a new Swimming Pool pavilion behind the existing historic garden walls and opening up into the walled gardens.

Services Provided

Jeffrey Keays Associates provided full architectural services for the design, and we have been successful in the negotiation of 7 separate Planning and Listed Building consents for the work.

Images

- 1 Garden Room showing lantern and reflection of glazing to garden
- 2 View showing restored garden elevation
- 3 View showing glazed link and refurbished Games Room with new bay window
- 4 Proposed Pool building concealed behind historic garden walls
- 5 Recreated fanlight previously lost

