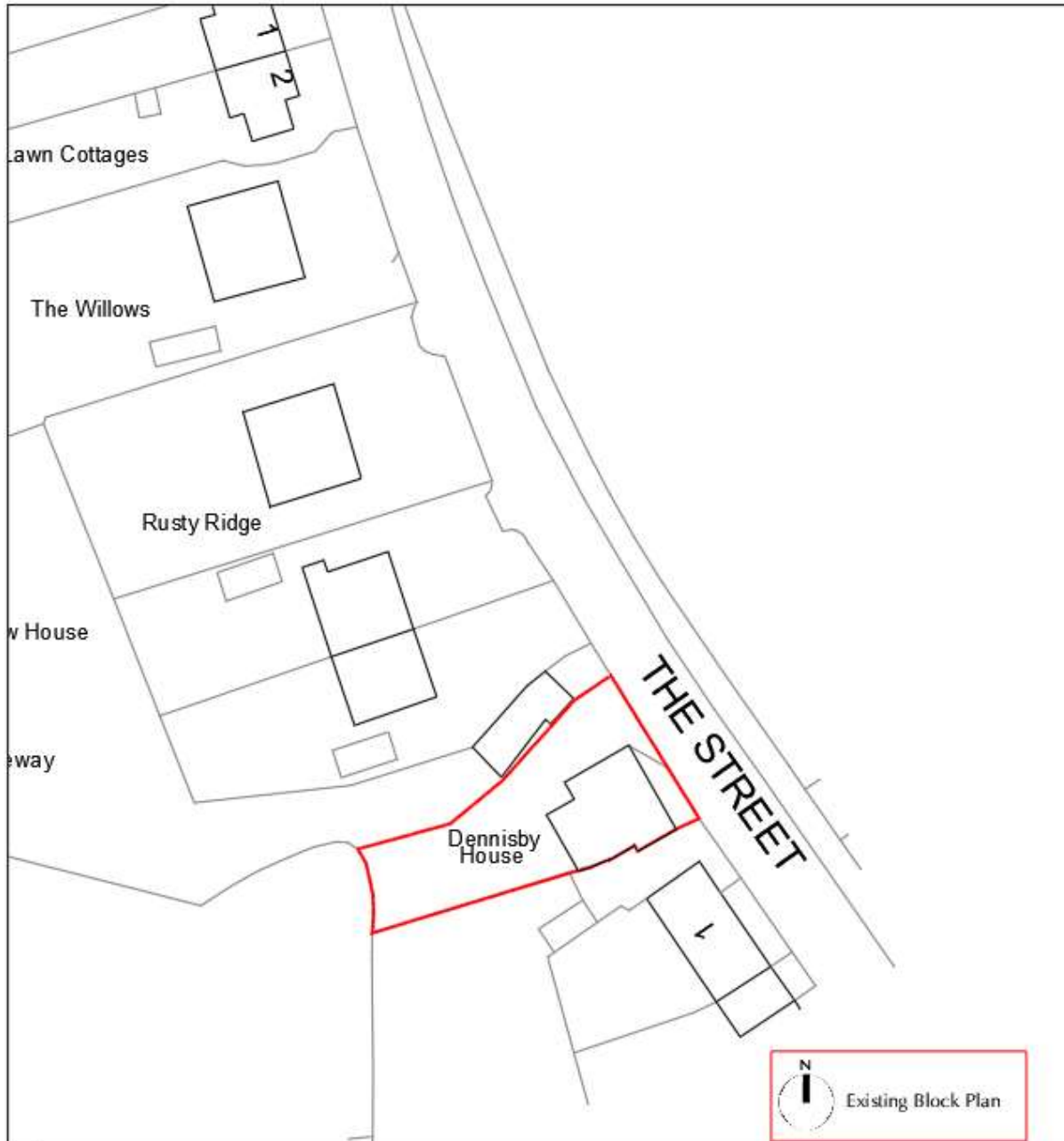


Heritage, Design & Access Statement –

Dennisby, The Street, Swanton Novers, Melton Constable NR24 2QZ  
Location.



Introduction

This application seeks Planning Permission and Listed Building Consent for a Single Storey extension and gable roof alterations affecting modernised and previously altered parts of the house and associated minor alterations.

## Listing Details:

### Grade II

*House. c.1840. Red brick, red pantiles. 2 storey, 3 bays. 2 ground and 3 first floor sashes with glazing bars. Central wooden doorcase with fielded architrave and reveals, console brackets, 6 part panel door with 2 panels glazed. All openings under flat rubbed brick arches. 2 gable end stacks, outshut rear of 2 storeys.*

*Listing NGR: TG0209331863 (TG 03 SW SWANTON NOVERS THE STREET 3/91 Dennisby House.)*  
<https://historicengland.org.uk/listing/the-list/list-entry/1049233>

## Description of the house

The application site is located on the west side of The Street, Swanton Novers, Melton Constable.

Dennisby House, is Listed Grade II. It was originally built as fairly modest detached villas circa 1840. Behind the original wall and shrubs the house still presents an elegant front façade to the street.

The later conservatory (and internal alterations) work is astonishingly unsympathetic to the original Edwardian architecture. The front facing rooms at ground and first floor level appears to still be in the same proportions as originally planned, and this is to be retained as much as is practicable. The rear 'outshut' element has been compromised over the years and little of the original internal fabric remains. Externally, the 'outshut' remains largely intact. The windows to the rear and the side of the property are poor later additions. The below images show the existing kitchen and bathroom within the 'outshut', showing that there is no original internal fabric left.



## Statement of need

The house has been recently purchased by the applicants and, before moving in, they wish to make minor alterations to suit their lifestyle. The main work is the creation of a kitchen/dining/living area at the back of the house. Such a space is at the heart of a modern family home and an essential requirement for single family use. In addition to the kitchen alterations, the roof at first floor level is to be altered such that the rear facing bedroom is more appropriately sized, and providing a study room in addition.

Other proposed works may be summarised as minor alterations to the services and redecoration, a tidying-up and freshening-up before the applicants move in. Please note stripping out certain modern elements such as carpets, the kitchen, ceramic floor tiles, modern cupboards and some modern services appears to have been carried out before the applicants purchased the property.

The ground floor has a WC directly accessed off a cold and dilapidated conservatory which is not practical.

Main issues with the house as it exists:

Insufficient dining space: In this family's case there is, on occasion, a need to entertain people regarding work etc. The dining space (currently in the kitchen) is too small.

Insufficient bedroom provision: The existing bedroom is poorly lit and badly proportioned. The proposal rectifies this with a suitably sized single bedroom to the rear, with sash window set to increase the light in the room.

Insufficient bathroom provision: As it exists, there is one poorly arranged bathroom for the house, set into the sloping ceiling of the 'outshut' element. The proposal rectifies this with a suitably proportioned bathroom and ensuite, together with a better WC at ground floor.

## Relevant Planning History

PF/18/1183 & LA/18/1184

Dennisby House The Street Swanton Novers Melton Constable NR24 2QZ

*Demolition of outbuilding and rear conservatory and erection of single storey annexe and attached canopy, insertion of two first floor rear dormer windows and single storey rear extension*

Approved

A/19/2000 –

Barn At The Rear Of Dennisby House The Street Swanton Novers

*Demolition of outbuilding to allow for creation of vehicular access / Barn At The Rear Of Dennisby House The Street Swanton Novers*

Approved

## The proposals in relation to Heritage Impact

A new single storey rear extension to Dennisby House in place of the existing conservatory.

*Heritage Impact: The works at ground floor will affect only modern construction. The characters of the two rooms which will be united are entirely modern and it may be argued that a larger, open space is more in keeping with this character. This alteration was agreed under the previously approved scheme PF/18/1183.*

A double gable extension at first floor to provide additional bedroom and study provision. This element is set back from the 'outshut' profile clearly delineating the extended part, and retaining the side elevation form of the original house.

*Heritage Impact: The character of the first-floor room affected are entirely modern in their interior finishes and fabric. The external character of the property is maintained by retention of the outline of the original building, and the inseting of the gable extensions. These are arguably more appropriate additions to the dwelling than the flat roof dormers previously approved. See images opposite It will provide improved ground floor living accommodation and an improved first floor bedroom layout.*

A new door is proposed to the side elevation (north) of Dennisby House to improve the appearance of the side elevation

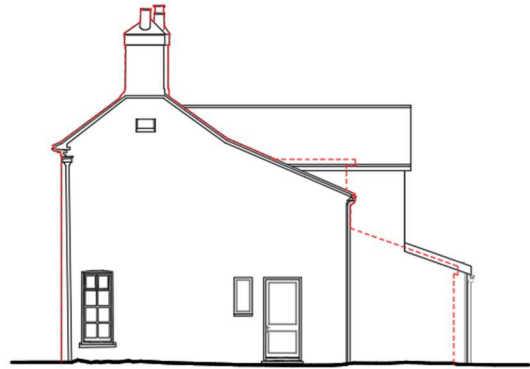
*Heritage Impact: None. The proposed door balances the 'outshut', there is a large existing window to the existing dining room which dominates this elevation. This alteration was agreed under the previously approved scheme PF/18/1183.*

The current Kitchen will be opened up into the newly extended space. This will allow freedom of movement on the ground floor, and improve the quality of the space.

*Heritage Impact: The works will affect just one wall to the rear which appear to be a modern construction. The characters of the two rooms which will be united are entirely modern and it may be argued that a larger, open space is more in keeping with this character. This alteration was agreed under the previously approved scheme PF/18/1183.*



(As previously approved Side and Rear Elevations see 2897(03)002 for more info)



(Proposed Side and Rear Elevations see 2897(09)002 for more info)

Underfloor heating will be installed into the Kitchen.

Heritage Impact: None, affects only modern finishes.

The rear to the first floor is to be reorganised internally.

Heritage Impact: None.

Some sanitaryware is being moved in order to make the bathrooms more coherent.

Heritage Impact: None, all work is connected with modern services. Where services are re-routed they will run in discreet and hidden locations which do not harm any part of the original fabric.

The house is in need of minor repairs, damp treatment and redecoration. The detailing will match with existing. All materials will be in keeping with the existing, and in the original design.

Heritage Impact: None.

Other positive heritage items of note:

- The main street frontage of Dennisby House will not be altered.
- The rear elevations of the scheme will not be visible from the street frontage – apart from long distance views along The Street – mainly to the north.
- The new single storey extension present a traditional design composition/approach – using traditional building materials and detailing.
- The refurbishment will use long life, ubiquitous materials that are capable of easy repair in the future.

### **Impact on Neighbouring Amenities**

There is no loss of amenity arising from the scheme - The design of the proposed development and the distance from the neighbouring properties will not lead to an overbearing effect; neither will it lead to overlooking. There will be no loss of privacy due to the position of the proposed windows or rooflights.

### **Design, Character and Appearance**

The design has sought to be in-keeping with the local distinctiveness of the area and to preserve and enhance the character and appearance of the house.

### **Parking and Access**

The size of the plot allows for ample parking for residents. There is no overall loss of parking provision.

### **Trees**

There are no trees that will be affected by the proposals.

### **Inclusive access**

The original building has poor inclusive access which cannot be improved without radical alteration, which would not be in keeping with the house. The existing situation is not made worse by the proposals. An improved layout to the downstairs WC is a benefit.

### **Summary**

The proposals will make the house meet the needs of the applicants. The house will be the right size with the right type of accommodation and services for a modern family. The proposals are wholly in sympathy with the original design of the house and where appropriate.

Granting permission is more likely to ensure the house will remain in use as a single-family house. These are long-term, sustainable proposals which will enhance and protect the house.

#### **RDA Consultant Architects llp**

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