

# DESIGN & ACCESS STATEMENT

## LISTED BUILDING CONSENT APPLICATION

**PROPOSED SINGLE STOREY PITCHED ROOF EXTENSION TO REAR, RE-ROOFING OF EXISTING MONO-PITCH ROOF, REMOVAL OF INTERNAL WALLS, REPAIR OF CORNER OF EXTERNAL WALL, REPLACEMENT WINDOW, INSERTION OF DOOR IN LIEU OF EXISTING WINDOW AND RELOCATION AND REPLACEMENT OF OIL TANK.**

**THE LODGE, IXWORTH ROAD, HONINGTON, IP31 1QX  
FOR MR. & MRS. A. DAVIS.**

### **SPECIAL ARCHITECTURAL OR HISTORIC INTEREST**

A Grade II Listed former Farmhouse, C18<sup>th</sup> and early C19<sup>th</sup>. L-shaped form.

### **SETTING**

Set well back from Ixworth Road, in a semi-rural location outside and to the south of the village of Honington, accessed via a long driveway.

### **FABRIC**

Part timber framed and rendered, part gault white brick. Hipped slated roof. Northern third of front is timber framed and rendered.

### **FEATURES**

The Northern third of front is timber framed and rendered, and forms the gable end of the wing extending to the rear, which was probably the whole of the original farmhouse: the remainder of the front is an early C19<sup>th</sup> white brick addition. A large small-paned sash window with flush frame and flat arch to the south of the central door: to the north, a single-storey canted bay in white brick, crenellated, was added in the mid C19<sup>th</sup>. This has a glazed garden door and two long small-paned sash windows, all in deep reveals. Three small sash windows to upper storey: small panes, flush frames. All the older windows have some panes of crown glass. Central early C20<sup>th</sup> six panelled door. Casement windows at rear of wing, one two light window with rounded heads to lights, and an earlier entrance door, late C18<sup>th</sup>: six panelled, flat hood.

### **PRINCIPLES**

None of the key features of the building are to be affected by the proposals. The setting remains unaltered. The proposals seek to enhance and enlarge the layout and useability of the Kitchen / Utility to allow for better internal flow and practical space suitable for C21<sup>st</sup> living.

### **JUSTIFICATION**

The existing single storey side wing is not an "architectural gem," and impacts significantly on the front elevation, but remains subservient on the rear elevation due to the mono-pitch roof. The existing kitchen is modest and significantly divorced from the main Sitting Room and Dining Room to the far left of the property. The existing Utility Room is also modest for the size of house and cannot be accessed from outside. The existing store accessed from outside, has limited use in the C21<sup>st</sup> century.

The proposals seek to add a single storey predominantly glazed extension to the rear, achieving a single space suitable for Kitchen, Dining and Family Room, with an enlarged Utility Boot Room accessible from outside. The extension will allow greater connectivity and flow between the house and garden. Minor internal alteration and fenestration amendment is required to achieve this. The external corner of the external wall will be required to be rebuilt due to structural failure. The oil tank will need to be repositioned and replaced to improve the setting and meet OFTEC Regulations. The existing mono-pitch roof will require to be re-roofed with natural slate in lieu of the existing red clay pantiles which are not suited to the existing shallow roof pitch which is progressively leaking.

### **MITIGATION**

The appearance of the property from the front and sides will predominantly remain unaltered. The proposed extension is subservient, does not project beyond the rear wing of the existing building and is predominantly glass, and therefore "somewhat invisible." Therefore there is no significant visual impact.