

Emily Brown Architectural Design Services

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Planning Department  
North Northamptonshire Council  
Cedar Drive  
Thrapston  
Northants  
NN14 4LZ

7<sup>th</sup> September 2021

Dear Sirs,

Re: Demolition of brick lean-to additions to rear; replace single storey rear extension with mono pitch roof w/ flat roof area and low decorative railing. At 28 West Street, Kings Cliffe, Peterborough, PE8 6XA.

Design and Access Statement.

The main property 28 West Street is situated approximately 12 meters back from the Street. The house is Grade 11 listed circa 1845 and is constructed from local square coursed limestone with grey slate roofing over, attached to the rear of the property are brick painted lean-to single storey additions. Timber painted sash windows and timber doors.

The site is situated within the conservation area of the village along West Street, mainly comprises of older stone properties some of which are Grade 11 listed, constructed from stone with collyweston or blue slate roofing tiles.

It is proposed to remove the brick additions to the rear (north) elevation of the property and rebuild another single storey rear extension of the same proportions. The proposed utility room will be accessed via the existing kitchen door, sunroom from the existing dining room French doors and shower room from hallway existing door. There will be no need to alter the fabric of the main listed building. The roof will be a grey slate mono pitch until the section above the shower room, this section will be partly flat roof to accommodate the feature window on the first floor landing. It is proposed to add decorative railings around the flat roof area, this is for decorative purposes only it is not intended to use the flat roof area as a balcony. Walling materials are proposed coursed limestone and windows area to be timber painted as existing. Dimensions of the proposal are 2.8m x 9.50m with a ridge height of 3.4m.

Should you require any further information please do not hesitate in contacting me.

Yours sincerely

Emily Brown