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

24th August 2021

Dear Sirs,

Re: Proposed Single storey rear extension to 28 West Street, Kings Cliffe, Peterborough, PE8 6XA.

Heritage Impact and Justification Statement

Introduction

The property is located within the conservation area in Kings Cliffe, it is a Grade II Listed property (details below).

NUMBER 28 AND ATTACHED STEPS, 28, WEST STREET

The building or site itself may lie within the boundary of more than one authority.

District:

North Northamptonshire (Unitary Authority)

Parish:

King's Cliffe

National Grid Reference:

TL 00605 97209

Details

*KINGS CLIFFE WEST STREET TL0097 (North side) 12/144 No.28 and attached steps GV II House. Dated 1845 for William Cunnington. Squared coursed limestone with ashlar dressings and Welsh slate roof. 2-unit plan with lean-to additions. 3 storeys with cellars. 3-window range. Central, 6-panelled, door with rectangular fanlight, has moulded stone eared surround and flat-stone hood, with brackets. 6-paned, unhorned, sash windows with moulded stone eared architraves enclosing plain aprons, below ground floor and first floor windows. Window reduce at second floor. Horizontally channelled ashlar plinth with 2 boarded cellar windows. Rusticated quoins and raised band between ground and first floor. Ashlar end stacks, one with datestone. Flight of steps to front door, with horizontally channelled ashlar side walls. Lean-to extension to left has C19 casement window under wood lintel. Rear elevation has C19 casement windows and arch-head stair window. Interior: hall noted as having staircase with stick balustrade, rising around a narrow open well. William Cunnington was a local Coal Merchant, Maltster, Miller and Brewer. (RCHM: An Inventory of Architectural Monuments in North Northamptonshire: 103)
Listing NGR: TL0060597209*

There are also properties in the immediate area that are also Grade 11 listed; 30 West Street, 26 West Street, 22-24 West Street, 20 West Street, 18 West Street and The Maltings. This street in Kings Cliffe is predominately older properties built from local limestone, with grey slate or Collyweston roofing slate characteristic of the area.

The Site

28 West Street is set back some 12 meters from the road behind a cut stone wall with a double gate giving access to front drive and parking, there is also a pedestrian hand gate. The front garden is laid to lawn with borders and gravel drive, the rear garden is also lawned with shrub borders.

The Proposal

The proposal is to remove the two rear lean-to additions to the main house and replace with a similar proportioned extension. Both of the elevations are constructed from 9" brickwork and grey slate roof tile added C1900, both suffer from damp and poor ventilation. The new proposal will extend across the rear elevation to allow for a shower room, sun room and utility room. The rooms will be accessed from the main dwelling through existing doorways, essentially the proposed new layout replaces that of the existing. No alteration to the internal fabric of the main dwelling will be required.

Scale

The width of the proposal will be 9.5m and the depth 2.8m with a roof height of 3.4m.

Appearance

The building will be built from coursed limestone walling, grey slate roofing and timber painted windows. The roof is to be a mono pitch, with flat roof area below feature arch window to have low decorative railing. Black cast rainwater goods to match existing house.

Access

Existing pedestrian and vehicular access from West Street to remain unaffected.

Landscaping

Landscaping and garden area to remain unaffected and made good where necessary.

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

Yours sincerely

