

PROPOSED GLAZED REAR EXTENSION

HERITAGE STATEMENT

General.

Number 3 Larkins Lane is Listed Grade 2 and sits within a Conservation Area.

It is Listed as having been built as a single storey building in the early part of the 18th Century. The first floor was added in the early part of the 19th Century and there was evidence of a passageway going through the house to the rear garden.

Nos. 1,2 and 3 form a cohesive group of stone buildings and were owned at some time by the owners of The Grange on the Eastern side of Larkins Lane.

The original walls have experienced severe distress over the years. Steel ties have been put in place through the building to prevent further "spread" of the walls. A large buttress on the northern gable fulfilled a similar purpose until this was replaced by a garage extension with a structural floor designed to take the lateral loads.

Objective

The property lacks a room large enough for more than two people to sit and eat a meal in comfort.

Every property, even in a Conservation Area, needs to conserve energy and reduce carbon footprint. Small steps can be made by allowing for electric vehicle charging and better thermal insulation.

Aims

- 1) Provide a suitable Dining Area near to the kitchen
- 2) Install electric vehicle charging point
- 3) Preserve integrity of Listed Building

Design Solution

Adding a glazed extension to the rear, west-facing elevation will provide a simple dining area as an extension to the compact kitchen. By modern day standards a room 3.0 x 3.520metres is a small dining room. However, taken with the kitchen it would give adequate room for a couple, or small family, to cook and eat in relative comfort. It will give a room size that will be compatible with the rest of the house.

An all glass design has been chosen:-

- a) Because of its minimal visual impact on the walls of the listed building; the glass will be low iron for greater transparency
- b) To avoid permanent structural intrusions into the fabric of the Listed Building
- c) To allow a reversal in the future if circumstances change
- d) To allow views over the rear garden not currently available to the house
- e) The addition of a glazed extension offers a protected space to the ground floor of the house which will give a modest improvement in thermal performance.

A wall-mounted electric charging point of 350mm diameter will be installed at the garage door. This will not be visible from Larkins Lane.

Effect On The Listed Building

The extension will sit between the kitchen and garage walls (both recent additions) to the rear of the property and will not project beyond the existing walls.

No changes will be made to the front elevation, nor the north or south elevations

All single glazing to the property will stay, in order to maintain the integrity of the external appearance. Original masonry walls will remain untouched

As a result, the proposals will have no deleterious effect on the heritage value of the property.

Effect On The Conservation Area.

With no work proposed or anticipated to the north, south or east elevations, the proposals will have no negative effect on the conservation area.

An unseen and beneficial effect will be experienced over the years by the reduction in carbon generation and the minor improvement to air quality.

Conclusion.

The objectives of the proposals will be achieved by improving the usability of the property and by minor improvements to the energy efficiency of the building.