

DESIGN & ACCESS AND HERITAGE STATEMENT

To support application for the proposal at 12 Church Street, Barford CV35

8EN

9.3.22 Rev -

INTRODUCTION

This statement forms part of an application to support the approval for the proposed rear extensions and alterations to No. 12 Church Street. The building is not a listed building or listed on Heritage England website, however is located within the Conservation Area of Barford. The end of terrace property is located on the terrace to the South side of Church Street with the rear elevations facing tall and dense mature trees. The three of the terraced houses built at the same time have slight variations but generally share the same massing and building line; light red imperial brick with a Suffolk bond to the frontage and brick detailing. Various two and single storey rear extensions to all the properties in the terrace.



Photograph of the front elevation of the property



Photographs of the rear elevation of the property



Photographs of the rear elevation of the property

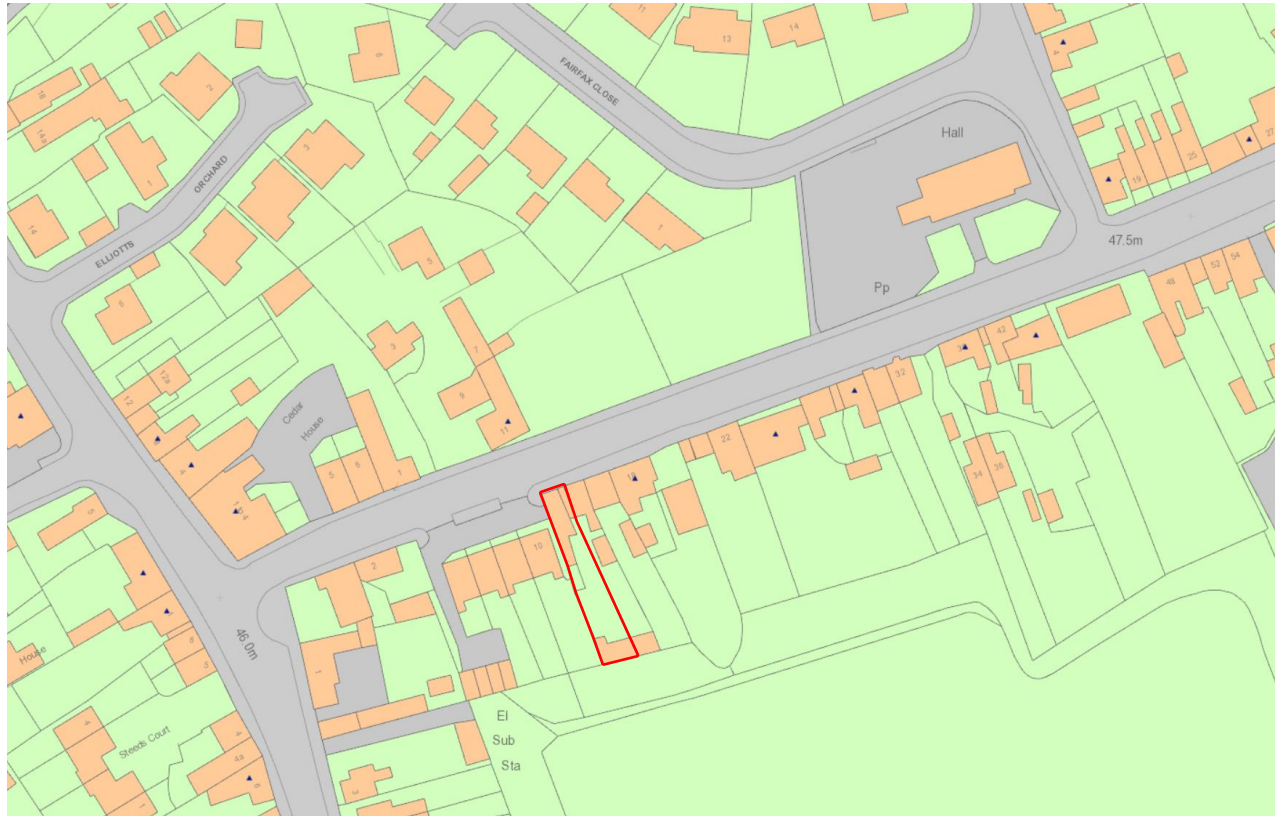


Image showing search for Listed Buildings (triangular symbols identify the nearby Listed Buildings) on Historic England website. Listed Buildings close to the application site
 Grade II listed Gables Cottage (No.11) and further along the terrace, built before the Victorian Terrace Grade II Listed Sun Cottage (No.18).

THE BUILDING AND PROPOSAL

The property is built in the light red imperial brick with a slate roof, brick header arched windows with white UPVC windows. Previous single storey modern extension to the rear painted white and flat roof. The applicant is keen to improve the layout to achieve a more functional kitchen dining space to the rear and improve the natural light levels to the rear reception room.

Existing

- Predominantly brick on the main house with low segmented arches over the rear windows and doorways. and painted brick extension.
- White UPVC casement and windows to first and ground floor.
- Slate roof tiles.
- The modern extension extends into the garden, in which the building line of the single storey and side wall are to be retained.

Proposed

- Consideration has been given to reduce the impact of the proposal, by using matching bricks and the roof tiles from the existing roof, low eaves height and providing a notional step in the rear elevation to emphasise the characteristic of the courtyard for this age and style of property.
- Contemporary glazing to roof and rear facing elevation.
- retaining side access by aligning new footprint with the existing

- Introducing a rectangular (dog-legged rear wall) footprint to the proposal

The solid side wall has been sat lower than the 2m LPA guidance for Conservation Areas, which allows the roof geometry to be extended out at the same pitch.

The two storey extension element allows the enlargement of the existing three bedrooms, the number of bedrooms will not change.

Mitigation of Impact

The minor alterations proposed are designed sensitively. The glazing is contemporary in nature and the proposal has been designed to be subservient to the existing dwelling, being setback and glazed the side return is easily distinguished from the existing property. The increased glazing follows the LPA guidance and also provides significantly more natural light to the spaces; also provides the applicant with a contemporary style and outlook from their open plan kitchen dining space.

Planning History

None shown to the planning portal.

ACCESS

Pedestrian and Vehicular Access to the property will remain as existing. Levels are to match existing.

LAYOUT

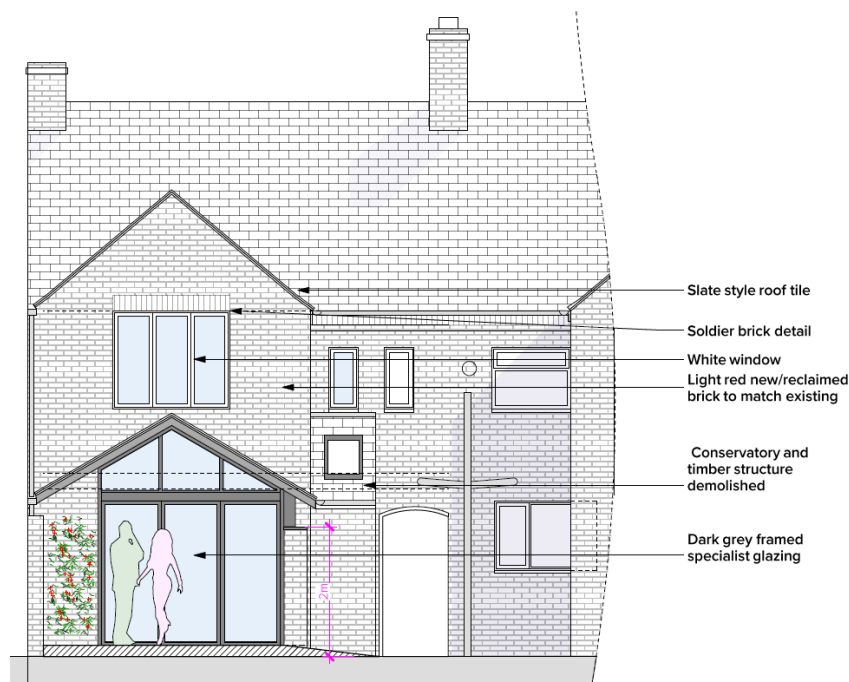
The existing arrangement is generally maintained, with the addition of space by extending the kitchen / dining space making the building more usable for a family.

SCALE/APPEARANCE

The proposed extension maintains the quality exterior finishes as the existing, with exterior details to match the existing building; the two storey extension takes a subservient position against the existing.

LANDSCAPING

No significant changes.



5 Rear Elevation - South Facing
PL-3 SCALE: 1:50

CONCLUSION

The proposal seeks to obtain planning permission to erect a two storey rear extension and add to existing rear single storey extension to form a larger kitchen/dining room and side window.

The design will be finished in materials to match the existing property and will not compete with the original architectural features of the building.

The size of the new extension is low profile and small in scale in comparison to the two storey house, being subservient in its form and appearance to the main property.

The proposal seeks to implement high quality materials to match the existing property and provide a contemporary extension to complement the existing, not a pastiche of the old features but an easily defined modern alterations.

The step back to the rear side proposal is significant in size to retain the courtyard characteristic expected within the Victorian 'terraces' such as Church Street.

We consider the design to be in-keeping and sensitive to the materials on the house and within the area. The rear extension to the rear has little to no impact on the conservation area.

This report was written by J.M Darcy BArch March RIBA
For and on behalf of Darcy Architects Limited

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