

## DESIGN AND ACCESS STATEMENT

57 Church St Easton on the Hill, Stamford PE9 3LL

Prepared by STAMFORD ARCHITECTURAL DESIGN



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## 1.0 INTRODUCTION

This Heritage, Design and Access Report is written in support of a householder planning application for the extension of an outbuilding at 57 Church Street. These works are proposed to improve the use and amenity of the home. A full list of the proposals is contained within this report, and they are illustrated on the accompanying submission drawings.



Figure 1. Location of 57 Church Street within Easton on the Hill, Stamford



Figure 2. Number 57 on Church Street

## 2.0 EXISTING BUILDING AND THE SITE

### 2.1 The Site

57 Church Street is a detached 3 bedroom house and outbuilding on a residential street in Easton on the Hill. Easton on the Hill is a village close to Stamford within East Northants.

### 2.2 Heritage Context

The property is not listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest, however, there are properties within the immediate vicinity that are. The property is located within Easton on the Hill Conservation Area. The buildings in the locality are residential and of distinct architectural style.

### 2.3 Location, Condition, Importance of Existing Structures

The existing property is an early 19th century detached cottage, with coursed stone and a steeply pitched Collyweston stone roof with dormer windows and gabled ends. The outbuilding is of coursed stone construction with a collyweston roof. The property is hidden off the highway behind number 55 Church Street and accessed via a shared gravel driveway in the gap between 55 and 59.

It has no rear garden and the front of the cottage faces its south garden ie parallel to Church Street.

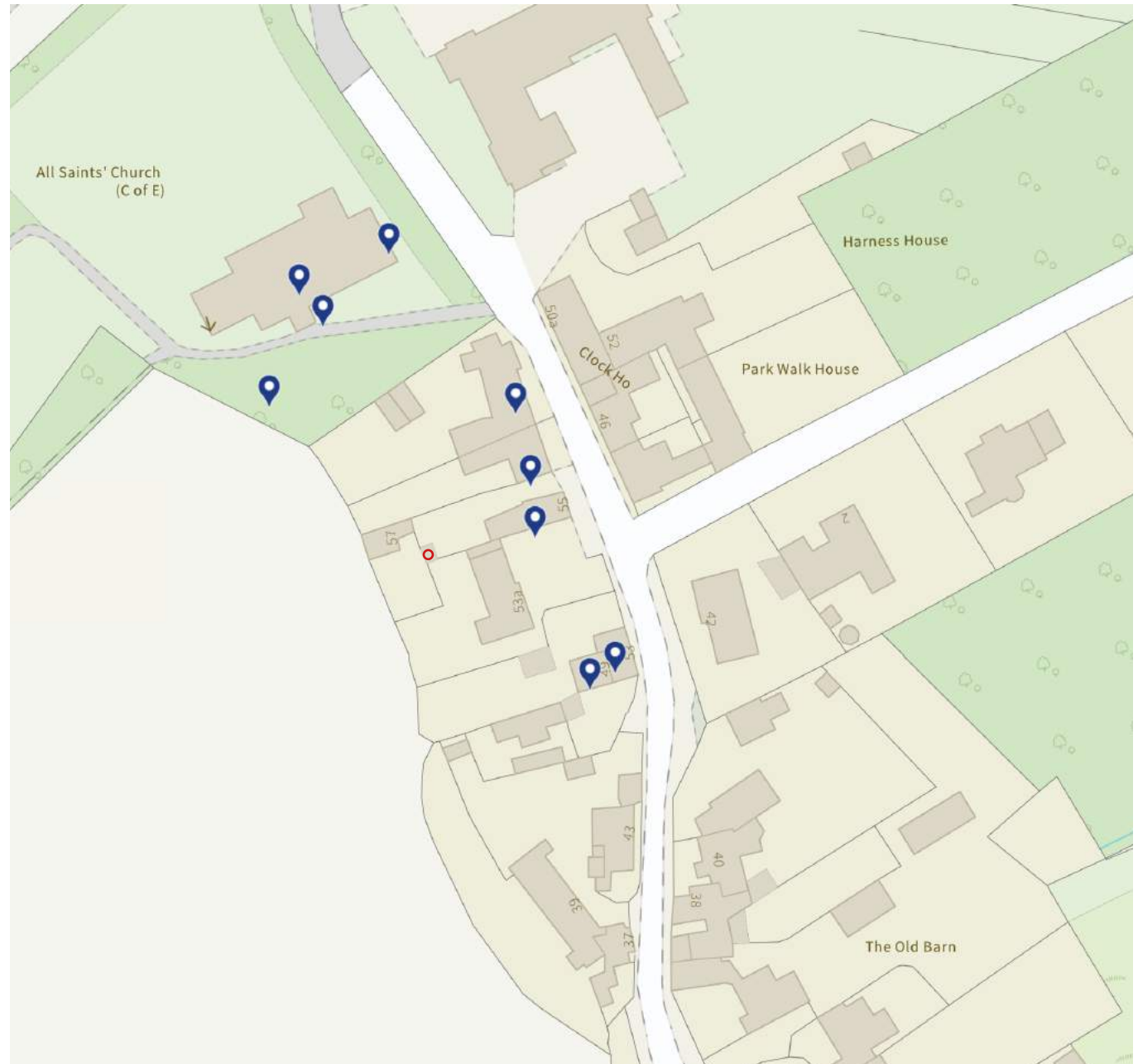


Figure 3. Listed buildings in relation to 57 Church Street, taken from Historic England Website

## 2.4 Character of the Surrounding Area

57 Church Street is located within the Easton on the Hill Conservation Area. The immediate surrounding area is residential and characterised by stone built properties.

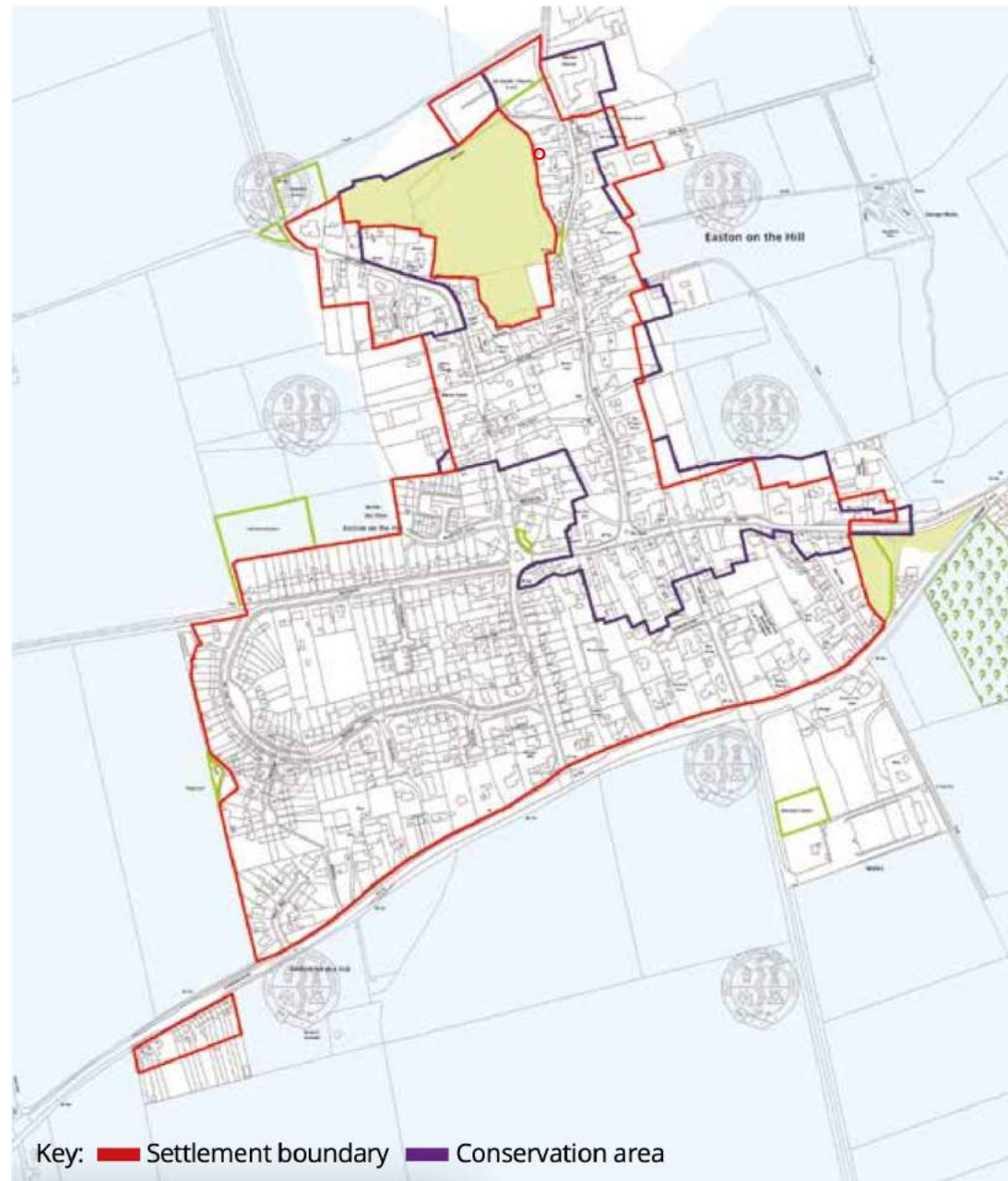


Figure 4. Conservation Area Map from Easton on the Hill Village Plan 2017

## 2.5 Constraints and Considerations

The existing outbuilding is a stone built structure comprised of two spaces. The left hand side of the structure sits below a pitched collyweston roof and is accessed via a painted timber door. The right hand side of the structure is currently bordered by stone on three sides after the original front wall, timber door and flat corrugated roof collapsed after falling into disrepair under previous ownership.

The design of the proposal has been carefully considered to respond to the character of the surrounding area in terms of materiality and is sympathetic to the existing architecture and heritage assets. It seeks to enhance the property by improving the current living condition by providing a utility room.

The proposals will not impact the outlook from surrounding properties. The design principle was for the extension to provide additional space for laundry and storage.



Internal view of right hand space prior to collapse



Outbuilding



External view of right hand space prior to collapse

### 3.0 SUMMARY OF THE PROPOSALS

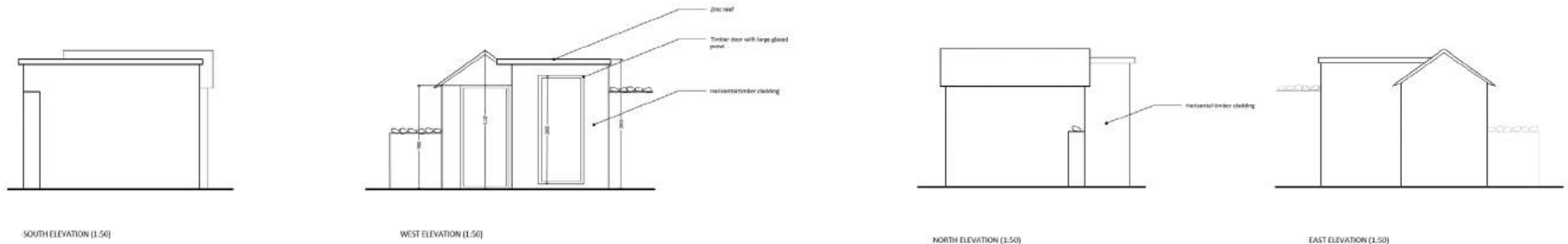
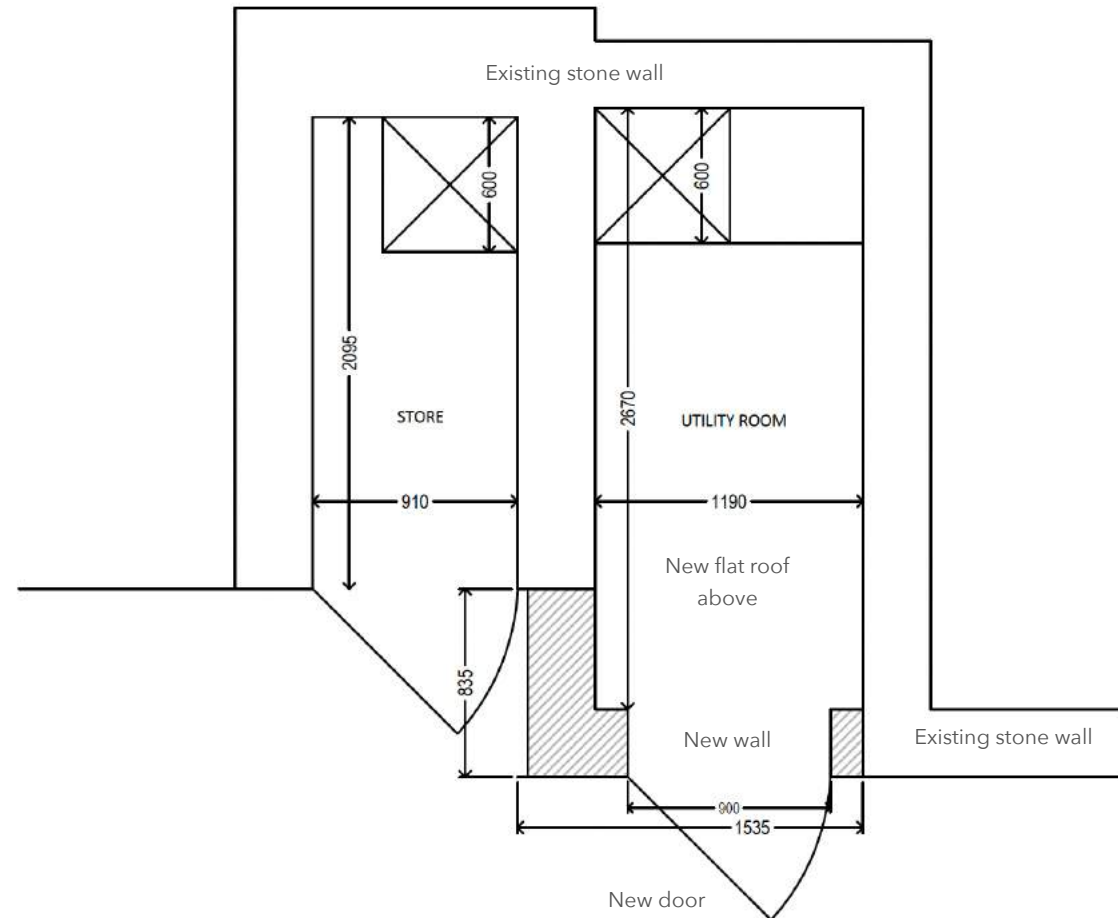
#### 3.1 Summary of Proposals

- Provide new utility room
- New cavity wall with external horizontal timber cladding, aligned with existing adjacent stone walls to front elevation
- New timber door with large glazing panel to front elevation
- New zinc flat roof to proposed utility room abutting existing pitched roof over garden store

#### 3.2 Design and Justification for the works

The house has a small floor area and the homeowner requires additional space for laundry and storage.

Overall, the alterations to the outbuilding are intended to enhance the existing building, improve the quality of the remaining structure and increasing its functionality to allow it to achieve its optimal use as an extension to the family home without any detrimental impact on the conservation setting.



#### 4.0 PLANNING HISTORY

##### 4.1 Planning History

19-01223-FUL - Proposal to add a new front porch

NE/23/01078/FUL - Replacement of existing windows with new double glazed, single frame, timber tilt and turn windows to front side and rear elevations. New bay window and new French doors to front elevation. New roof light to rear elevation.

##### 4.2 Pre-application advice

Pre-application Advice for the proposals was not sought.

#### 5.0 PHOTOGRAPHS AS EXISTING



Right hand side of outbuilding (collapsed structure has been cleared away)



Left hand side of outbuilding (collapsed structure has been cleared away)



## 6.0 VISUAL IMPACT, SCALE AND MASSING

### 6.1 Amount

No demolition is involved.

### 6.2 Layout

A new front wall, door and roof is proposed to part of the existing outbuilding.

### 6.3 Scale

The proposed flat roof will sit below the height of the existing pitched roof.

### 6.4 Landscaping

No landscaping is involved.

### 6.5 Appearance

The materials have been chosen to blend well with the existing building and vernacular architecture of Easton on the Hill. The proposals cannot be seen from the highway by the public. The existing context is unaffected by the proposals.

- External walls - horizontal timber cladding
- Door - Timber with large glazed panel
- Flat roof - Zinc

### 6.6 Historical Setting

The setting within the village of Easton on the Hill does not alter.

### 6.7 Use

The use of the outbuilding as a residential does not alter.

### 6.8 Access

The new door will step up 100mm from the finished level of the garden. The owners right of way over the neighbouring gravel driveway which leads from the

highway to the property is not in the ownership of the client and so cannot be altered.

### 6.9 Historic Impact Assessment

The historic impact within the village of Easton on the Hill does not alter.