

**DESIGN AND ACCESS STATEMENT**  
**AND**  
**HERITAGE STATEMENT.**

**PROJECT :**

**PROPOSED REAR EXTENSION AT  
36 WEST STREET, EARLS BARTON, NN6 0EW**

This Design and access statement / Heritage Statement has been prepared in support of an application for listed building consent and planning permission for the construction of an extension to the rear of the above property.

**The Site**

The property is Grade II listed and is described on the listed buildings register as

34-36 West Street, Earls Barton – Listing number 1294195

Former farmhouse, now 2 dwellings. Mid C18. Regular coursed and squared coursed lias with concrete tile roof. Originally 3-unit plan. 2 storeys. No.34 of 3-window range of C19 casements under wood lintels. Central C19 part-glazed door under wood lintel has wooden porch. Ashlar gable parapets and kneelers and brick stacks at ridge and end. Remains of plinth and string course to left gable. Interior of No. 34 has open fireplace with bressummer, spine beams and part-original roof structure. C17 and C18 panelling reused throughout is said to have come from the Church of All Saints, Earls Barton (q.v.). Late C19 brick extension to front of No.36 is not of special architectural interest.

Listing NGR: SP8494763796

The rear garden is 'L' shaped and extends halfway across the back of No.34 and north behind a barn on Leys road. There are several levels to the garden and an aluminium lean to conservatory at the rear of No. 36. It is not known when the conservatory was erected and it is now in very poor condition.



The existing rear conservatory

Proposal and justification.

The Client would like to replace the old conservatory with a matching stone cavity wall rear extension as per the plans. The extension will measure 3.3m by 5.3m wide and will be 3.16m high. The extension would have a flat roof concealed behind a parapet. There would also be a flat rooflight central to the roof as indicated, and this will also be concealed by the parapet.

The new glazing and will be white stained hardwood with slimlite double glazing.

The existing windows and door to the rear elevation will remain unchanged and exposed to the extension.

The proposal will not be visible from the surrounding buildings and roads with the exception of the upper part of the walls and the parapet.

We believe that the proposed extension will not detract from the architecture of the building.

The proposal will have no heritage impact on the existing building or any of the surrounding buildings. The stone wall and gate between the garden and Leys Road will remain unchanged.

There will be no highway implications.

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15/01/2024