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DESIGN AND ACCESS STATEMENT & HERITAGE IMPACT STATEMENT

**Spring House (No.8), Bull Lane,
Ketton**

For

Mrs. Claire Wilson

Job No:	1667
Version:	01
Issue:	For Planning Submission
Author:	LAD
Date:	04-04-24

The Village of Ketton

Ketton is a village located approximately 3.5 miles to the South West of Stamford.

The buildings in Ketton are of predominantly cream coloured stone with Collyweston slate roofs and the vast majority of the village has been designated as being within a Conservation Area.

Spring House

Spring House is a Grade II Listed, two-storey end of terrace property situated along Bull Lane which is just off the main route through the village and within the Conservation Area. The property occupies an "L" shaped plot.

Historic England Listing as follows:

"Heritage Category: Listed Building

Grade: II

List Entry Number: 1116141

Date first listed: 17-Dec-1984

List Entry Name: SPRING HOUSE

Statutory Address 1: SPRING HOUSE, 8, BULL LANE

SK 9804-9904 KETTON BULL LANE 15/26 (south side)

No 8 (Spring House) GV II

House, early C19, of coursed rubble with ashlar dressings, Collyweston stone slate roof and stone end stacks. Gable end to street. Two storeys, 3 window range, double-fronted. C20 door with small rectangular fanlight over in mid C19 distyle Doric porch flanked to left by mid-C19 rectangular bay window with hipped Collyweston stone slate roof and to right by 16-pane sash window. Similar windows to 1st floor left and right. Central 1st floor window a later C19 sash. Gable end to street has C19 canted bay window with cresting. Service wings to rear with 1st floor 16-pane sash window above. Two C20 openings in blocked carriage opening to street.

Listing NGR: SK9815404690"

The Proposal

The desire is to create a more defined "family area" that the property currently lacks.

It is proposed to remove the existing conservatory at the South West of the property to facilitate a two-storey extension which will be accessed via a glazed link.

The extension will be a subservient structure constructed from stone with ashlar dressings and collyweston slate roof to match the existing property. This element will be connected to the existing house by a glazed link that will have minimal impact on the historic fabric of the listed building.

The proposals along with internal alterations will create a fluid layout leading to a private courtyard garden, partly screened by the existing garden wall that divides the plot in to two defined areas.

Summary

It is our opinion that the proposals will be sympathetic yet effective additions that are in keeping with both the existing property and the surrounding area.

The scheme design will be brought to fruition in consideration to the Equality Act 2010.