

Design, Access & Heritage Statement

Proposed Rear Extension

Rose & Crown House, 8 Church End, Rushden, Herts SG9 0SG

Heritage

This is the Listed Buildings description:

'RUSHDEN CHURCH END TL 3031 (Southwest side) Rushden 10/17 No. 8 (formerly 27.5.68 listed as No. 7) Gi' II House. Late C16 or early C17, extended late C17 or early C18 and C20. Exposed timber frame with some brick casing. Weatherboarding and rendered infill. Tiled roof. Originally a 2 cell, 3 bay lobby entry with 1 bay added to right. 1 storey and attic. Central entrance with open gabled porch, weatherboarding below ground floor sill level. Small panel framing, fairly large scantling, smaller to right bay which has passing tension braces. Ground floor: 3 light casements and one immediately to left of door, flush frames, leaded lights, 2 brick buttresses added to left bay. Casements in gabled dormers. Large ridge stack with square base to 4 diagonally set flues. Right end stack, brick wall. Left end weatherboarded. C20 additions to rear. Interior: ground floor stop chamfered binding beam, original stairs behind stack, arched braces to central collar of clasped purlin roof. Formerly the Rose and Crown Inn. (RCHM Typescript).'

It is thought that the original house dates from around 1560 – namely the two bays to the left of the front elevation. The third bay to the right was added in 1759, and more recently it functioned for a while as a public house, known as Rose & Crown Inn.

Previous alterations and extensions were approved in application nos. 03/00067/1LB, 18/01592/LBC and 21/02851/FPH. Prior to these applications, the west side of the house was extended c1981.

Design

The current proposal is to extend the 20th century addition at the rear of the house. The two storey elements at the north and south ends will remain unchanged externally, apart from a door on the west elevation of the northern end being replaced by a window. The single storey central section would be extended to the west, and stepped on plan so that each part will be recessed relative to the adjacent two storey elements. The additional floor area will be under 14m², and will provide an enlarged garden room which can function as an informal dining area, as well as a larger study, the latter also including a new door to the TV room. This door will provide access to a new staircase to Bedroom 4, which otherwise can only be reached via Bedroom 1 and a narrow winding staircase.

Externally, the existing shallow pitched roof would be retained, and a new lead flat roof will extend over the proposed addition. The external wall finish to the study will be black weatherboarding, and the piers either side of the bi-fold doors will be render painted white. Windows will be white painted timber and the doors dark grey aluminium – all to match existing. The east facing front elevation and south elevation will be unchanged; the proposed extension will be marginally visible on the north elevation. The three new or relocated openings (door and windows) will be centred on the respective dormer windows on the first floor.

Access

There will be no change to access.