

Proposed replacement rear extension to 37 Brookfields Rd, Ipstones

Heritage Statement (Rev A 06.02.23)

The property is a late 18th century 2-storey semi-detached, double-fronted stone cottage which lies within The Brookfields Road section of the Ipstones Conservation Area.

This part of the Conservation Area retains its semi-rural nature with a mix of detached, semi-detached and terraced stone cottages. The most significant aspects of the area are the historical street pattern and relationship of the buildings, particularly as viewed from the public areas (the roads). In this respect, it is the frontages which principally inform the character of the area.

The application property was extended with a 2-storey extension at the rear in the early 1980's with an adjacent single-storey kitchen extension shortly afterwards. It is now proposed to replace the rear single-storey extension with a more thermally-efficient structure. The proposed extension is on the same footprint as the existing and is no larger in scale. The side of the extension can be seen at a glancing angle from Brookfields Rd but, as we are proposing to replace the incongruent brick with natural stone, this will have a positive impact on the Conservation Area.

IA/37BR/02.02.23