

## **Heritage Impact & Justification Statement**

### **Provision of Pitched Roof over Existing Extension, Railings to Front Wall, Demolition of Side Extension, Internal Alterations & Provision of Detached Double Garage to Rear Garden at Gordonville, Twywell Northamptonshire NN14 3AH**

The Heritage Impact & Justification Statement has been prepared on behalf of Distinction Developments Ltd in support of a planning application to carry out the above works to the above existing dwelling within a conservation area in Twywell.

The statement establishes design principles for the development, which is appropriate to the site and the surrounding area.

#### **1. Background**

The property is currently a detached two storey dwelling with later side extensions to the north and south, located on High Street which has its origins in the late 1800's. It is constructed of locally sourced stone with plain concrete tiles covering the main house roof structure.

A historical map of 1885 shows a building on the site which resembles what is present today, minus the later extensions.

#### **2. The Existing Site**

The site is situated to the east of Main Street. The property fronts Main Street with a private driveway to the south serving offroad parking and access to the rear gardens.

#### **3. The Proposal**

The proposal aims to provide a pitched roof to the existing northern 2 storey extension. It currently has a flat roof which is both unsightly and also at the end of its working life. It also aims to demolish the single storey side extension to the southern elevation which also has a flat roof to it and is in a poor state of repair. New iron railings will be provided to the existing (and extended) stonework boundary wall to the front of the property, using stone retrieved from the demolished side extension.

A detached double garage will provide off road parking to the rear garden as the existing attached garage does not provide sufficient off road space to enable vehicles to safely access it from Main Street.

#### **4. Justification & Conclusion**

This application to demolish the existing southern extension to the house will make use of the retained stonework elsewhere in the building works and offer the users more useable and updated accommodation.

The proposals will have no impact on the neighbouring properties and little or no impact on the building itself or its structure.

We trust this Heritage & Justification Statement is sufficient to enable this planning application to be determined.

Yours Faithfully

Mark Buckley