



Maplethorpe and Mooney Ltd
Building Contractors 8, Boyfields,
Quadring Spalding, PE11 4QQ

HERITAGE STATEMENT

36 Church Lane, Timberland, Lincoln, LN4 3SB

Overall Proposal:

- Convert loft to form three extra bedrooms and a bathroom and convert existing en-suite/wardrobe back into double garage and erect pitched roof on it.

Schedule of Works:

- New brickwork to match existing elevations
- Velux rooflights to each room upstairs and lightwell to staircase
- Pitched roof to loft conversion and existing garage – tiles, felt and batten to match existing
- PVC fascias and guttering to match existing
- New canopy adjoining garage pitched roof to replace existing canopy
- New electric double garage door to replace existing single door

Impact of small works development:

- The proposed works to the bungalow can be considered of small impact to any heritage assets.
- The bungalow itself is not a listed building.
- According to the North Kesteven District Council.gov.uk conservation maps the bungalow and the plot of land it is situated on is not within or part of any conservation area.
- The bungalow is not within eyesight to any listed buildings or heritage assets.
- The proposed design ensures that any external materials used within the construction are chosen specifically to match to the existing materials used on the bungalow.
- As the proposed design matches the existing building it will be in keeping with the surrounding bungalows and houses.

Heritage statement produced on 12/02/2021 by Richard Maplethorpe of Maplethorpe & Mooney Ltd (agent) on behalf of Heather Smith.