

April 2021 rev A

## Heritage Statement

Prepared by Curry Design Studio Ltd – 40 Station Rd, Wylde Green, Sutton Coldfield B73 5JY

Project - proposed first floor conversion of existing detached garage + erection of detached outhouse building

Client – Mrs C. Lancashire

Address - 12 Manor Fields, Alrewas, Burton Upon Trent, Staffordshire

The dwelling is privately owned and located in Manor Fields, Alrewas which is a conservation area. The new build two storey dwelling was constructed circa 1990 and the estate comprises a single access rd with walled garden located at the Manor Fields estate on the Kings Bromley Road near to the village.



The proposals do not impact upon the adjacent Grade II Listed Manor Farmhouse heritage asset in their setting or views.

The Staffordshire HER states *A farmstead laid out in a regular U shaped courtyard with a detached farmhouse side on to the yard. The farmstead includes a manorial farmhouse of 17<sup>th</sup> century date and cowhouse and barn of similar 17<sup>th</sup> century origin, which provide a relative date for the establishment of the farm. Additional farm buildings of early 18<sup>th</sup> century date suggest that the farm may have been expanded or re-organised at this time, but the plan of the farmstead appears to survive relatively unaltered from at least the late 19<sup>th</sup> century.*

The garage proposal will retain its current form and the proposed extension is within the existing roof space therefore there will be minimal impact upon the existing built vernacular.

The new roof lights will bring in natural light in to the existing building and this elevation wont be visible as it is facing the existing house. The roof lights will also be of a conservation style flush type in order to minimise the visual impact of the development in accordance with the Conservation Officers recommendations.



The location of the proposed out building within the curtilage is of a small scale and is secluded from public view due to the siting of the outbuilding in relation to the existing boundary treatment. This building will therefore barely be visible from the road frontage and there will be minimal impact on the conservation area setting. The outbuilding is designed for the enjoyment of the applicant and is designed to provide the least impact upon the existing dwelling or views.

The primary access is retained as existing and parking remains unaffected.

All works are reversible in whole and cause no harm as well as minimising any negative impact in order to conserve the significance of the neighbouring asset.