

Significance, Heritage, Design and Access Statement

Old Orchard is probably about 300 years old. A rear extension was built in the 1920s. Shortly after we moved here in 1978 the rear extension was improved and extended, and the rear sloping roof was re-felted and re-slatted. The flat roof on the 1920s extension was re-felted in 1996. Then, until 2016, there were no major works, only re-decoration and on-going repairs, mostly to the front wall following road traffic accidents and destruction caused by road re-surfacing. In 2016, the pitched roof was re-slatted and the flat roof was re-felted, and repairs were carried out to render at the front of the cottage.

About 20 metres to the rear of the cottage there is a hard-standing measuring about 3.6m x 4.6m. It consists of 45cm x 45 cm paving stones on a hardcore base. Over the past 40 years it has been used for winter storage of a 22' sailing yacht on a trailer, and then for a large motorhome. We no longer have either. The proposed summerhouse is much shorter and lower than the motorhome, so will have no adverse affect on the area.

The current application is to erect a log-cabin style summerhouse on this hardstanding. The proposed summerhouse is 3m x 4m, and has a height of 2.45m. It is constructed of interlocking tongue and groove logs cut from slow-grown spruce. It has double doors and one opening window, all double glazed. It will be sited more than 1 metre from the boundary fences. As stated, the hardstanding is about 20 metres from the cottage and cannot be seen from the cottage. There will therefore be no impact on the heritage asset.

Access will not be affected. There is a double garage, and additionally parking and turning space for 2 other cars.