

HERITAGE STATEMENT

PROPOSED SINGLE STOREY PITCHED ROOF EXTENSION TO REAR, RE-ROOFING OF EXISTING MONO-PITCH ROOF, REMOVAL OF INTERNAL WALLS, REPAIR OF CORNER OF EXTERNAL WALL, REPLACEMENT WINDOW, INSERTION OF DOOR IN LIEU OF EXISTING WINDOW AND RELOCATION AND REPLACEMENT OF OIL TANK.

**THE LODGE, IXWORTH ROAD, HONINGTON, IP31 1QX
FOR MR. & MRS. A. DAVIS.**

IMPACT & JUSTIFICATION

None of the key features of the building are to be affected by the proposals. The setting remains unaltered. The proposals seek to enhance and enlarge the layout and useability of the Kitchen / Utility to allow for better internal flow and practical space suitable for C21st living.

The existing single storey side wing is not an "architectural gem," and impacts significantly on the front elevation, but remains subservient on the rear elevation due to the mono-pitch roof. The existing kitchen is modest and significantly divorced from the main Sitting Room and Dining Room to the far left of the property. The existing Utility Room is also modest for the size of house and cannot be accessed from outside. The existing store accessed from outside, has limited use in the C21st century.

The proposals seek to add a single storey predominantly glazed extension to the rear, achieving a single space suitable for Kitchen, Dining and Family Room, with an enlarged Utility Boot Room accessible from outside. The extension will allow greater connectivity and flow between the house and garden. Minor internal alteration and fenestration amendment is required to achieve this. The external corner of the external wall will be required to be rebuilt due to structural failure. The oil tank will need to be repositioned and replaced to improve the setting and meet OFTEC Regulations. The existing mono-pitch roof will require to be re-roofed with natural slate in lieu of the existing red clay pantiles which are not suited to the existing shallow roof pitch which is progressively leaking.

The appearance of the property from the front and sides will predominantly remain unaltered. The proposed extension is subservient, does not project beyond the rear wing of the existing building and is predominantly glass, and therefore "somewhat invisible." Therefore there is no significant visual impact.

BUILDING REGULATIONS

The proposed extension and associated works have been fully designed to meet the requirements of the Building Regulations where possible. A Building Regulation application will be submitted upon receipt of Planning Permission and Listed Building Consent.

SCHEDULE OF WORKS

Construct new single storey pitched roof extension to rear.

Remove part back wall of side wing to facilitate extension.

Remove internal partition wall.

Re-roof existing mono-pitch roof with natural slate as too shallow for clay pantiles.

Replace window to Utility / Boot Room

Remove window to existing external Store and replace with narrower door, and repair / rebuild corner of external wall and install new lintel over.

Reposition and replace existing oil tank
All as drawing no. 2022/02.