

**HESRIATGE DESIGN STATEMENT AND FLOOD ASSESSMENT**  
**The Bull Pens, Kennel Lane, Doddington, LN6 4RX**  
**GAZEBO**



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**PROFILE:**

Post Code : LN6 4RX

Area: 0.28 acres approx.

Grid ref: SK 902702

Lat: 53.221568 Long: -0.64955592

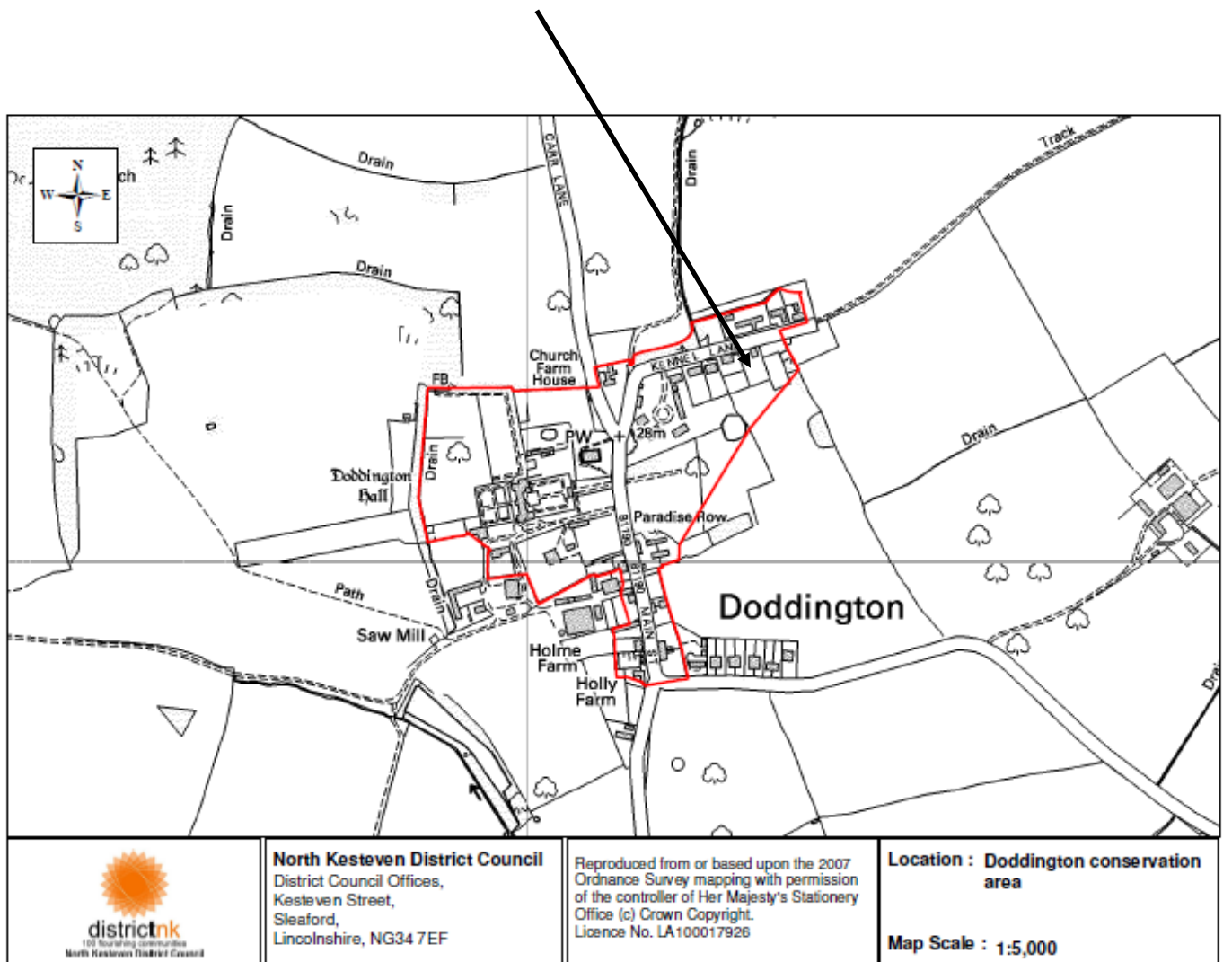
**HISTORY:**

The main house of The Old Bull Pens was built circa 1998 with conversion of the original road frontage outbuildings into a Bedroom Ensuite in 2012

As part of the 2012 alterations a detached timber frame Garage Outbuilding was included.

In 2020 Planning application 20 / 0958 granted permission to remove the Garage Outbuilding and replace with a Home Office and Playroom which is not nearing completion.

The Old Bull Pens is not listed building, but is located within the Doddington Conservation area



## PROPOSAL:

The South rear of the main house originally contained a timber Pergola over a timber decking area.

This construction had suffered considerably through rot and was removed for safety reasons during 2020.

The owner wishes now to replace with a pitched tiled roof , Oak truss and post Gazebo over a new patio area.

The construction to feature two traditional style King post trusses with moulded ends.

## **Flood Assessment**

The Bull Pens is located within Flood Zone 1 according to the Uk Government Flood maps for Planning.

As such a Flood risk assessment is not required.