**18 KEYTES LANE, BARFORD, WARWICKSHIRE, CV35 8EP**

**HERITAGE STATEMENT**

DESCRIPTION OF HERITAGE ASSET

No. 16 Keytes Lane sits in the middle of a row of 6 detached properties built in the mid 1960s. Most of Keytes Lane consists of 1960s and 1970s properties, with a handful much older properties at either end of the lane dating from the 17th to 19th centuries. The 20th century buildings all have fairly large gardens to the front, whilst the older properties tend to front the footpath.

ASSESSMENT OF IMPACT

The current planning submission is looking to increase the size of the existing garage and convert it into a downstairs bedroom and bathroom, to allow for later living in the property. The forward extension to the existing garage will increase the footprint by 2m2 and bring the garage part of the building forward by 1.03m. The garage door will be removed and replaced by brickwork with a large window.

MITIGATION OF IMPACT

The extension has been designed to seamlessly tie into the existing building. The palate of materials to be used will match the existing. These will consist of matching bricks, fascia’s, guttering, roof finish and windows.

All of the properties within the row of six have been modernised over the years, with no particular architectural style. Whilst once they would have all appeared similar, the frontages of the properties now differ from each other with varying degrees of significance.

Bringing the garage elevation forward to be inline with the rest of the property frontage would be consistent with the neighbouring properties on either side, which have already had this work carried out.

The extension and conversion of the existing garage to a downstairs bedroom and bathroom (and utility space) will not only improve the layout of the house, but offer the home owners the reassurance of comfortable later living, meaning they will never have to leave their home.