

R Johnson

HERITAGE STATEMENT

**Application for a Bedroom & En- Suite Extension
over Existing Garage, Sitting & Utility Room at**

**York House 45 Chestnut Lane Clifton Campville
Nr Tamworth**

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Prepared by

J M A BUILDING DESIGN

Heritage Statement

1. Introduction

This Heritage statement is to accompany a Planning Application for Bedroom & En- Suite Extension over Existing Garage, Sitting & Utility Room at York House 45 Chestnut Lane Clifton Campville Nr Tamworth and should be read in conjunction with the planning application drawings

2. Proposals Overview

The application proposes to add a second storey Bedroom & En- Suite Extension over Existing Garage, Sitting & Utility Room with flat dormer windows to front & rear within a new pitched roof to match the original dwelling house

3. Existing Site & Property Description

York House 45 Chestnut Lane Clifton Campville is located just to the South West The Clifton Campville Conservation Area prepared to protect the heritage and character of Clifton Campville Village

York House is a 1960/70's property that sits along the main road of Chestnut Lane that forms the South East boundary of the Conservation Area
As with most of Chestnut Lane York House has been formed from a rustic multi-stock red brick and timber windows.

The presence of dormer windows and a stepped gable roof gives the property additional character

The side of the property, where the extension is proposed forms an extension to the original house to form a single storey double garage and Sitting & Utility Room.

4. Proposed Alterations & Impact Assessment

The proposed extension aims to give the property a space that allows the owners to make more of the first floor and this is significantly smaller than the extended ground floor.

The extension has been designed to maximise the space over the existing garage, sitting & utility room extension and maximises the views out over the open fields of the Conservation Area.

The proposed materials of facing brickwork to match the existing house the dormer windows and cladding aim to compliment both the existing property and the area as a whole. Whilst the flat roof is not widely used throughout the area its use will match the existing dwelling

The scale of the extension has been carefully considered to give the optimum additional space whilst having minimal or no effect on the existing landscaping and very little or no effect on adjacent properties. The height and position of the extension is governed by the existing dwelling construction and position/size of the existing extension.

A flat roof to the dormer windows has been adopted match the existing roof of the dwelling and is set back from the main wall of the front elevation to make the extension appear “Subservient” to the original dwelling in accordance with National & Local Planning Guidelines.

All Properties of Interest within the Conservation Area are situated with either Main Street or Church Street which are on the North West of the Conservation Area far from York House

5. Summary

The proposed second storey side extension has been designed to make the most of the existing single storey side garage, sitting room & utility room extension.

The proposed materials are looking to compliment the existing house in colour & texture. The height, length and width of the proposal have been kept to a minimum whilst providing an effective and usable space for the property owners.

Any effect on the neighbouring properties has been considered and minimised through the height and position of the extension whilst ensuring that none of the existing boundaries are effected by the proposal.

The front elevation of the proposal is the only aspect that can be seen from the Conservation Area with the side elevation being shielded by the adjacent property

In summary the proposed second storey rear extension looks to introduce an interesting and sensitive addition to the existing property. The extension aims to enhance the character of the property within the limits of the existing structure.