

D Stokes  
**HERITAGE STATEMENT**

**Application for a Kitchen, Utility Room, Bedroom  
& Attached Double Garage at**

**Country House 78 Main Road Harlaston Nr  
Tamworth**

**April 2022**

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.

Harlaston Conservation Area was designated on 26th February 1972 and it covers 17.8 hectares. The purpose of the document is to provide a basis for development management and for developing proposals and initiatives for the area in the future

## **2. Proposals Overview**

The application proposes to add a two storey Kitchen, Utility Room Bedroom & En- Suite Extension to the North West side of the property along with an attached Double Garage to the North East aspect of the property.

Both extensions will be constructed of facing brick walls & tiled roofs to match the existing property.

## **3. Existing Site & Property Description**

Country House 78 Main Road Harlaston is located in the eastern part of the Harlaston Conservation Area prepared to protect the heritage and character of Harlaston Village

Country House is a late 20<sup>th</sup> century property that sits along the Main Road of Harlaston opposite the village pub.

As with most of the more modern properties in the village it has been formed from a rustic multi-stock red brick and timber windows.

The of a stepped gable roof gives the property additional character

#### 4. Proposed Alterations & Impact Assessment

The proposed extensions aim to give the property a space that allows the owners to make more use of the property by adding an additional bedroom at first floor level – so that the ground floor bedroom can be used for more appropriate uses and to balance the area of the ground and first floors more evenly.

The garage will allow space for the number of vehicles at the property to be parked inside rather than on the existing drive making turning and forward access to the road difficult.

The extension has been designed to maximise the space over the existing kitchen & 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.

The Bedroom extension area has been set down below the height of the main house to maintain the “slit level” aspect of the building and to make it “Subservient” to the original dwelling in accordance with National & Local Planning Guidelines.

Country House is sited in the “more modern area” of the village and is not close to any building of interest within the conservation area.

## 5. Summary

The proposed two storey side extension has been designed to make the most of the existing single storey kitchen & 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 extensions 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 two storey side extension & garage 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.