

# Westburn House

Heritage Impact Assessment & Design and Access

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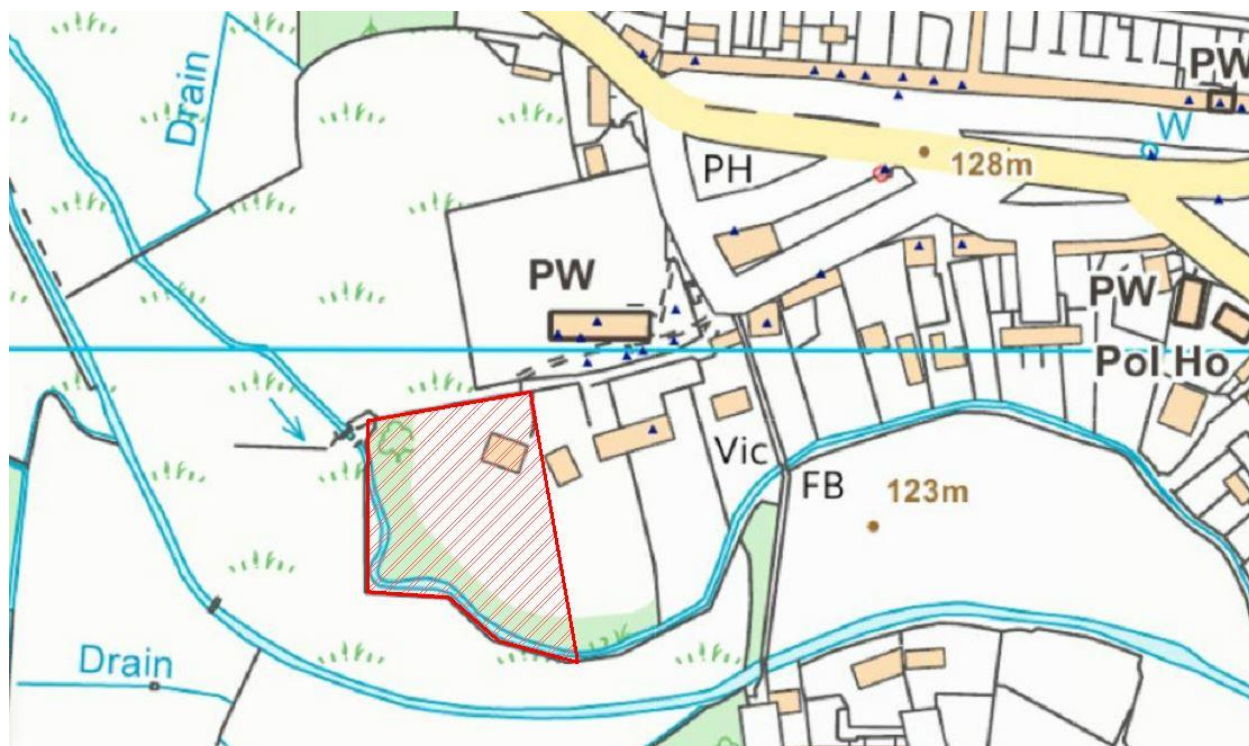
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## Overview

This heritage statement supports a planning application for erection of a timber clad, garden room, with workshop and garage areas within the ground of Westburn House.

## The Site

The site is situated South of St.Mary's Church and West of The Old Vicarage, the nearest listed buildings. The property itself is detached and set within its own grounds. The house itself is random course stonework with timber frame windows and doors. The position of the proposed garden room/garage is to be situated where existing structures currently sit to minimise the impact.



The site sits within the Stamfordham Conservation area, as shown on the map below.



## Site Photos























## Conclusion

The proposals are set to replace existing, worn, dilapidated structures. The proposals are to have a minimal impact upon the existing building and the neighboring properties.