

Heritage statement

This heritage statement supports the planning application for the erection of a single storey garage located to the front of St Clipen.

St Clipen is a detached modern house comprising of two stories.

The dwelling itself benefits from a tiled roof with red brick walls. The windows in the dwelling are timber.

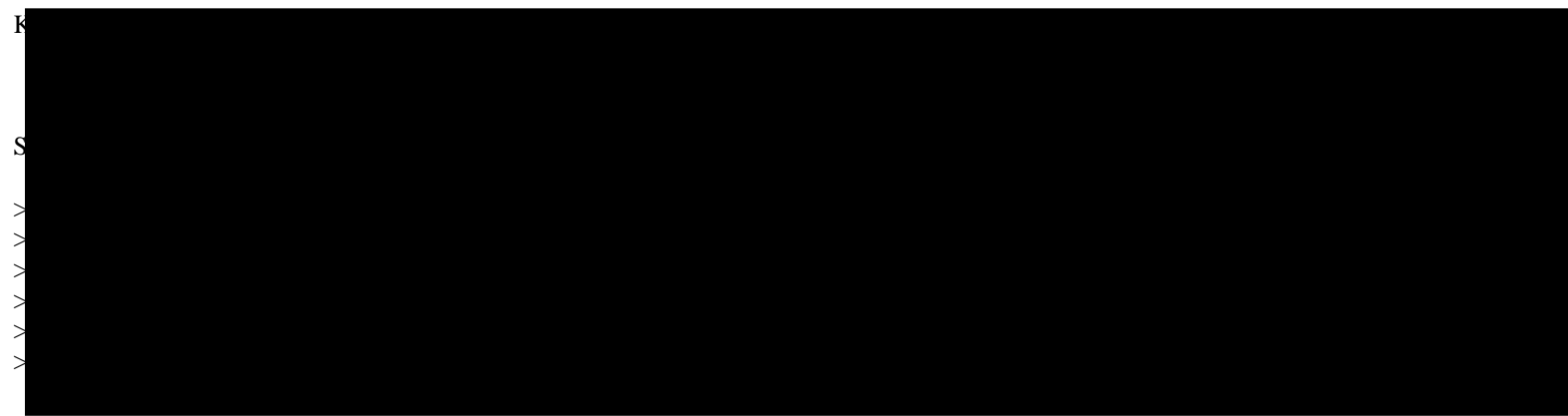
The proposal is for a detached outbuilding on an existing residential property within a small cul- de-sac of similar properties located off High street, Arlingham, within the Conservation area. As such, detailing and design of the structure is of paramount importance.

The new garage has been carefully designed to add interest and to remain in keeping with the existing dwelling and the street scene.

The use of timber cladding is a natural product that compliments the red brick while also providing a lighter form. The combination of materials somewhat provides a modern twist to the design and therefore adding interest. These materials can also be found in the vicinity.

The overall style, scale and appearance of the garage compliments the existing building in character and style. The simple clean cut approach is considered appropriate in scale and design and also ensures the garage appears as a subservient outbuilding to the host property. Furthermore, The external materials and low key design ensure that the proposal would have negligible impact on the setting of the Conservation area.

the outbuilding is located within the residential curtilage of the property and is set adjacent to neighbouring outbuildings. The built form does not erode any open spaces within the conservation area. The built form would provide a positive contribution to the quality of the local environment and enhance the conservation area.



> Regards

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> Planning Technical Team