

Heritage Impact Statement

- a) The proposed works; To demolish the existing building and replace it with a garage, greenhouse and garden area.

Schedule of works;

1. Engage contractor to demolish and remove roof from site by end July 2024.
2. Engage contractor to demolish walls, remove all bricks and debris by 7th August 2024.
3. Engage contractors to build garage and greenhouse by end of October 2024.

- b) The objective of demolishing the building is to remove something that has become a detrimental feature of the area. The erection of a new building/garage/greenhouse/garden would make the area of the building more usable, and the immediate vicinity, a more pleasant neighbourhood.

Demolition is necessary because the existing building is in a dilapidated state. The roof is made of a material containing asbestos and is cracked in places. The side walls, on the North and South sides of the building are both leaning outwards. It is not possible to repair them due to the extent of the lean.

- c) The contribution the existing building makes to the area is a negative one. The building is clearly in a bad state and possibly considered an 'eyesore' by many who see it.
- d) The impact of demolishing the present building will simply mean that there is a space (initially), which is next to another space to the South. Behind the building is the garden of a house on Shortbridge Street, so this will be more visible. The benefit to the character and appearance of the area will be the removal of a dilapidated building. There is no harm that I can envisage to the character and appearance of the area.

e) The options considered were;

To carefully remove the walls, doors and windows with a view to reinstating the building to its original purpose of three cottages. The roof would still need to be removed and replaced. However there is not enough space to create three dwellings given modern regulations. Some neighbours also voiced concerns about this. Thirdly the cost of this would be prohibitively high.

The preferred option considered is to create a smaller garage with a greenhouse and garden attached. This would be both usable and pleasant to the look at, and the materials used would also be brick, metal and wood as well as some polycarbonate type material for the greenhouse.