

Design and Access Statement

The design of this plan has been put together with careful thought into the Heritage status of Orchard View.

The slate roof was changed due to old slates delaminating and cracking, we lost 14 tiles due to storms this year.

The roof slate was changed with 100 % natural slate with many samples gathered to get an almost exact colour match.

The Conservation/Heritage grade roof lights were added to rear elevation of the roof to let natural light into the attic room, these are only roof lights and are too high to look over any neighbours property.

The new slate roof contributes to a good street view from the front elevation.

The attic room was a bedroom in the past as confirmed by an elderly neighbour, this is backed up by a professional handmade staircase leading up to the attic room with a small window above the stairwell. The stair treads will need replacing as well as the floorboards.

The attic room being a three section roof we feel putting a Juliet balcony in the middle rear section would enhance the overall look and usability of this room.

The floor in the attic is lower than the roof line so the Juliet balcony wouldn't impact on the privacy of neighbours.

Taking the "pebble dash" render off of the front of Orchard View would enable the original 1820's white lias to breathe again and will be lime pointed, this will enhance and contribute to the local street scene Orchard View will give.

Heritage Statement

Orchard View being listed due to "forming a group listing" in association with Croft House and Old Farm.

Changing the roof slate and taking the render off of the front walls will enhance this heritage listing as it will be taken back to 1820's splendour with natural stone walls and a new slate roof. This being the front elevation will enhance considerably to the street scene and blend in with the other listed buildings.

To the rear of the building this will be done sympathetically, this won't be seen from the roadside so won't have an impact on the street view or any neighbours.

Reinstating the Maids room back to a bedroom will be taking the house back to its original layout.

We feel that what we are proposing for the rear of Orchard View doesn't affect the heritage status significantly due to being the rear elevation.