

**Heritage Statement for extension to Ivy Cottage, 38 Honing Row, Dilham Road,  
Worstead**

Location

The property is located on the edge of the conservation area of Worstead.

The property

Ivy Cottage could be regarded as a misnomer in this instance as the original cottage was enlarged to form a substantial house in 2001 and the proposed extension will be attached to the existing side sitting room extension. The property is enclosed within tall mature hedging and the proposed extension will be located at the rear of the site.

The proposal

The extension will be linked to the sitting room and provide an artist's studio in the first part with a bedroom and ensuite beyond.

The proposed tiles will match the main dwelling and the walls will be either rendered to match the existing or finished with weatherboarding.

Impact on the heritage asset

The existing shed and the garage base have no benefit to the conservation area and the location of the extension at the back of the secluded garden will have little impact on the street scene.

The nearest individually listed buildings within the conservation area is some considerable distance from the application site at the opposite end of Honing Row next to the square and the proposal will have no impact on these or their settings.

