

HERITAGE STATEMENT

EXTENSION AND RE-ROOF OF EXISTING GARAGE TO PROVIDE GYM/OFFICE AND
SUN ROOM:

21 Church Lane Eagle Lincoln



Date: 21.08.23

Job Reference: **F3148**

This Statement accompanies a planning application for an extension and re-roof of existing garage to provide gym/office and sun room.

The site is not located within a conservation area however it is adjacent to a listed building, as a result the development will be assessed under the following headings:-

'Assessment of Significance'

The application site shares its northern boundary with the Church of All Saints, which is a Grade II listed building with list entry number- 1061994 with the following description:-

"Church 13C and 20C. Coursed rubble with ashlar dressings. 13C west tower, with single pointed window at ground floor. Paired 13C, bell openings and tiled hipped roof. Nave, north aisle, south porch and chancel rebuilt 1903-4 by J T Lee. Tiled roofs with over hanging eaves. 3, 2 light windows to north aisle, 3, light pointed window at east end. Chancel has 2 lancets and one double lancet. South nave has 2, Y-traceried window and one lancet. South porch has coped gable with kneelers. 12C arcaded font and 20C internal fittings and glass."

The shared boundary is heavily landscaped with trees and hedges, which provides full screening. The existing dwelling and immediate area comprises of relatively modern and standard house types.

'Assessment of Impact on the Significance'

The proposed extensions and alterations are single storey and located on the southern side of the site. The location of the adjacent listed building, the proposed works and the architectural precedent of the immediate area have all been considered and with this in mind it is clear that the proposed works are of similar style and is in keeping with the existing house and immediate housing estate. The existing northern boundary trees and hedging provides good screening and separation between the listed building and the proposed works. The works being single storey further reduces any potential impact.

CONCLUSION

Based on the above proposed scheme it can be seen that the proposals seek to extend an existing dwelling using similar architectural styles to that of the existing housing estate. Given that the existing estate sets a significant precedent in terms of development adjacent to the listed building it is not envisaged that the proposals will have a detrimental effect on the listed building. It is therefore hoped that the Council look favourably towards the application with a view to approving it.