

HERITAGE ASSETS OF SIGNIFICANCE STATEMENT

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DESIGN & ACCESS STATEMENT

for:

Single and-a-half storey Rear Extension

to:

17 High Street, Heighington

This planning application is for a single and-a-half storey rear extension to 17 High Street, Heighington. The existing cottage on the site is situated within the Heighington Conservation Area and lies opposite No. 14 High Street, a Grade II listed property.

The existing cottage is single storey and has in the 20th century been extended to the rear somewhat unsympathetically with a flat roof extension. Whilst the existing accommodation is all on the ground floor, the dwelling would have once contained very small bedrooms (of restrictive head height) within the roof space; small gable windows are an indicator to this. To meet building regs and modern living standards, the existing roof space is not of a height which would allow for bedrooms to be accommodated.

The applicant, Mr Evans, have recently bought the property with the wish to refurbish the original cottage and at the same time demolish the unsympathetic flat roof rear extension and replace this with a single and a half storey extension. Accordingly, the design proposal put forward has been very carefully considered with the layout, scale and design of the proposed undertaken as so it does not detract, but rather compliment the existing cottage. There will be no heritage impact on the Grade II listed property opposite the site (No. 14), due to new extension being located to the rear of the existing cottage.

In respects of scale and design, the new single and a half storey rear extension shall provide for a step down in scale from the adjacent 2-storey properties (please refer to the proposed south-east and north-west elevations) to the existing cottage. The roof lines of the proposed extension have been carefully designed and laid out as so they respectively marry into the existing cottage roof.

In respects of materials, the existing stone cottage has had both its front and side elevations painted in white masonry paint in the past. The rear elevation maintains its Lincolnshire Limestone and so it is proposed the new rear extension will be built in Lincolnshire Limestone to

compliment the existing. The roof to the new extension shall be interlocking clay pan-tiles. Through the layout, scale and materials of the proposed, there shall be minimal impact on the Heighington Conservation Area; indeed, through the replacement of the existing flat roof extension with a more in keeping rear extension, there shall be an aesthetical improvement.

In respects of access, then the existing gravelled driveway shall be extended into the rear garden with a parking and turning area provided as so cars entering the site will be able to leave in a forward gear (currently, cars have to reverse onto High Street, which can be a very busy road at peak times). Landscaping shall be provided in the form of existing shrubs and new patio/lawn areas, as shown on the Proposed Site Plan.

In summary, the refurbishment of the existing cottage and the replacement of the unsightly rear extension with a carefully designed new extension shall provided for a modest sized family home in the centre of Heighington.

23rd August 2023