

# HERITAGE STATEMENT

## WOODLAND HOUSE, SEVERALS, NEWMARKET, SUFFOLK CB8 7BS

19.12.23

### 1.0 INTRODUCTION:

- 1.1 The purpose of this document is to outline the heritage impact of the proposed work to Woodland House.
- 1.2 The site falls within the Newmarket Conservation Area. The 2008 Newmarket Conservation Area Appraisal identifies Woodland House as making a positive contribution to the Conservation Area. In particular the views from The Several.
- 1.3 The proposed work involves the demolition of later additions to Woodland House. It also extends the roof to create a second floor to the northern most end of the building. There is a Victorian style glazed canopy created to the west elevation, as well as a lean to extension to the east elevation in an appropriate style to enhance the heritage of the existing house.

### 2.0 IMPACT:

- 2.1 The demolition proposed will remove less aesthetically pleasing parts of the dwelling.
- 2.2 The materials for making good and the proposed extensions are in keeping with the existing building and will match. Any materials from demolition will be re-used.
- 2.3 Demolition works are limited to areas which are out of views across The Several.
- 2.4 Whilst the proposed extensions will enhance and not detract from the heritage of the existing asset.
- 2.5 It is therefore considered that the proposals in this application minimise any harm in the Conservation Area.