

**ALTERATIONS TO OUTBUILDING, THE COTTAGE, STAYTHORPE ROAD,
AVERHAM, NOTTS.**

**ALTERATIONS TO THE DETACHED STORE AND GARAGE OUTBUILDING TO
FORM ADDITIONAL LIVING SPACE.
PLANNING APPLICATION, JANUARY 2024.**

HERITAGE IMPACT STATEMENT.

The planning application is for the conversion of an existing detached outbuilding in the garden area of The Cottage, Staythorpe Road, Averham.

The Cottage is a single detached two-storey dwelling. It is not listed nor in the Conservation Area.

The outbuilding is single storey, of solid brick external walls and with a double-pitched clay pantile covered roof. Sometime in the past external the red brick walls have been painted white, presumably to match the finish of the existing house. Before alteration work its past use was not known but probably a cart-shed and store associated with the dwelling. In recent years the use has been associated with the residential dwelling.

The outbuilding is situated in line with the public highway, on the site boundary and with a narrow grassed verge to the road, known as Staythorpe Road. The road frontage has no openings, the rear garden elevation had a garage door opening, without doors, a separate single door opening to a store area and an open cartshed area.

The current proposals have minimal or nil heritage impact effect. The footprint is unaltered. The view from the public highway is unaltered, with alterations to form and alter openings restricted to the rear elevation onto the garden area. Existing materials are retained to walls and roof. Rooflights are included on the rear south-east roof slope which is unseen from the public highway. The alterations and proposed residential use have brought the building back into use, with the associated maintenance and good upkeep of the fabric.

Existing boundary treatments are retained and unaltered.