

DESIGN & ACCESS/HERITAGE STATEMENT

Project: Proposed single storey garaging/store building adj.
THE OLD RECTORY, STOWLANGTOFT
Ref: MR & MRS H GODFREY – 4633
Date: February 2024

- **CONTEXT**

The existing building is a Grade II Listed property and the list description is as follows:-

GV II

Former rectory; c.1832. Gault brick. Hipped slated roof with internal chimneys of gault brick. 2 storeys. 3-window main range; a lower 2-storey service range of 4 windows set back to left. Small-pane sashes with moulded cast iron lintels: to right are dummy windows at both levels, and to left the lower window has been replaced in C20 by a pair of French doors. Pair of 3-panelled entrance doors with sidelights and oblong fanlight: Doric portico porch, with flat entablature on a pair of columns. The garden elevation to right, 5 windows, with a complete set of sashes as described above.

Listing NGR: TL9571868196

Our clients have lived in the house for many years and find that the storage building they have at present, which was designed as a cart lodge, is too small for modern vehicles.

- **PROPOSAL**

Our proposal is, therefore, to construct a purpose designed building which will also provide garaging for our clients vehicles and garden storage for mowers and the like for the maintenance of the grounds.

We have located the building close to the house but screened by a mature hedge so it will not affect the setting of the house itself. It will also provide some overflow car parking which will improve the overall visual appearance when approaching.

- **MATERIALS**

We have selected a traditional pallet of materials of natural slate for the roofs and brick & boarding for the walls which we believe is appropriate to the location and the historic context.

- **CONCLUSION**

By virtue of its size, scale and position we do not believe it will have any adverse impact on our clients existing property but it will provide much needed storage for vehicles and garden machinery for the practical occupation of the property going forward.

----- **BROWN & SCARLETT** -----