

HERITAGE STATEMENT

**PLANNING APPLICATION FOR
PRE FABRICATED GARAGE**

at

**FLORO ROCK, HILL TOP, WADDINGTON
LINCOLN, LN5 9RL**

for

Mr Graham Krislaty

This Heritage Statement should be read in conjunction with associated planning drawings.

1.0 SUMMARY

Floro Rock is a large, detached bungalow, located in the historic village of Waddington.

2.0 SIGNIFICANCE & SETTING

The property is sat in an elevated position from Hill Top and is accessible via staples lane leading to a shared private driveway.



Shared Driveway Access from Staples Lane



Property access from Shared Driveway

3.0 PROPOSED WORKS

Erection of a pre-fabricated concrete garage to the side of the property facing the existing gated entrance. The proposed garage is a single car garage with an up and over door to the front elevation facing the gated entrance. There is a personnel door to the side elevation and a window to the rear elevation. Materials are specified on the General Arrangement plan.



Precedent image – style & materials

4.0 IMPACT OF THE PROPOSAL

The proposed garage is positioned to the side elevation and sandwiched between the bungalow and the neighbouring garage. It is set to the east opposite the existing gated entrance and will not be visible from Hill Top. The eaves and pitch are low profile and will be subordinate to the main dwelling. We feel that the garage will have minimal impact on the immediate environment and is in keeping with the local vernacular.



Proposed Location

5.0 SUMMARY AND CONCLUSIONS

This statement has been produced in support of the detailed planning application for the construction of the proposed scheme.