HERITAGE STATEMENT FOR 2 CHURCH LANE ,CHECKLEY ST10 4NJ

PLANNING APPLICATION No.SMD/2017/0002

INTRODUCTION

Proposed Work

The proposal is to build a single storey double Garage at the rear of 2 Church Lane in the Village of Checkley at one end of an existing driveway. The Garage will be of Timber construction and will have a roof covered in reclaimed roof tiles to match those on the main property as closely as possible.

Application site

The application site is at the rear of an existing detached dwelling that is not listed. Access to the garage will be via the existing driveway from Church Lane to the side of the existing dwelling .The proposed garage should not be visible from the A522 as it will be set behind a tall beech hedge which is set upon a bank rising above the level of the road. The garage should only be visible from Church lane directly facing the driveway

View of the proposed site from the A522 adjacent to the driveway entrance.



View of the property from the proposed garage site back down the Driveway



View of the Driveway entrance from Church lane



Scale and amount

The Garage will measure 4.8 M wide and 5m deep and will be single storey .It will have a roof pitched at 35% and rise to a height of 4.339 m at the top of the gable end. This is lower than the height of the main dwelling.

Access and parking (See DAS)

Description of the Unlisted Cottage

2 Church Lane is situated at the entrance to Church Lane on the corner between Church lane and the A522.It comprises of a detached two storey cottage that is constructed of rendered brick and roofed with clay tiles .It is believed that it dates back to the middle of the 18th Century with a later extension containing the kitchen at the rear in the late 20th Century. The front two storey elevation comprises of a sash window either side of a central door way at the ground level .A smaller casement type window is above each of the sashes at the second floor level. To the right of the front elevation is an two storey extension that contains a bedroom at the second floor level above an inserted single garage . Further to the right of this is a single storey extension that is used as a garden store that is adjacent to the driveway .

View of the front elevation of 2 Church lane Checkley



Significance of the historic fabric /area that will be affected

The property (unlisted) is within the Checkley Conservation area .It is located at the head of Church lane which runs down to the Red Lion public house and the Church or St Mary and all saints. It is adjacent to a row of terrace house built at about the same time which are constructed in the same brick and tile but are not rendered. The house dates from the middle of the 18th century with a 20th century kitchen extension at the rear also made from rendered brick .The garden at the rear is mainly laid to lawn with an outbuilding and greenhouse.

Impact of proposed Garage

The Garage will be of a timber clad construction, single storey and roofed with reclaimed clay tiles to match those on the existing house as closely as possible .This construction method and materials are in character with this rural village which currently has other garages and outbuildings using a similar timber and tile construction. It will be located to the side and the rear of the cottage and only partially visible from off the site only via the driveway entrance.

The site of the Garage itself will be formed mainly from the original driveway and parking area and by removing some of the front edge of the existing flower bed and rockery . There will be no demolition or modifications to the existing building .

A view of the roof tile detail of the extension roof adjacent to the current driveway

