Hewitt&CarrArchitects

Heritage Statement

PROPOSED 2 STOREY SIDE EXTENSION WITH EXTENSION OVER EXISTING GARAGE

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1.0 DESCRIPTION

1.1. This heritage statement is to support the application at Holydene School Road Bagnall ST9 9JP, which sits within the conservation area of Bagnall.



2.0 ASSESSMENT OF SIGNIFICANCE

2.1. The proposal shall be screened from the existing boundary hedge and planting

2.2. The design of the proposal is appropriate in the context of the character of the area and would not harm the appearance of the Conservation Area or the adjacent and surrounding buildings.

2.3. The proposed materials are to be brick and render to match the existing materials.





3.0 THE DESIGN CONCEPT

3.1. The proposal is for a proposed two storey side extension with an extension over the existing garage. This shall provide an additional bedroom and an en-suite/dressing area to the master bedroom to the first floor, on the ground floor the kitchen area shall be extended out to match the existing building edge of the dining area.

3.2. Part of the proposal is to build up upon the existing garage which no additional footprint shall be created for this part of the proposal in order to have minimal impact upon the conservation area.

4.0 THE IMPACT

4.1. Having established the heritage value of the property which lies primarily with it's contribution to the setting within the conservation area, the extension to the rear is unlikely to have a negative impact upon the significance of the heritage asset. Furthermore, the impact to the side of the property shall not be creating any additional footprint so should not have any impact upon the surrounding area or conservation area.

4.2. Conservation areas are designated in order to protect the character of an area, and are primarily concerned with the frontages, boundary treatments etc. Any alterations must serve to protect and enhance this character. Our proposal shall not change the front elevation, the proposal has been designed in order to reflect the character of the building and therefore it represents no significant harm to the historic character of Bagnall conservation area.

4.3. The extension attempts to respect that which is already there, by utilising the existing footprint of the garage, and matching the building edge line on the side extension and building up from the existing kitchen so minimal footprint of an additional 20.6m² is to be created.