HERITAGE STATEMENT FOR 2 CHURCH LANE,CHECKLEY ST104NJ

PLANNING APPLICATION No. PP-08551630

INTRODUCTION

Proposed Work

The proposal is to convert an existing integral single garage into a living room adjacent to an existing living room at 2 Church Lane in the village of Checkley.

Application site

2 Church Lane Checkley is located within the Checkley Conservation area however it is not a listed building.
The garage is integral to the house and is accessed directly from Church lane via a dropped kerb and by traversing over the pavement. The proposal involves the replacement of the garage door with a brick and rendered wall within which a window will be inserted. The resulting changes will not encroach onto the pavement nor obstruct access and egress . See the attached picture below showing the existing front elevation and the position of the integral Garage.

Front elevation of 2 Church Lane ,Checkley



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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 of St Mary and all saints. It is adjacent to a row of terraced houses 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 of rendered brick. The garden at the rear is mainly laid to lawn with an outbuilding and greenhouse.

Impact of the proposed garage conversion

The wooden garage door will be replaced with a brick and render infill containing a painted wooden window in the same 6 payne Georgian style as the existing windows in the front elevation.
The window will harmonise with the existing front elevation as it will be aligned to the dimensions and positioning of the existing windows in the front elevation and will be in harmony with the whole.

See the picture below of an existing window in the front elevation showing the style and appearance That will be duplicated.

Picture of an existing window in the front elevation



See the front elevation plan view shown in document (Master at 27th March 2020 316 Proposed Plan) which shows the positioning ,alignment and appearance of the proposed window.

Scale and amount

The new living room will measure 3.1m by 5.24 m and will be accessible via an opening from the existing living room adjacent to it.

Access and Parking

The current integral garage will no longer be used as a garage and there will no longer be a need to traverse the pavement to gain access to it. The garage is no longer required as there is another garage on the site and parking for a further 3 cars within the curtilage of the dwelling.

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 window either side of a central doorway at the ground level. A smaller window is above each of these 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 integral 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.