

REF 7 -HERITAGE STATEMENT FOR 2 CHURCH LANE,CHECKLEY ST104NJ

PLANNING APPLICATION No. PP-11310770

INTRODUCTION

Proposed Work

The proposal is to establish a new Garage capable of storing two cars adjacent to the existing Workshop and accessed from the existing site access and Driveway 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 site has a substantial Beech hedge on the Northern Boundary shielding it from view from the main road the A522

The existing Workshop and the proposed Garage would be accessed by the existing driveway off Church Lane .See **Reference 8** showing the site plan to a scale of 1 to 500.See **Reference 5** showing the site location plan to a scale of 1:1250.

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 proposed Garage will sit in a partially excavated part of the garden immediately adjacent to the existing Workshop. Three sides of the proposed Garage will not be visible externally up to the height of 1.37 metres. Any visible parts of the structure above that will be clad in timber T&G cladding replicating the Workshop.

The roof of the proposed Garage will be clad in corrugated bitumen sheets in a colour matching the Workshop roof.

The proposed Garage is freestanding and not adjacent to the main dwelling nor attached to any other structure.

The front elevation will appear as a single garage with standard size double timber doors again replicating the appearance of the existing Workshop's front elevation.

The proposed Garage is of irregular shape reflecting the area it would be located upon and would be substantially lower than the existing Workshop .

Only the front elevation would be visible externally to the site and only from the existing access off Church lane and directly along the end of the driveway. See **Reference 9** showing a photograph of the Workshop front elevation.

The proposed Garage would be located at the end of the existing driveway and is what one would expect to be located in such a position. It is not incongruous.
See **Reference 4** drawing showing elevations of the proposed Garage

Scale and amount

The proposed Garage will create a covered area of approximately 18sq metres.
It will measure approximately 6.5 metres deep with a width of 4.5 metres at the rear tapering to 2.78 metres wide at the front elevation. The height to the Eaves would be 2.3 metres and height to apex of 3.2 metres.

Access and Parking

The current driveway and access from Church Lane, will remain unaltered.
The proposed garage would add additional parking for two cars.

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 a two storey extension that contains a bedroom at the second floor level. Further to the right of this is a single storey extension that is used as a store that is adjacent to the driveway.