

Design & Heritage Statement

Location: Lantern Lodge, Smiths End Lane, Barley. SG8 8LL

Project: Proposed Single Storey Rear Extension.

Introduction

This Design and Heritage Statement is to support the householder planning application to construct a ground floor rear extension with vaulted ceilings and roof lights to create additional kitchen and dining space at Lantern Lodge, Barley.

The Site

Lantern Lodge is located on the east side of Smiths End Lane which meets London Road to the north which is the principal road through Barley Village. This section of village is characterised by detached properties set back from the highway with front gardens screened behind hedgerows and mature trees.

The site falls within the Village Conservation Area and within the Development Framework boundaries. The Conservation Area was designated in 1969 with revisions to the boundaries being made in 1979 and 1980. There is currently no conservation area appraisal in existence for Barley.

The existing house consists of a single storey building with rendered external walls, white uPVC windows under a gabled pitched concrete interlocking tile and felt covered flat roof in part. Two chimney stacks to the east elevation and the ground levels slope considerably from east to west.

The Proposal

The proposal is to extend the ground floor mid-section of the property to create a single storey rear extension to the existing kitchen with vaulted ceilings. The extended areas will create an open plan kitchen/dining space with roof lights above. In addition to the ground floor the proposal is to remove the chimney breast currently within the kitchen including the external stack above.

Design

The ground floor single storey side extension will be subservient to the main house with a reduced ridge and eaves levels that will be hidden to enclosed areas to the east of the plot. The angle of the roof will match existing and will be vaulted with roof lights to provide natural daylight to areas furthest away from the glazed gable rear elevation. There will be double or bi-

folding doors to the rear garden plus side personnel door with various fixed and opening casement windows.

The main structure will be a timber frame that will be sat upon a cavity brick/block plinth wall.

Part of the proposal is to remove the existing chimney breast within the kitchen plus the stack above.

Materials

The material choice for the ground floor side extension is to create a masonry cavity elevation using internal block with external facing brick of a local mixed farmhouse. The chamfered topped plinth wall accommodates an oak timber framed structure complete with hardwood timber doors and windows with double glazed casements. The vaulted roof will be finished with a roof tile to match existing plus accommodate conservation style roof lights either side of the ridge.

Impact Assessment	Yes/No
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1. Schedule Ancient Monument (SAM)

<i>Dose the proposal affect a Schedule Ancient Monument or its setting?</i>	No
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2. Archaeologically Sensitive Area (ASA)

<i>Dose the proposal affect an Archaeological Sensitive Area?</i>	No
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3. Listed Buildings

<i>Does the site boundary contain a listed building or does the site form part of the setting of listed building lying outside the site boundary?</i>	No
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The Conservation Area contains a large number Listed Buildings of which there are three in close proximity to the application site. Given the densely verdant nature of the area, the widespread nature of its plots and the large well planted gardens ensures that there is little interaction or impact from the proposed works onto any Heritage Assets. The location of the extension ensures it cannot be seen from the highway or the majority of dwellings surrounding the site.

Regarding the proposal, the case for development needs to be weighed against the harm to any Heritage Assets as identified in the policies of the NPPF. The design approach seeks to ensure any development does not impinge on any listed buildings or other designated heritage assets with the exception of their interaction with the Conservation Area. The proposal seeks to introduce a single storey form to the rear garden of the existing house and outside the confines of the Conservation Area. The extension is modest in form, scale and design and will not be visible

from the Listed Buildings or Public Highway and, as such, the fundamental relationship shared between the properties and the application site will not alter.

4. Conservation Area

Does the proposal lie within a designated Conservation area? Or does the proposal for the site affects the setting of a Conservation Areas?

Yes

For the reasons as set out above we are of the opinion that there are no specifically designated heritage assets affected by the proposal. The proposed extension will be virtually hidden from public view and the property sits within a large plot with some distance between other neighbouring dwellings.

The design and material choice will be in contrast from the existing property but will be in keeping with some of the features seen on the existing dwellings. The properties with the nearby vicinity consist of various ages and design and a mixture of materials. The subservient design with low ridge and eaves will further reduce the impact on the surrounding area.

5. Historic Parks & Gardens

Does the site lie within a Registered Park or Garden of Special Interest or Garden?

No

6. Daylight/Sunlight Assessment

The proposed extension does not create any loss of light to the occupants of the adjoining or surrounding properties.

No

7. Flood Risk

The site is not located within an Environment Agency designated flood plain.

No

8. Vehicle Access

Vehicle access is not affected by the proposal.

No

Conclusion

It has been demonstrated through this supporting statement that the proposal will not result in unacceptable impacts onto the Conservation Area or Heritage Assets and in our opinion this Supporting Statement together with the accompanying drawings, clearly demonstrates that the design has been considered carefully, to ensure no impact on future residents

In terms of character, scale and design, this scheme attempts to integrate itself into the existing environment by being sympathetic to its village context and the listed buildings; whilst providing a positive enhancement to the existing dwelling.

Supporting Information

This statement is to be read in conjunction with following information: -

Existing & Proposed Drawings WPCL0535/PL01, PL02 & PL03