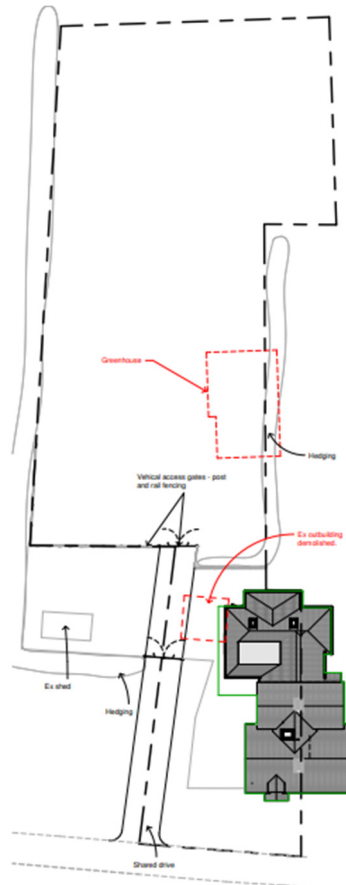


6 Lodge, Temple Dinsley, Preston

Heritage Statement – The Gardens Trust and Historic Buildings and Places



Site plan extract from planning proposals to illustrate the distance of the new extension to the surrounding boundaries.

1. Introduction

This Heritage Statement has been prepared in support of the planning application for a proposed single-storey extension to the existing semi-detached dwelling known as *Lodge Temple Dinsley*. The purpose of this statement is to address the comments raised by the Gardens Trust and Historic Buildings & Places and to assess the potential impact of the proposed development on the setting and significance of nearby heritage assets.

2. Site Context and Heritage Setting

The application site comprises a semi-detached dwelling positioned centrally within a generous plot associated historically with the wider *Temple Dinsley* estate. The property is not listed but is located within proximity (approximately 20 metres) to the boundary of the listed curtilage of *Temple Dinsley*.

The boundary between the application site and the listed curtilage is well defined and heavily screened by mature trees and established hedgerows, all of which are to be retained and maintained. This natural vegetation provides a substantial visual buffer between the proposed works and the heritage asset, thereby limiting any potential intervisibility or impact on its setting.

3. Proposed Development

The proposal is for a single-storey extension to the side/rear of the existing dwelling. The design has been carefully developed to remain **subservient** to the original building in terms of scale, height, and architectural detailing. The use of materials will be sympathetic to the existing dwelling, ensuring visual coherence and minimal intrusion within the surrounding landscape.

The proposal will not extend beyond the established building line and will remain well contained within the domestic garden of the property.

4. Impact Assessment

- **Visual Impact:**
Due to the existing dense vegetation, tree cover, and distance (circa 20m) from the listed curtilage, the proposed extension will not be visually prominent from the grounds of *Temple Dinsley* or from any public vantage points associated with the heritage asset.
- **Setting of the Heritage Asset:**
The setting of *Temple Dinsley* derives primarily from its historic parkland and designed landscape, which will remain unaffected by the proposed works. The subservient scale and design of the extension, combined with the strong natural screening, ensure that the proposal preserves the character and appearance of the wider historic environment.
- **Landscape and Gardens:**
The applicant intends to enhance the domestic garden by clearing overgrown shrubbery and introducing a more structured, well-maintained garden layout. This will contribute positively to the visual amenity of the site and its immediate surroundings without detriment to the heritage context.

5. Mitigation and Conservation Measures

- All mature boundary trees and hedgerows will be retained and protected during and after construction.
- Any new planting will utilise appropriate native species to reinforce the existing landscape character.
- Materials and detailing of the extension will match or complement the existing dwelling to ensure visual harmony.

6. Conclusion

The proposed two-storey extension at *Lodge Temple Dinsley* has been designed sensitively to respect the character of the existing dwelling and its relationship with the nearby heritage assets. Given the **distance from the listed curtilage, the substantial natural screening, and the subservient scale and sympathetic design** of the proposal, it is considered that the development will **preserve the setting and significance** of *Temple Dinsley* and **not result in any harm** to the heritage environment.

Accordingly, the proposal accords with the requirements of the **National Planning Policy Framework (NPPF)** paragraphs 199–208 and relevant local heritage policies. It is therefore considered acceptable in heritage terms and should be supported for approval.