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PLANNING STATEMENT

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INTRODUCTION

This Statement is in support of a Listed Building Application seeking consent for the refurbishment of an outbuilding to form ancillary accommodation.

HERITAGE STATEMENT

40 High Street is a mid-terraced cottage within a row of five cottages which are Grade 2 Listed as identified below:

Row of five cottages. Late C18. Flemish bond brick, tiled roof, brick stacks. 2-storey, 11-window. 4-panelled door to each cottage, 4-pane sashes in moulded flush architraves. 3-brick plat band has middle course of vitrified bricks. Eleven 4-pane sashes to first floor. Dentilled eaves. Six gables dormers to roof with 2-light casements. Left return is windowless, half-hipped gable. Rear has some lateral brick stacks, C20 windows and small extensions. Interior not inspected.
Listing NGR: SU1817621499

The outbuilding, subject of the application, is not mentioned in the Listing but forms part of the Listed curtilage and is semi-detached with an existing outbuilding owned by 38 High Street.

THE OUTBUILDING

The outbuilding to 40 High Street is constructed with single skin red brick walls and includes a steel up and over garage door. Due to its size the garage is not usable as a car parking space as identified by current Highways standards. The outbuilding has a small flat roof extension to the rear, simple timber rafted roof with corrugated metal sheet roof covering. The east gable is timber framed with sheet cladding and the east brick gable wall has a new brick skin lining internally to strengthen the existing gable wall up to wall plate height. The floor is concrete.

The outbuilding is attached to the neighbours outbuilding by a covered "drive thru"

The roof to the drive thru and neighbours outbuilding is finished with a temporary rubber sheet underlay.

The outbuilding is currently used for general domestic storage.

PROPOSAL

The proposal is to refurbish the outbuilding, re-roof the rear extension to form a pitch and upgrade to provide ancillary accommodation.

DESIGN AND ACCESS

It is proposed to upgrade the existing roof and cover with artificial slate. Internal alterations to line the walls, build up floor levels, refurbish and line the roof will upgrade the property for residential use providing valuable additional living space that is connected to the large back garden.

At the moment, access to the back garden is remote from the living accommodation being separated by the outbuildings and a shared access driveway.

Changing the outbuilding to ancillary accommodation makes it and the garden much more usable for a young family.

It is proposed to use upvc flush casement window and patio door, timber boarded front door and vertical composite through colour cladding.

ACCESS

Access will comply with Building Regulation Part M and vehicle access for neighbouring properties is unaffected.

ECOLOGY

The outbuilding is not suitable for protected species and the garden areas are not disturbed by the works.