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PLANNING STATEMENT

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INTRODUCTION

This Statement is in support of a Householder Planning application for works within the curtilage of a Listed Building.

The application seeks approval to refurbish and convert a garage and store outbuilding to ancillary studio accommodation.

It also seeks approval for the erection of a timber framed car port and garden store.

HERITAGE STATEMENT

The Old Livery is a Grade 2 listed building and the following is the official listing description:

House. Late C17-early C18. Flemish bond brickwork on brick laced flint lower section of walls and gable. Tiled roof. Two storeys cellar and attic, 5 bays. Central stair hall plan with narrow service lean-to at rear, extended c1970 to right by four bays. Central glazed door with blocked overhead, pedimented canopy now removed. Paned casement windows with gauged brick arches and plat band. Moulded plaster eaves. Two hipped dormers and gable stacks. Interior has timber framed partitions forming parlour to left of hall, kitchen to right. Spine beams with run out and nicked chamfer stops. Oak stair with closed string in rear lean-to. Cellar original. Roof of 3 bays, narrower bay at centre. Trusses with collars and mounted purlins. (RCHM survey)

Listing NGR: SU2387729698

The proposed works are within the curtilage of the listed dwelling. The existing outbuilding is separate to the dwelling and the proposed works do not materially affect the listed dwelling and the new car port and garden store is further removed physically and visually from the dwelling.

THE OUTBUILDING

The garage and store outbuilding is constructed in red brick, Flemish bond, under a clay tiled roof and metal casement windows. The outbuilding has been extended with a mansard clay tile roof and up and over metal garage door to form a garage parking space.

PROPOSAL

The proposal is to refurbish and extend the garage outbuilding to form ancillary residential accommodation and to bring it up to current Building Regulations standards.

Brickwork, windows, doors and roofing materials all to match existing.

The new car port will be traditional timber framed with weatherboard cladding and clay tile roof to match existing. Optional solar panels to the south-west elevation to be integrated to MCSS012 certification

DESIGN AND ACCESS

The existing outbuilding will be refurbished and extended with materials and construction to match existing. The extension is sited away from the listed dwelling so will have no detrimental visual impact.

The car port and garden store is a typical timber frame construction suitable for the setting and grouping of the existing outbuildings.

ACCESS

Access will comply with Building Regulation Part M and the existing vehicle access is unaffected.