

architecturaldrawingsLtd.

HERITAGE STATEMENT

Project: Proposed demolition of Matrei bungalow and replacement with new dwelling.

Date: August 2019.

This access statement is for the purposes of planning only. It should be read in conjunction with the application plans.

THE SITE

The site is located in the Brierley Conservation area.



The existing brick built bungalow is in a state of disrepair following a number of unsuccessful extensions and alterations by previous owners.



The roof pitch has been lowered following side extensions. This is an extremely low pitch for a tiled roof. There are a number of dubious structural alterations undertaken as part of a re roofing several year ago.



The quality of construction at the rear is extremely poor. Signs of subsidence are numerous and several instances of concrete roofing/decking are rotten and in danger of collapse.



The site is opposite a stone terrace as shown above (access on bottom right of photo is Matrei).

It is proposed to re-use the existing mains drainage within the site.

English Heritage maps show that the site is not in the vicinity of any listed buildings within the Conservation area. (Listed buildings indicated on map below with a blue triangle).



PROPOSAL

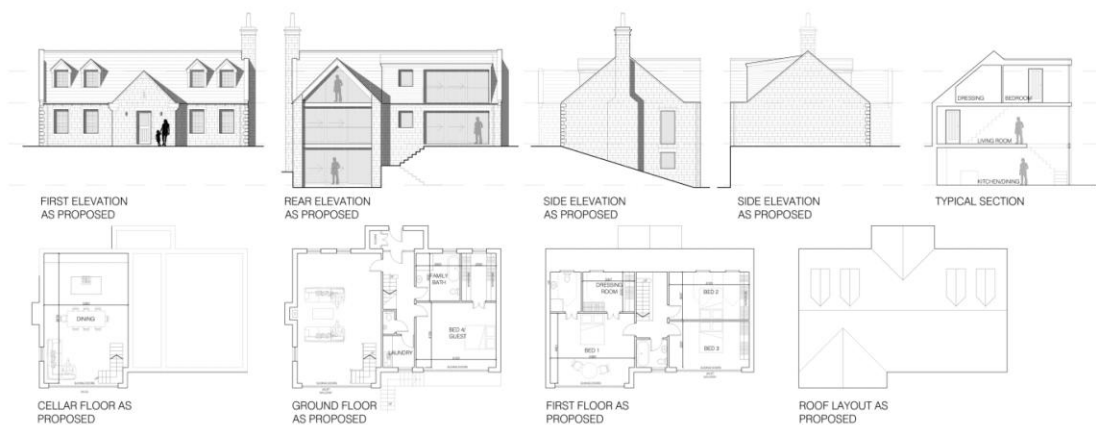
The proposal is for a stone dwelling with a traditional dormered frontage. The rear will be more contemporary to take advantage of the site levels and the vistas of open countryside beyond.

Ashlar stone detailing will be used as copings, quoins and window surround details.

The roof is to be a tiled roof. Marley modern tiles or similar approved.

The proposed dwelling will not be higher than the adjacent bungalow.

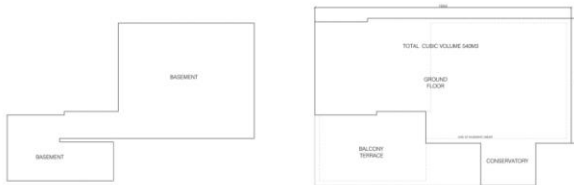
The existing dwelling is 540m³ the proposal is 525m³.



PROPOSED DWELLING 525M3



EXISTING DWELLING 540M3



The proposed dwelling will benefit from all current thermal, acoustic and access regulations as per the Approved Documents that form Building Control.