

Heritage Statement

and

Design and Access Statement

**Raising of the roof to provide first floor
accommodation. + Side utility room extension.**

to

4 Church Lane

Cawthorne.

Heritage Statement

General

The building description.

A bungalow set in a quiet location on Church Lane, Cawthorne.

Whilst Cawthorne is steeped in heritage the building in question is of little historic importance.

It does however sit well amongst the surrounding properties which are of varied and unique styles.

The surrounding properties are a mix of bungalows and two storey dwellings.

The major influence when first considering the scheme of improvement was to continue and reflect the general feel and trend throughout Cawthorne.

Minimising impact whilst still allowing the building to nestle comfortably on the site on which it sits.

Proposed development.

Reasons for the development

To capture the feel of Cawthorne and provide a building which complements all others.

To realise and utilise the full potential of the existing property with nominal change.

To create additional living space for a growing family.

To maximise the views available across Cawthorne

Design and access Statement.

General

Throughout the design process many options have been considered for example:

Demolish the building and rebuild new.

Raise the building to achieve max internal space making it a full double height dwelling.

The final design submitted for approval, has no demolition and limits the height of the building.

This gives more than adequate internal space whilst preventing any overbearing issues.

The height of the proposed ridge line is dramatically reduced from that of a standard two storey dwelling. This is achieved by:

Raising the main building wall plate by approx. 900mm

Raising the front gable projection to a height to roof eaves soffit of approx. 2.1m (still under the new main roof ridge line). This gable and all dormer windows to be built directly from the existing outer walls.

All materials used for walls / and roof to match the existing. Where possible the roof tiles to be reused.

The proposed works have been designed to make full use of the existing drainage, minimising the additional works required, thus minimising site activities.

The existing parking area is more than adequate to cater for 4 vehicles.

The introduction of windows at first floor does not affect the privacy of any other property and again complements and matches others.

We have retained the traditional look of the building at the front whilst incorporating a more contemporary appeal to the rear.

Summary

The proposed development:

The proposed works are sympathetic to the existing building and is also in keeping with the properties in the immediate location and also throughout the Cawthorne area.

The proposals have been designed in a way to avoid any adverse effect on others and maintain the standard that Cawthorne has become famous for.