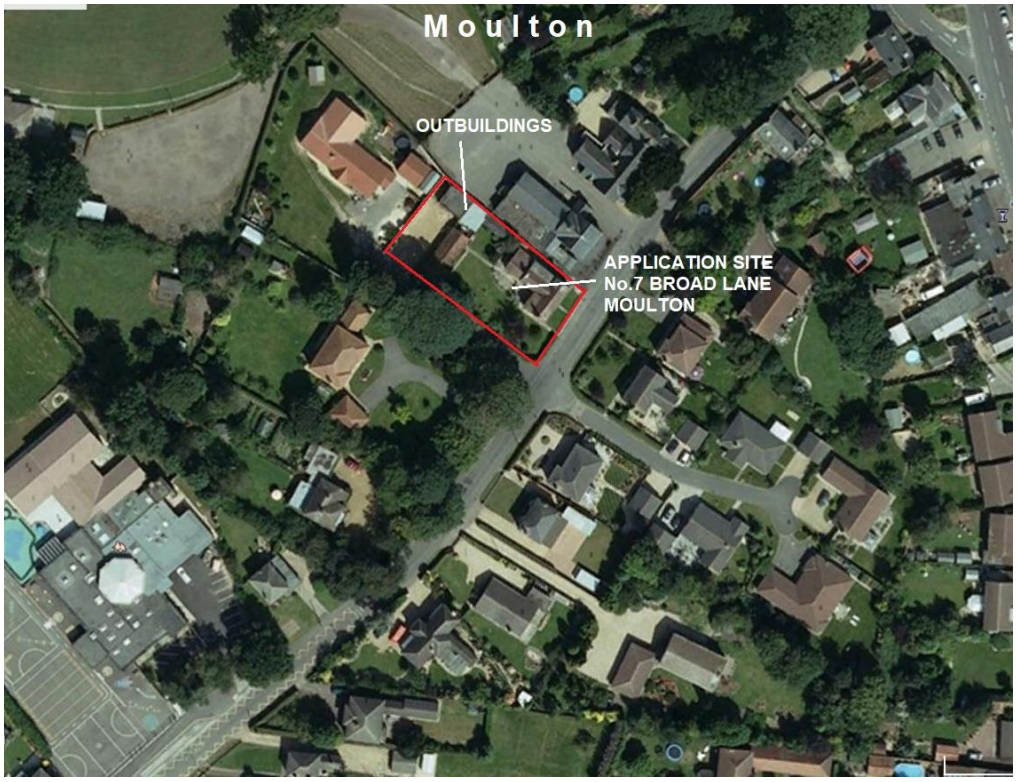
PROPOSED ALTERATIONS TO EXISTING OUTBUILDINGS TO CREATE GARAGING AND COVERED AREA

7 BROAD LANE MOULTON
PE12 6PN



PLANNING STATEMENT

Including Heritage Impact Assessment

mlp Moulton Land and Planning

January 2018

THE PROPOSAL

It is proposed to undertake refurbishment and alterations to existing outbuildings within the curtilage of No.7 Broad Lane Moulton which will make better use of these buildings to provide secure garaging and a covered amenity area.

No.7 Broad Lane is a Grade II Listed dwelling and it is also located within the designated Conservation Area for the village of Moulton. Therefore Listed Building Consent is required for the proposed works.

PRESENT USE OF OUTBUILDINGS

The subject buildings / structure offer very limited use despite the footprint occupied which is located to the rear of the main property and accessed via a gravelled parking area.



Brick Outbuilding (formerly Electric Sub Station)

The brick building is of cavity wall construction, is subdivided internally, and has an in-situ concrete flat roof. The building was originally constructed as an Electricity Sub Station to serve the village hence its unsympathetic appearance relative to its surroundings. The use as a Sub Station ceased many years ago and all related electrical apparatus was removed from the building.



Adjacent covered area viewed from garden area

The adjacent covered area is in poor condition with timber posts and joists carrying a corrugated zinc roof

PROPOSED WORKS

Although the brick building is of sound construction the facing bricks are in poor condition, particularly around the parapet which conceals the flat roof. It is therefore considered appropriate to overclad two elevations of this masonry with traditional treated timber boarding as indicated on the proposed elevation drawings.
As the rear elevation directly abuts the Community Centre car park it would not be appropriate to clad that elevation.



Rear Elevation of existing outbuildings onto Community Centre Car park



View along rear elevation showing Community Centre on left and No.7 Broad Lane in distance

PROPOSED WORKS cont/…….

The most significant element of the proposed works involves the installation of a pitched roof above the building and its continuation across the area currently covered by a flat corrugated metal roof.
This will dramatically improve the appearance of the building and create a better relationship with the surrounding buildings. The concrete roof will remain in place but with the removal of the parapet walling the pitched roof will obviously conceal any previously ugly elements of the former sub station building.



View towards boundary wall with neighbouring property beyond

Two new openings will be formed to the front elevation of the building to allow its re-use as domestic garaging for two vehicles. The doors to these openings will be traditional timber painted side hung doors. Roof water drainage will be directed from the new pitched roof areas into the existing outlets – rainwater goods will be black painted half round metal type.

POTENTIAL IMPACT ON LISTED BUILDING

As can be seen from the plans and photographs the subject buildings are at distance from the listed dwelling and therefore the fact that the proposal will dramatically improve the condition and appearance of those existing outbuildings this can only be considered to positively enhance the setting of the listed building. The subject buildings have no historical significance or architectural merit. The refurbishment works are confined to superstructure with no excavation works required therefore it is not necessary for the LPA to consider attaching any archaeological investigation conditions.

All relevant details of the proposed elements are submitted with this application in order to avoid any Conditions being attached to the planning permission which would delay the works being commenced.

For the above reasons it is considered that this application is entirely acceptable and that it will result in a positive enhancement to the buildings and to the site generally.

Alan J Finch jan 18