

## **Heritage Impact Assessment**

This statement forms part of a planning application for the conversion of the existing garage, it is not a standalone document and should be read with the plans and all other documentation supporting the application.

### **INTRODUCTION**

1.) This Heritage, Design and Access Statement has been prepared in support of the application for planning permission for the conversion of the existing brick built detached double garage servicing Hawthorn Farm, South Drove, Quadring Low Fen, Spalding, PE114QU to a one-bedroom annexe.

2.) This garage is within the curtilage of Hawthorn Farm which is a grade II listed building.

### **PROPOSAL**

2.) Consent is sought for the conversion of the existing brick built, detached, double garage to an annexe.

2.1) The proposed conversion would provide a living room, utility room and wet room on the ground floor and a wc and bedroom on the upper floor.

2.2) The proposed conversion would include one half of the existing garage building to remain as a single garage.

2.3) The existing garden, site boundaries and driveway would all remain as existing.

### **IDENTIFYING THE HERITAGE ASSET**

3.) Hawthorn Farm is grade II listed and dates from the early C19. Listing number 1064444 It was listed 13/01/1988, listing NGRTF1712733012.

3.1) The listed building description states: Quadring South Drove TF13 SE(sth side) 3/112 Hawthorne Farmhouse. Early C19. Red brick in English bond, pantile roof. 2 brick gable stacks dentillated brick eaves course. 2 storey, 3 bay front with central plank door flanked by single margin light sashes. All with brick segmental heads. To 1st floor are 3 similar windows to eaves. In the left hand gable the initials JM in the tie plates. To the right a single storey, 2 bay service block with gable stack, half glazed door and a 2 light casement.

### **ASSESSMENT OF IMPACT AND MITIGATION**

4.) The elements of the proposal and their likely impact and mitigation can be assessed with regard to the specific elements of the scheme as follows.

4.1) The proposed conversion of the brick built detached garage would not alter the appearance of the garage from the front elevation in that it is proposed for both garage doors to remain in situ and there are no proposed alterations to the roof on the front elevation. Only the right-hand side garage door would remain as a functioning electric garage door i.e if viewing from the front elevation).

4.2) The proposed additional windows are to the rear of the building which face onto open fields and are not visible from the road with one small window on the ground floor on the west side of the building facing open fields.

4.3) The proposed addition of a dormer window on the south side (rear elevation) of the roof overlooks open fields. This is to the rear of the building with minimal visual impact on the front elevation.

4.4) The existing solid wood pedestrian access door on the east side of the building (facing onto the garden) would be replaced with a glazed door and window. This would have minimal visual impact.

4.5) The proposed conversion would not affect the existing solar panels on the south side (rear elevation) of the roof, therefore continuing to maximise the benefits of renewable energy.

4.6) The use of any external materials would respect the setting, appearance and character of this building and would be aesthetically pleasing with minimal visual impact.

The garage the subject of the application is not architecturally or historically significant and the changes proposed would result in a limited visual impact. The proposals would not impact on the setting of the adjacent listed building, remaining as a subservient outbuilding to the dwelling.

Mrs Eve MORRISON.