

HERITAGE STATEMENT

2 PRESTON COTTAGES, PARK ROAD, SLAUGHAM, RH17 6AQ

APPLICATION FOR A HOUSEHOLDER PLANNING APPLICATION FOR A REAR DOUBLE STOREY
EXTENSION, REPLACEMENT AND NEW WINDOWS TO THE SIDE

To be read in conjunction with existing and proposed drawings:

- BA217-00 Existing Floor and Roof Plans
- BA217-01 Existing Elevations and Section
- BA217-10 Proposed Floor and Roof Plans
- BA217-11 Proposed Elevations and Section
- Block Plan

2 Preston Cottages is located on Park Road, Slaugham. The property is located within a conservation area and building in 1910. The property is not listed. The property contributes to the character of the conservation area.

The existing property is a small dwelling, built in 1910. The property is semi-detached with No.1 Preston Cottages. The existing property has two bedrooms and a ground floor bathroom only. The kitchen is very small and not usable for family life.

The existing property is constructed of brickwork and decorative hung tiling to the front façade. The decorative hung tiling is proposed to be retained.

The existing property has a pitched roof and 2.no brick chimneys. The existing roof to the front is proposed to be retained, as are the 2no. brick chimneys.

No change is proposed to the existing off-street parking provision in the driveway.

The Householder Planning application relates to the following:

- Double storey rear extension
- New windows to the side elevation
- Widening of an existing window to the side elevation
- Replacement windows to the front elevation

The proposed rear double storey extension is designed to be in keeping with the adjoining property extension. The proposed extension will not protrude further than the adjoining property extension and is similar in size and volume. The proposed extension is to use reclaimed brickwork from the demolished existing walls, and brickwork sourced locally to match the existing. The first floor external walls are proposed to be clad in horizontal timber, to match the adjoining property extension.

The roof to the rear double storey extension is proposed to be partially pitched and partially flat roof. The flat roof will be hidden from ground level. The roof tiles are proposed to match both the existing main roof and the adjoining property roof. The extension roof is proposed to have a ridge height to match the adjoining property ridge height.

The chimneys are proposed to be retained as existing externally.

The extension is proposed to have timber windows, timber bi-fold doors to the rear and timber French doors with side lights to the first floor rear wall.

New windows are proposed to the side external wall, on both the ground floor and first floor. The new windows will also be timber, to match the extension windows.

Replacement windows are proposed to the front external wall, within the existing openings.

We believe that the extension will improve the appearance of the side and rear of the house, whilst not making any change to the front of the property.

The rear part of the extension is proposed to be 'stepped in', to allow for a pathway to the rear garden, and also be sympathetic to the neighbouring property.

There are existing first floor side windows to the property. We are proposing for 3no. side windows to the first floor and we believe that any overlooking is no change from the existing property.

Access to the property is as existing, through the side entrance door.

Internal renovations are also proposed to create a lovely, light and liveable family home.

We believe that the design, materials and volume of the proposed rear extension is sympathetic to both the adjoining property, the neighbouring property and the local neighbourhood, and we ask that planning permission is granted for the works.