

STATEMENT OF SIGNIFICANCE & IMPACT: ASSESSMENT TABLE

Proposed Works (<i>item by item</i>):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
Demolition of existing brick garages and replacement with a new double garage and garden room for a purpose incidental to the enjoyment of the dwellinghouse. Replacement of existing external swimming pool (not utilised) with organic pond enhancing biodiversity for the site.	The property is located within the Chinley and Whitehough Conservation Area. The property is unlisted and was built in 1903. It is unclear as to whether the existing single garage was built at the same time as the main dwellinghouse, albeit the brickwork and character would not suggest so (flat roof with felt finish). The detached double garage (with a shallow pitch roof not in-keeping with the main dwellinghouse) and swimming pool were later additions. The swimming pool has not been utilised for the past 30 years. There is an existing brickwork wall which links both garages together. There are a number of TPO's on the site. None of these trees will be affected.	The garages hold no historical value and are contrary to the general character and appearance of this part of the Conservation Area as defined in the Appraisal. There are short distant views of the existing garages from the adjacent public right of way which is slightly elevated to the site. There is an existing stone boundary wall to the boundary/PROW with 1.8metre close boarded timber fencing behind which will not be affected by the proposed works. The existing garages have a neutral impact on the Conservation Area. The replacement garages will have brickwork and rosemary clay tiles to match the existing dwellinghouse. This will result in an enhancement to the setting of the Conservation Area especially as seen from the adjacent PROW (public right of way). Existing foundations will need to be reviewed. If new foundations are required, then strip foundations will be proposed. This will necessitate excavation of a trench measuring (typically) 600mm wide and 900mm deep, around the perimeter of the outbuilding.