

Date: 10/10/21

Ref: 860/HIS

HERITAGE IMPACT STATEMENT for proposed works at: Ty Castell, Castle Street, Holt LL13 9YW

Description of proposed works

It is proposed to demolish the existing brick & uPVC conservatory and it to be replaced with a new sunroom which is more sympathetic to the existing main building.

Two dormers are proposed to the rear elevation one containing a window and the second with double doors accessing a small veranda.

Schedule of works

Part of the brickwork from the existing conservatory will be retained and reused along with the existing double glazed window units which will be painted black. The existing double glazed double doors which afford access to the current conservatory will be reinstated in the proposed dormer directly over and will remain white to match all other openings in the rear elevation.

The roof to the proposed dormers will be finished in Welsh Slate to match the existing roof.

The roof to the flat roof over the sunroom will be finished in a EDPM rubber and the fascias & parapet will be in a powder coated galvanized metal with a profile as detailed below. A new lantern will also form part of the roof, again, as detailed below.

All ground floor windows shall have key operated locks (not first floor windows). Note that laminated glass is not required to ground floor windows to meet secured by design standards for this scheme.

All new windows are to meet the performance standards of BS644.

Windows shall be securely fixed in accordance with manufacturer's specifications/recommendations.

All windows are to be factory glazed. All glazing to be 24mm double glazing with low e coating and both leaves to be 4mm annealed glass.

Intention of Works

It is intended that the replacement sunroom will be more sympathetic to the main building than the existing structure and will make the layout more integral and movement throughout the dwelling more flowing.

This statement is to be read in conjunction with the submitted drawings forming the application.

Photos of the Existing Conservatory



Typical Example of the proposed detailing to the new Sun Room



Summary

The impact of the new conservatory and dormers will be low due to their location to the rear of the property and not facing out into the conservation area.

The choice of materials has been chosen to match and complement the existing materials and the positioning of the dormers is symmetrical and balances the elevation.

The new conservatory is more in keeping with the building and we feel would enhance the conservation area more than the existing uPVC conservatory.