

**HERITAGE STATEMENT
AT
THE GRANARY
CALCETO LANE
LYMINSTER
BN17 7QL**



For; Mr & Mrs P Parsons
The Granary
Calceto Lane
Lyminster

By; Clive Voller MRICS
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DESCRIPTION

The proposal is to convert the existing open double garage to ancillary accommodation for the occupants of The Granary Calceto Lane Lyminster. The applicants intend to use the space as a home gym and study. No additional floor space will be created.

The existing garage was constructed in oak timber framing on a solid brick plinth in 2002 the building is covered with a natural slate roof. The attached wood store remains unaffected.

The Granary was formerly part of Calceto Farm which was converted from redundant agricultural use into living accommodation in 2002/3.

ASSESSMENT OF SIGNIFICANCE

The existing garage has a floor area only 5.2m by 5.0m and has never been used by the applicant for the parking of cars. The roof remains as existing. There are no doors on the front east side of the building.

The garage is not significant in terms of the group setting of the existing buildings. The converted Granary building is in solid brick and dominates the site. The garage is insignificant, freestanding and is 9m from the house.

DESIGN CONCEPT

The brief was to convert the building to a useable space whilst maintaining as many of the original external features as possible. The door openings are to be filled in with matching brickwork at low level and painted softwood joinery above the plinth level. The joinery will match the Granary building.

Window openings have been kept to a minimum and designed so as not to cause overlooking into the adjoining owners garden on the west side. The shower room window will be high level fitted with obscured glass.

Insulation levels will be high whilst maintaining the main existing oak frame which will be visible once the conversion has taken place.

IMPACT ON THE EXISTING BUILDINGS

Since no additional floor space will be created and no external materials are to change the impact on the surroundings and other heritage buildings on the site will be minimal.



HARM TO HERITAGE SURROUNDINGS

The conversion of the garage top ancillary use will do no harm to the visual amenities of the site. The building is not visible from outside the site and no cars are currently housed in the garage. The harm to the group setting of buildings is negligible

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