



HERITAGE STATEMENT

Required for the project:

Single Storey Rear Extension

Site address:

35 Cooper Rd,

Guildford,

Surrey

GU1 3LY

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Prepared by:

Neil Warner Architecture

Rustlings

Robin Hood Lane

Sutton Green

Guildford

Surrey GU4 7QG

01483 747705

info@neilwarner.co.uk

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The development site is:

- A listed building
- A building of local interest
- A scheduled monument
- A site of archaeological interest
- Within a designated conservation area
- Within a registered historic park or garden
- Within a registered battlefield
- In the setting of/adjacent to one of the above
- A non-designated heritage asset

Introduction

This Heritage statement has been commissioned and prepared to support the householder planning application Ref. 21/P/00009 of a single storey rear extension to 35 Cooper Road, Guildford, GU1 3LY and should be read in conjunction with survey and proposal plans produced by Neil Warner Architecture Ltd.

Conservation areas are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990, primarily by local authorities, for their special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.

The Heritage Assets

Article 4 Directions, specific to the Charlottetown and Warren Road Conservation Area, protect features that contribute to the character of the area, particularly to the front of the properties. As such consent must be granted prior to making changes to aspects such as external colour schemes.

The site is located at the base of Cooper Road linking with Chesham Road within a predominantly residential area of Guildford. The surrounding development is primarily residential with the properties on Cooper road dating from 1900s, with some more very recent developments in close vicinity. The street scene is made up of mainly terraces of similar style and age, including some commercial premises.



Description of the Building and Setting

The property is Mid Terrace and was built approximately circa 1900. The properties in this terrace are similar in appearance, with single storey rear and first floor extensions added to many of the original buildings.

The property was constructed from red multi stock face bricks, with white painted quoin and arch detailing, different coloured timber doors and white traditional sliding sash windows. The main roof, the porch roof and the single storey addition to the rear have all pitched roof construction with natural slate covering.

The neighbouring property (No. 37) has benefited from a one and half storey extension to the rear which abuts the existing extension to the rear of No. 35.

Significance

From the front elevation the property contributes to the historic character of the area, however from the rear, it is evident that the majority of the properties have been developed over time with varying extension types and styles and materials.

The property is the second to last house of a row of 6 terrace houses. All have various materials including brick type, White painted areas, varying roof materials from interlocking concrete to slate etc.

The main noted distinctive features would be the white timber sash windows, red stock brickwork, white quoins and arches over the windows and doors and thick concrete window sill.



Impact Assessment

To construct a single-story extension to the rear of the property in order to enlarge the existing kitchen and form a kitchen/diner/ family room.

The proposal presents a layout that both provides a suitable enlargement to the kitchen whilst is of a scale that remains sympathetic to its surroundings.

The design of the rear extension has been carefully considered to ensure it is in keeping with the original property. It will be built in red stock bricks to match the existing finish to the rear of the property. Windows will be contemporary grey factory finished aluminium which will complement the traditional look of the extension. The roof finish will be tiled to match the existing main roof.

The properties in the surrounding area are finished in a variety of different styles with a mixture of painted and unpainted brick façades, stone or brick quoins, some painted, some left exposed. Colour schemes range from buff, cream and off-whites with window cills and doors also finished in a variety of colours.

As such the proposals will be entirely in keeping with the mixed colour scheme along the street. Policy G5 of the Local Plan has been considered. The design, scale and character of the new extension sits in union with the existing property and its surroundings, with new materials to match, as closely as possible, that of the existing and surrounding buildings in order to respect the existing context.

Policy H8 of the Local Plan and the Supplementary Planning Guidance for residential extensions has also been carefully considered when developing the proposals. The layout and form of the new extension has been thoroughly considered in relation to the surrounding properties.

Consequently it will not be visible within the wider surroundings and therefore will not have an adverse impact on the Conservation Area.

The proposal has been carefully considered to respect the scale, design and character of the surrounding area and buildings.

The demolition of the existing rear extension, is sought in order to make the best use of the resources available.

The additions to the rear of the property are in character with additions to neighbouring properties.

Conclusion

This proposal has been carefully put together with consideration towards the relevant local planning legislation, including Policies G5, H8 and HE7 of the Local Plan, the Supplementary Planning Guidance for residential extensions, The Charlotteville and Warren road Conservation Area Study and Character Appraisal and the accompanying Article 4 Directions. It should therefore be considered acceptable in terms of planning and its location within the Conservation Area.