



C. A. Barr Limited Chartered Architects

54 The Link, Anlaby Park, Kingston upon Hull. HU4 6TX. Telephone 01482 355009: Fax 01482 355009

Heritage Statement Including & Flood Risk Appraisal

For

Proposed Single Storey Extension & Garage

At

Cara House, Beck Lane, Welton, East Yorkshire HU15 1PW

For

Mr & Mrs Mark Taylor

Cara House, Beck Lane, Welton, East Yorkshire HU15 1PW

Dated 4th February 2021.

ENCLOSURES

A4-20016-01-A-Location Plan

A1-20016-01-A-Existing Site Plan

A1-20016-02-A-Existing Site & Roof Plan

A1-20016-03-Existing Elevations

A1-20016-04-A-Existing Plan

A1-20016-05-A-Proposed Site Plan

A1-20016-06-A-Proposed Site & Roof Plan

A1-20016-07-A-Proposed Elevations 1of2

A1-20016-08-Proposed Elevations 2of2

A1-20016-09-A-Proposed Plan

Heritage Statement - Dated 4th February 2021 – Revision A – Dated 11.03.21

Mark Feather Arboricultural Report Dated March 2021

Applicants Statement

Summary of Scheme

The application has been submitted on behalf of Mr & Mrs Mark Taylor. The site of this application is Cara House, Beck Lane, Welton, East Yorkshire HU15 1PW. The site boundary is identified on drawing A4-20016-01.

The proposed development is for the construction of a single storey extension to the north and a single storey garage to the south of Cara House, Beck Lane, Welton, East Yorkshire HU15 1PW.

The applicant's intention is to extend their existing kitchen in order to create a family room that open out onto their garden and to construct a stand-alone double garage to the front of the property.

Surrounding area

Uses

The site is located in the development limits of Welton. The site is a dwelling (C3) in extensive lawned grounds.

Immediately to the North of the application site there is a gated 'private' road with individual substantial dwellings.

To the East of the application site there are individual substantial dwellings.

To the South of the application is the A63.

To the West of the application site is Pool Beck.

Buildings/Character

The proposed single storey extension is to a 2-storey dwelling built circa 2,000 and whilst of little architectural merit the applicants are proposing to extend their property in the same 'style',

Spaces

The o/a site area is 5,327m²

Garden Room = 59.27m²

Dwelling = 287.68m²

Existing Site Area = 1.32 acres (0.53 hectares) (5,327m²)

Access routes

The site can be accessed off both the A63 and Danegeld Garth.

Access to local services/transportation

The site is within close proximity to the local services and transportation that serve Welton Village.

Any special designation (conservation area)

The application site lies within the Welton Conservation Area.

Flood Risk Appraisal

The application site is in Flood Zone 1, an area with a low probability of flooding. Developments in Flood Zone 1 which does not require a full flood risk assessment.

The development site whilst close to Beck Pool has a FFL of 23.73 AOD which is 1.62 m above the adjoining path to Beck Pool at 22.11 AOD and 2.00 m above the adjoining water level in Beck Pool which is 21.73 AOD.



Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)
------------------------	--

Heritage Statement

There are several listed buildings within the immediate vicinity. In particular to the East of Beck Pool and around 70 to 100 m from Cara House there are:

The Old Foundry
Welton Cottage
The Green Dragon Public House

From the East Riding of Yorkshire Council Conservation Area website, the Welton Conservation Area is described as follows:

The special character and appearance of the Welton Conservation Area has been created by the disposition of the buildings in its historic core so that they focus onto the Church. This 'jewel in the crown' appears as an 'island', an impression enhanced by the clear stream flowing down its northern side to the pond at its west end. As such it is unique as a village centre in the East Riding.

Around this core the village has a significant number of listed Buildings, many close to the Church. Often generous curtilages enhance the spacious feeling as do the trees and greenery. There is also a pleasant balance between its predominant architectural styles – Georgian and Victorian.

The NPPF requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

The application site is not specifically mentioned in the Conservation Area Appraisal for Welton Village, but it is thought that any extensions to Cara House should be in keeping with the principals previously established and approved on the original Circa 2000 building.

The proposals take account of the existing building and hierarchy and is consequently subordinate to the existing dwelling.

Conclusion

The proposal will not detract from the character or appearance of the surrounding area and is considered acceptable in respect of matters of acknowledged importance such as design, residential amenity, highway safety, and flood risk. The site lies close to the range of services and facilities in Welton and local bus services.