

24A Long Ashton Road

Design and Access Statement

The Long Ashton Conservation Area covers the historic environment surrounding All Saints Church to the east of the village (including part of Ashton Court) and then tightly follows the main road west into the village encompassing the historic core of the village, up to but not including the former Royal British Legion Club. The hamlet of Yanley, on the southern edge of Long Ashton, is also included within the conservation area. The eastern half of the conservation area, around All Saints Church and Ashton Court, was designated in 1980 with the western half along the main road and Yanley being designated in 1988. The conservation area contains 55 historic assets that have been deemed significant enough for national listing but there are many more buildings within the area that are locally significant.

While 24A is opposite some good examples of houses in the Conservation Area it is itself a modern infill house from probably the 1970's and does not boast any of the features of the more historic houses of the Conservation Area.

This application seeks to tidy up the rear of the house by removing a UPVC conservatory and replacing it with a lean-to roof extension across the rear.

The house is at a lower level than the road but has level access from the front door through to the rear terrace from where there is a drop down to a garden at lower level.