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**Combined Heritage Assessment and, Design and Access Statement**

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* 1. Location
	2. 43 Barton Hey Drive, Caldy
	3. **Description** of **Proposed Development**
	4. Proposed Gable Extension.
	5. **Heritage** Assessment
	6. The National Planning Policy Framework ('the framework') requires that any planning application to alter or extend a building within a designated Conservation Area should be considered carefully and be accompanied by a 'Heritage Assessment' examining the effect of the proposed development on the asset, the asset being the setting and appearance of 43 Barton Hey Drive, Caldy.
	7. The framework, paragraph 128, requires that any heritage assessment should 'describe the significance of any heritage assets affected' by the proposed development. However, the level of detail should be 'proportionate' to the assets importance.
	8. The site is located to the north of the Caldy Village Conservation Area. The Caldy Village Area Appraisal and Management Plan **(AAMP)** published in 2009 makes an assessment of the conservation area, its buildings and their settings.
	9. Barton Hey Drive is a tree-lined road, which is open. The appearance contrasts with other roads in the conservation area, where tree canopies create a tunnel effect. The proposal does not affect the main road frontage or result in the loss of any trees.
	10. The building, 43 Barton Hey Drive, Caldy is described as:-

*'brown brick ground floor, imitation timber framed first floor, concrete roll tiles, white UPVC casements, fancy fence and arch top gates.'*

The building is seen as in good condition with tree in the grounds. The building is considered to fall within category C as defined by Appendix A, meaning it is seen as neutral:-

*'either* a *modem building of little interest or* a *building where character lost beyond economic redemption'.*

* 1. The **AAMP,** Appendix B shows the building is not Listed, but is the subject of a Tree Preservation Order(s) (TPO).
	2. Appendix C of the MMP identifies the building as being constructed after 1945.
	3. The building, 43 Barton Hey Drive, Caldy, is a category C building, meaning that it makes some contribution to the character of the conservation area, according to Appendix D.
	4. 43 Barton Hey Drive is not Listed, although it does share a boundary with a building of local listed status. The building, 'Calloffs', is described as a 1920's Arts and Crafts style house with large formal garden. The relationship between the two buildings is shown in Appendix F of the **AAMP.** The proposal has no impact on adjacent buildings and gardens.
	5. In summary, the building, 43 Barton Hey Drive, is considered to make little contribution to the character of the conservation area. The presence of TPO's means it makes a contribution to the tree-lined road, characteristic of the CA. It is therefore, not an important asset in the Conservation Area.
	6. The proposal consists of two new gable elevations. The larger main gable on right has been designed to appear as a mirror image of the original left side gable to the front elevation, so to provide balance and symmetry. The proposal also consists of a new two storey porch which assists in bringing further daylight into the property as the previous porch was in a dark shaded location. The addition of the new pitched of the roof to the porch also compliments the existing smaller pitch roof to its right, again providing balance and symmetry to the front elevation. The proposal seeks to display half the original brick cladding and half render with the intension of removing the external timber cladding.
	7. 43 Barton Hey Drive is a relatively modern building in the area, that makes little contribution to the character and appearance of the conservation area, falling within category C of the AAMP as previously stated. Therefore, in accordance with the Framework, the level of detail in the heritage assessment does not need to be considerable.
	8. The existing building itself is of brown brick and concrete roll tiles. To the front is a forward facing gable with bay windows, with imitation timber at first floor. The porch and dormer style windows on the main forward facing gable have hipped roof features. There is a mixture of dormer type gable windows at first floor level with some windows headers flush with the facia boards.
	9. The existing rear elevation consists of the main two-storey dwelling with single storey addition to side along with a single storey rear flat roof extension. There are no dormer windows. The first floor windows headers are flush with the base of the facia boards.
	10. The proposed extension compliments the existing form of the building by the use of repetition in the form of the gables and roof pitches. The pitch of the proposed extension reflects the pitches of the main dwelling. The architects intension is to replicate the key features of the original property and provide a new modern perspectives in a way that it doesn’t affect the character of the property.
	11. The front extension is visible from the roadside but is completely covered from the rear by high tree lines and doesn’t impact of any important vantage points that will detract from the overall character and appearance of the area. It is screen by mature hedges and trees that will not be affected or lost as a result of the proposed development.
	12. It is considered, therefore, that the addition of the proposed side extension preserves and enhances the Conservation Area by introducing a new feature to the building that adds to the overall appearance and reinforces its character. Its use of maintaining half of the existing brick materials will preserve the overall appearance.
	13. Design and Access Statement
	14. The design of the proposed two storey side extension is dealt with in the heritage

Statement. In addition, the following should be considered. Layout

* 1. The plot is rectangular, with the main house sited towards the front. The site boundaries consist of is fences, mature hedges and trees. **The trees protected by Tree Preservation Orders to the front and rear are unaffected by the development.**

**Character**

* 1. In addition to the heritage assessment, the proposed extension reflects the

nature and appearance of the dwelling house. Density

* 1. The density of the character of the area is unaffected by the proposal.

**Scale**

* 1. The proposalis now a larger dwelling due to the new mirrored gable, however the new two storey gable design provides a sense as if it was part of the original house when originally built through the use of symmetry as discussed earlier The proposal fits in comfortably given the size of the site.

Design

* 1. This is dealt with in the heritage assessment The proposal maintains the

design and approach of other additions to the dwelling.

**Materials**

* 1. The front elevation will consist of brick to match the existing to the house and upper floors will consist of white render. The rear elevation will consist of a combination of brick and white render.

**Landscaping**

* 1. There is no effect on the existing landscape and there are no proposals, nor need, to introduce additional landscape. The extension is modest and well screened from any important viewpoints.
	2. **Access**
	3. The building will meet modem Building Control Standards for access.