

# Stephen Kavanagh Architects

24 Aberavon Road

Design and Access Statement

Heritage Statement



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|----------|----------|-----------------------------|--------|-------------|
| -        | 27-04-22 | Design and Access Statement | PJMW   | PJMW        |
|          |          |                             |        |             |

|                  |                         |
|------------------|-------------------------|
| Project Lead     | Pip Marshall-Waterfield |
| Project Director | Pip Marshall-Waterfield |
| Reference        | 2012                    |
| Applicant        | Isobel Thompson         |

# 1.0 Introduction

## 1.1 Introduction

Further to the approval granted for a rear extension and associated renovation works at this property (PA/21/00935), Stephen Kavanagh Architects Ltd have been appointed by the Applicant, Isobel Thompson, to make an application for planning approval and Listed Building Consent to cover minor changes to this scheme.

## 1.2 Purpose of Report

This report outlines the design approach taken on this project, and should be read in conjunction with the accompanying drawings.

## 1.3. Project Objectives

The objective of this application is to cover off minor changes to the previously approved scheme, which has developed through the detailed design stage. This will create a family home in an historic, listed building in a manner that revitalises the heritage asset and gives it a sustainable future.

## 1.4 Quality Objectives

This project provides an opportunity to renew a relatively dilapidated structure and create a high quality home. It should aim to be a benchmark for other projects in the area through considered, high quality design.



Aerial view with site highlighted in red (looking west)



Rear of No10 Aberavon Road. Photo credit: Jim Stephenson.



Lower ground floor of No10 Aberavon Road. Photo credit: Jim Stephenson.



Redecorated entrance of No10 Aberavon Road. Photo credit: Jim Stephenson.

## 1.5 Practice Statement

Stephen Kavanagh Architects is a London-based practice specialising in domestic refurbishment and new-build projects.

Stephen Kavanagh, the director of Stephen Kavanagh Architects Ltd, was Project Architect at Inside Out Architecture for the extension and refurbishment of No10 Aberavon Road, which was shortlisted for the national AJ (Architect's Journal) Small Projects awards.

The project created a distinctly contemporary extension that complimented the heritage property, trying to blend in through careful and unique detailing. Rather than adding a mediocre or generic extension that would have diminished the long term heritage value of the property, the project celebrated the unique opportunities on the site.

Though the requirements and existing conditions at No24 are likely to be different, there is an intention to create a project of equal architectural ambition and subtle quality.



Front facade



Existing Living room (Upper Ground floor,, front room)



Precedent images - concealed cupboard above fireplace (Chris Dyson Architects)



## 1.6 Changes to the scheme following the approval of application PA/21/00935

This application covers a number of minor changes to the previously approved scheme. Due to the property being listed, the route of Non-material and Minor Material amendments is not available, and thus a new application has been submitted for planning approval and Listed Building Consent.

For convenience, we list the key changes to the approved scheme here:

- Remove modern airbricks (no longer required) from front and rear facade, infilling with brick the colour, texture and bond of which will match the adjacent brickwork.
- No steps down into the front lightwell.
- Addition of a fire door at the bottom of the internal staircase, to meet Building Regulations requirements and improve acoustic performance of the dwelling. This full height door is neatly detailed in with the adjacent kitchen units so as to create an attractive, high-end appearance.
- Utility space, below the entrance steps, is widened slightly, by approx. 12cm, in order to improve the functionality of the internal space as a small utility room.
- Brickwork of the facade of the rear extension is of a traditional horizontal orientation, rather than the chevron design previously shown.
- Approved WC at top of the stairwell instead becomes a small study space, providing much needed additional flexible working space for this family home. The remaining family bathroom and guest WC are considered proportionate for the three bedroom house.
- Further details for internal insulation are provided, together with acoustic insulation to existing walls and floors, to acoustically separate bedrooms from adjoining rooms.
- Rear chimney breast is removed (chimney supported within the attic space), improving the space standards in the rear bedrooms and lower ground living space. In each of these spaces the fireplace is currently not expressed; boxed in by kitchen fittings or wardrobing (see existing images on the following page).
- It is proposed to make concealed niches above the reinstated fireplaces in the front rooms (upper ground and first floor), similar to those shown in the precedent images above.



Existing Kitchen (Upper Ground floor)



Existing Living Room (Upper ground floor)



Existing Rear Bedroom (First floor)



Existing Rear Elevation/Extension

## 1.7 Existing Property

The existing property at No24 has been allowed to fall into disrepair, with certain aspects altered by the prior owners, seemingly without consent. It is the intent of the new owners to restore and complement the original Georgian details where this is still possible.

A summary of some of the current issues:

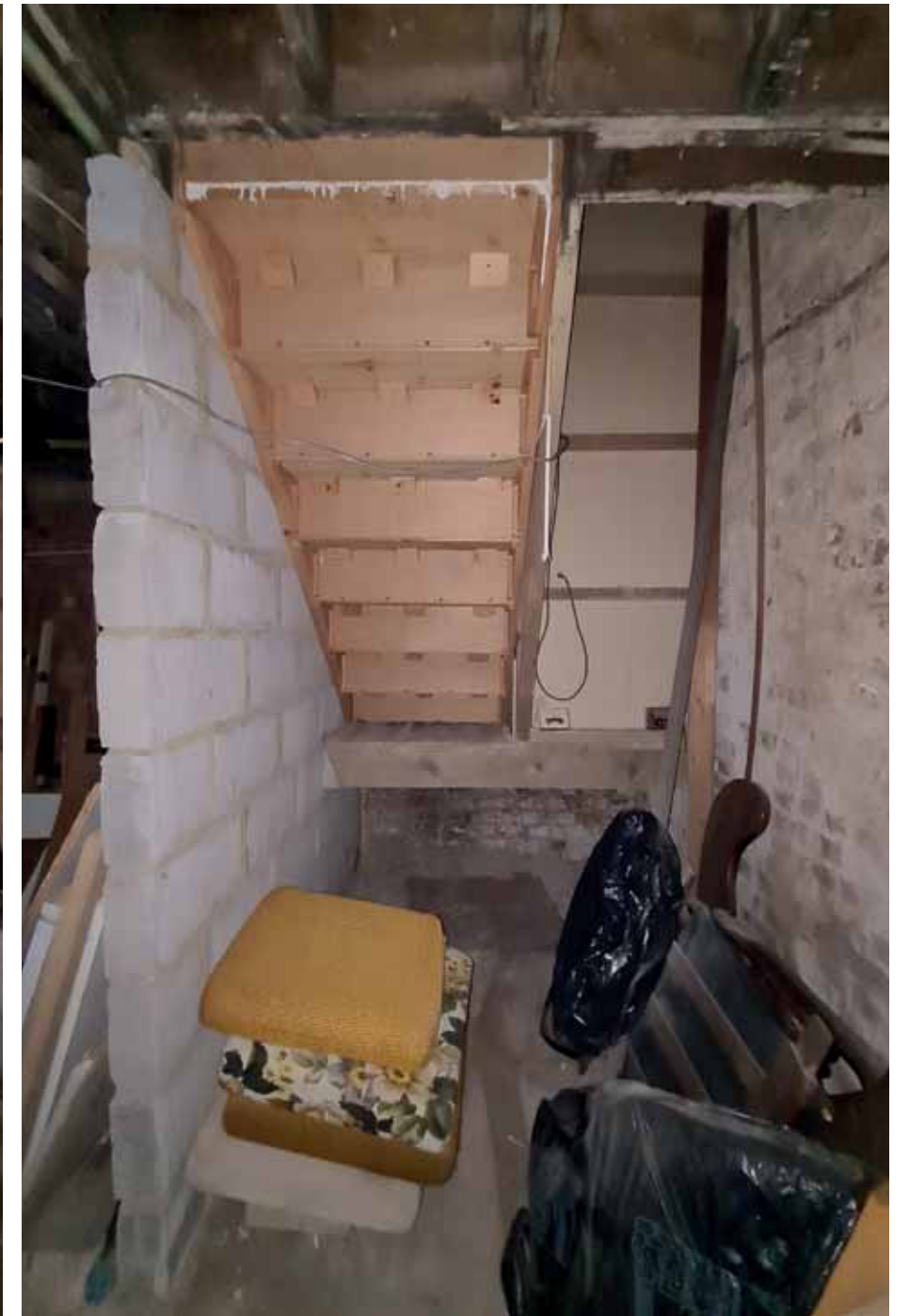
- An unattractive kitchen has been awkwardly fitted within the rear living room of the house. It is understood that this has been the situation for many years, likely decades, since the basement was sealed off by a concrete slab.
- The kitchen light is an industrial-style fluorescent batten.
- A meter box has been awkwardly placed within the main living room of the house.
- Unsightly trunking and piping have been surface-fixed to the walls of the living room and hallway.
- A faux fireplace with an electric fire has been added to the front living room.
- Cheap and architecturally inappropriate radiators have been added to all spaces.
- Despite a lack of care, the original window joinery in the ground floor spaces is still intact.
- The fireplace in the master bedroom has been boxed in.
- There is also surface fixed trunking in the master bedroom.
- There is significant water damage in the rear bedroom ceiling.
- Cheap, unsightly wardrobes have been fitted in the rear bedroom.
- The bathroom interior is grotty and mouldy, in need of a full refurbishment.
- The bathroom extension looks to have been added after the original structure, as with other closet wings along the street, likely added with the addition of a connected sewer system in the mid 19th century. These utilitarian additions lack the architectural merit of the main structure.



Access to the cellar from the street via a hatch in the concrete slab. This slab is clearly not an original detail, and crashes into what was likely the original window to the cellar. The different colour brick on the right of this photograph shows where the original opening has been infilled.



The chimney breasts continue down into the full height cellar, with discernible fireplace openings with brick arches, suggesting prior occupation.



The spine wall and stair are clearly recent additions, suggesting that the stair may have directly accessed the cellar in the past, similar to other houses on the street.

## 2.0 Context / Precedents

Before proceeding with the detailed design of this application, SKA researched the heritage status of Aberavon Road and its environs, along with previously approved extensions along this side of Aberavon Road, so that these precedents could be drawn from and built upon.

A more detailed response to the Conservation Area guidelines can be found in the Heritage Statement in Section 11 of this document.

### 2.1 Aberavon Road Grade II Listing

Aberavon Road is a listed and well-preserved terrace of houses.

Details of the listing, and this application's overall approach to preserving and enhancing the listed property, can be found in the Heritage Statement in Section 11 of this document.

### 2.1 Tredegar Square Conservation Area

The site, and Aberavon Road more broadly, is situated within the Tredegar Square Conservation Area. This application is made in consideration of the Tredegar Square Conservation Area Character Appraisal and Management Guidelines Document, including the 2016 addendum.

The document states:  
"Whilst the Council has a duty to ensure that change preserves or enhances a Conservation Area, it is aware of the space pressures facing families and the need to accommodate changing residential needs within its Conservation Areas." The primary purpose of this application is to create a family-friendly dwelling that sustainably preserves the heritage asset.



Location of site within the Tredegar Square Conservation Area

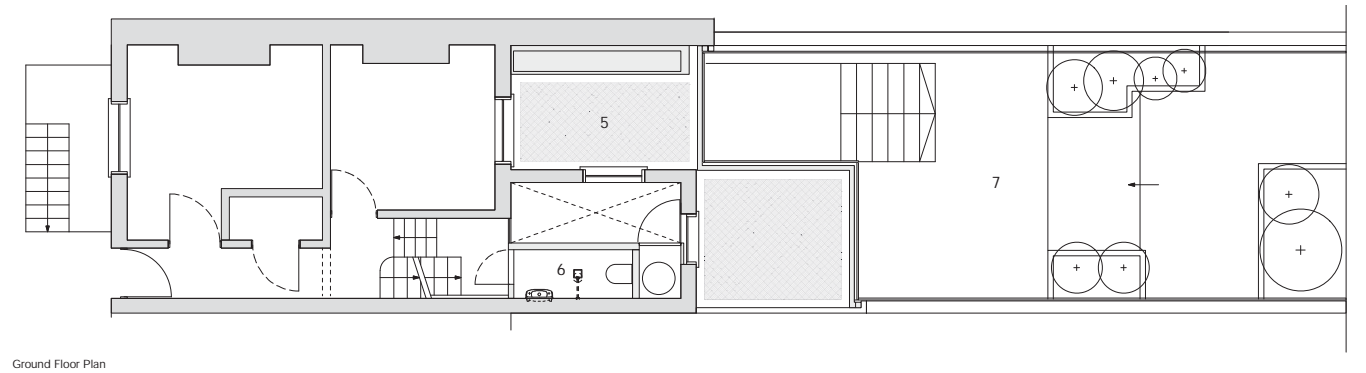




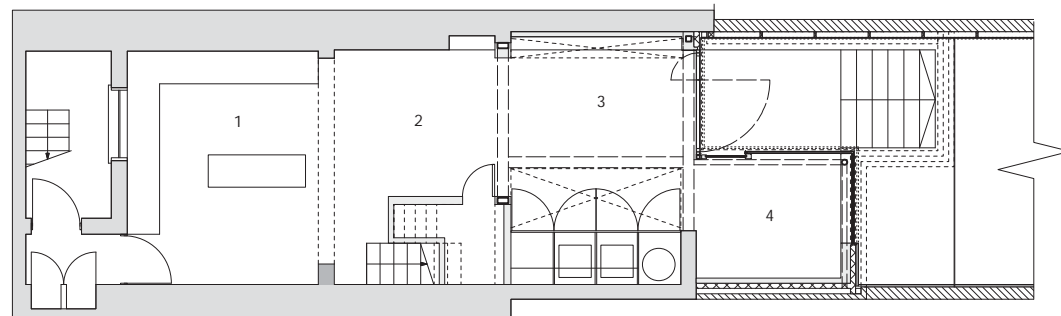
### 2.3 No10 Aberavon Road

As mentioned in Section 1.5, Stephen Kavanagh was the Project Architect for this project, including the approved planning application (PA/12/00423/NC). It was one of the first to be extended along the rear of the terrace, creating high-quality lower ground / basement living accommodation connected to the rear garden. This had the transformative effect of creating a sustainable and family-friendly three-bedroom unit without adding overwhelming extensions to the existing property. All original heritage assets at ground and first floor could be preserved / restored.

This basement extension followed a prior two-storey rear extension, approved in 1983 (PA/83/00011). The roof of this extension followed the pitch of the main butterfly roof, and remained subservient to it. The details of this extension, given its greater prominence above ground level, replicated the details and materials of the original house.



Ground Floor Plan



Basement Plan



- Proposed Plans
- 1 Kitchen
  - 2 Dining Area
  - 3 Living Area
  - 4 Study
  - 5 Green Roof
  - 6 WC
  - 7 Garden



Lower Ground Floor, looking to garden



Restored spaces within the original house



Subtle rear elevation



Approved Rear Elevation



Lower Ground Floor, photograph from estate agent website

## 2.4 No16 Aberavon Road

In 2012, an application was approved to extend the rear of No16 Aberavon Road (PA/12/03049/NC) with a part two, part one-storey extension.

The two-storey part of the application extended the closet wing up to match similar existing extensions, such as that at No10.

The overall layout of the property is very similar to that at No10, albeit with a smaller rear extension on the Lower Ground Floor. The application enabled the creation of a similar three/four-bed family terraced house.

It is worth noting that, by not utilising some of the width of the closet wing for the Lower Ground Floor lounge, the space feels more compressed than it should do.



Approved Lower Ground Floor Plan

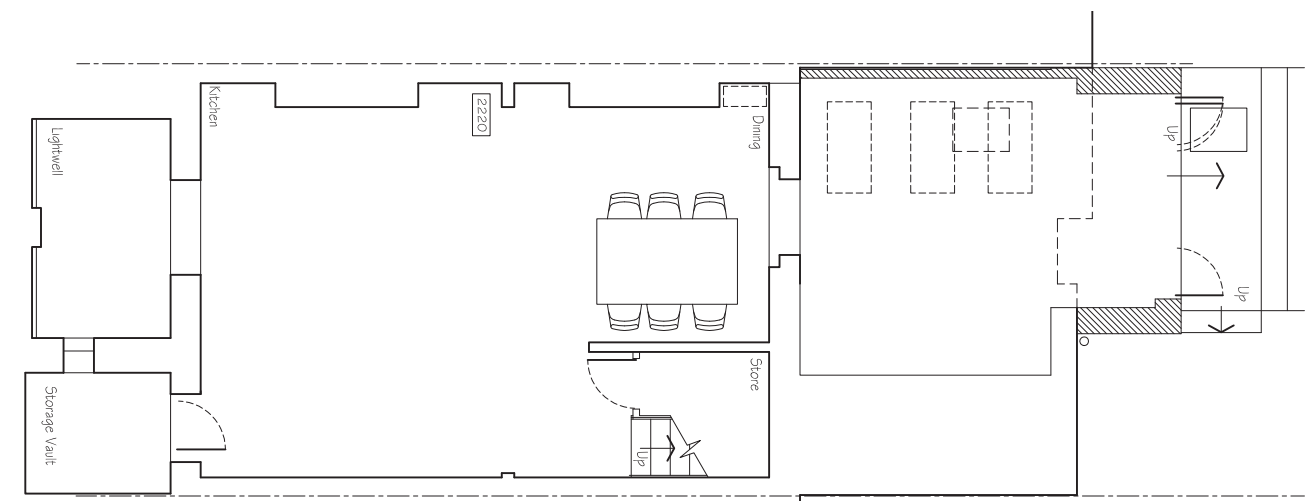


## 2.5 No8 Aberavon Road

This house also has a two-storey closet wing and full width extension at the lower ground floor.

The extension at the lower ground of No8 widens to occupy part of the closet wing width, similar to No10. As per the photograph above, this creates a comfortably proportioned space and avoids the corridor-like space of No16.

The lower ground floor extension's dimensions follows many of the others in extending around 1m beyond the two-storey closet wing, and utilises a compressed patio and external stair to minimise impact on the garden.



Approved Lower Ground Floor

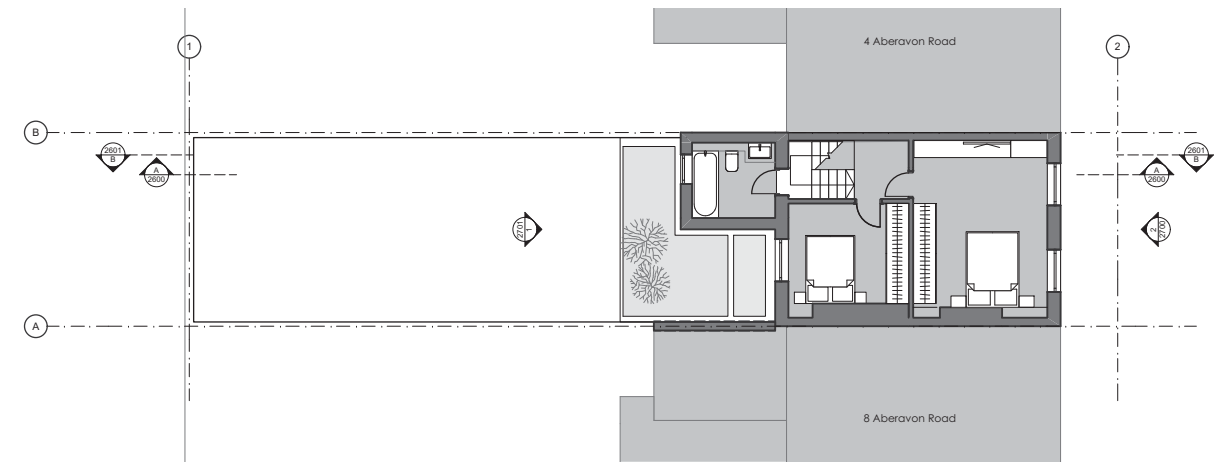
## 2.6 No6 Aberavon Road

The extensions to the rear of No6 Aberavon Road are the most recent to have been approved and built along this listed terrace (PA/19/00936), and its approval followed adoption of the addendum to the Conservation Area Character Appraisal in July 2016.

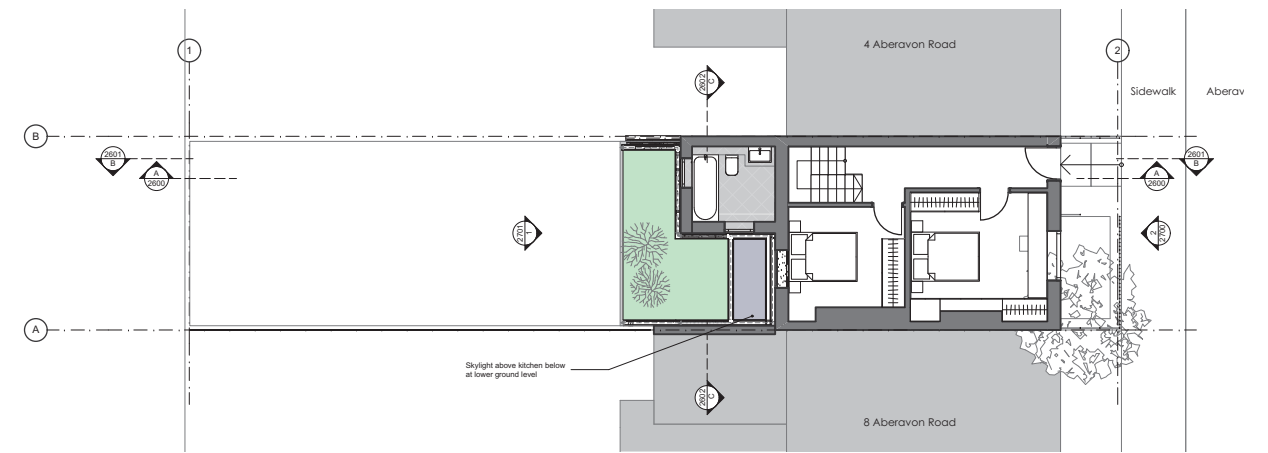
Prior to the application, there were no extensions of any kind to the rear of this property. This application involved the addition of a two-storey closet wing, following the precedents at Nos 2, 4, 8, 10 and 16. It also approved the addition of a full width lower ground floor extension, extending up to a metre beyond the rear of the neighbouring extensions - more than had been granted at other properties. This application also sought to create more significant excavations in the rear garden.



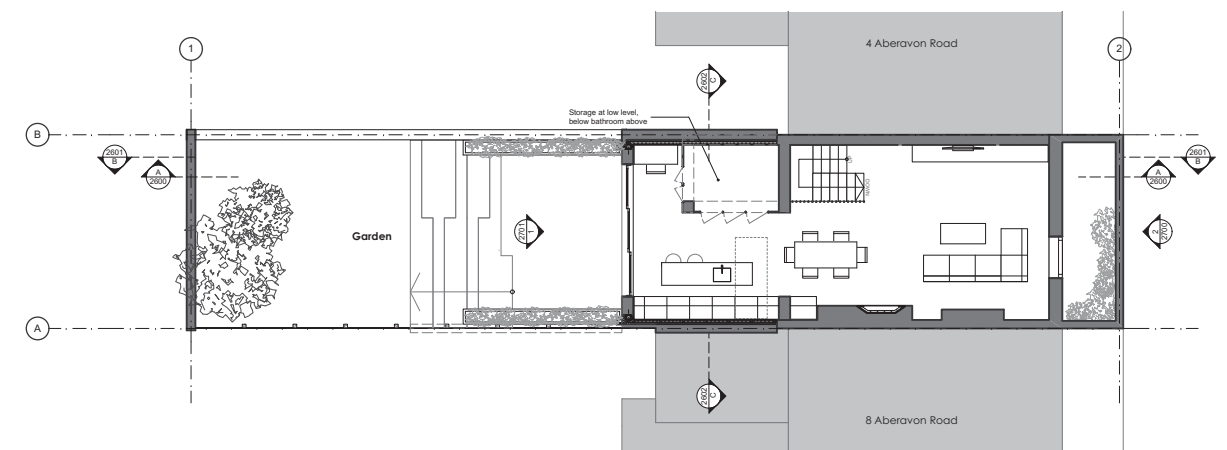
Approved Rear Elevation of No6 Aberavon Road



Approved First Floor Plan of No6 Aberavon Road



Approved Upper Ground Plan of No6 Aberavon Road



Approved Lower Ground Plan of No6 Aberavon Road

## 3.0 Proposed Use

The current property is a two-storey two-bedroom C3 dwelling.

The proposed use is as a three-bedroom C3 private dwelling, providing a family sized unit.

This is in line with the Local Plan's Policy S.H1 "Managing Housing Needs" - "ensuring development does not undermine the supply of self-contained housing - in particular family homes" and "resisting development that would result in a net loss of residential floorspace or family units".

Section 9.15 states "Family housing requires particular protection, due to high levels of identified need".

Section 9.28 of the Local Plan states "Tower Hamlets faces an acute housing need - in particular affordable family housing - a need which is replicated across London."

The adjacent diagram shows how many houses on the street have achieved the creation of family homes within the restrictive historic fabric, through the conversion of existing cellar spaces. The property at No24 is in the minority of properties to have not converted the existing cellar.

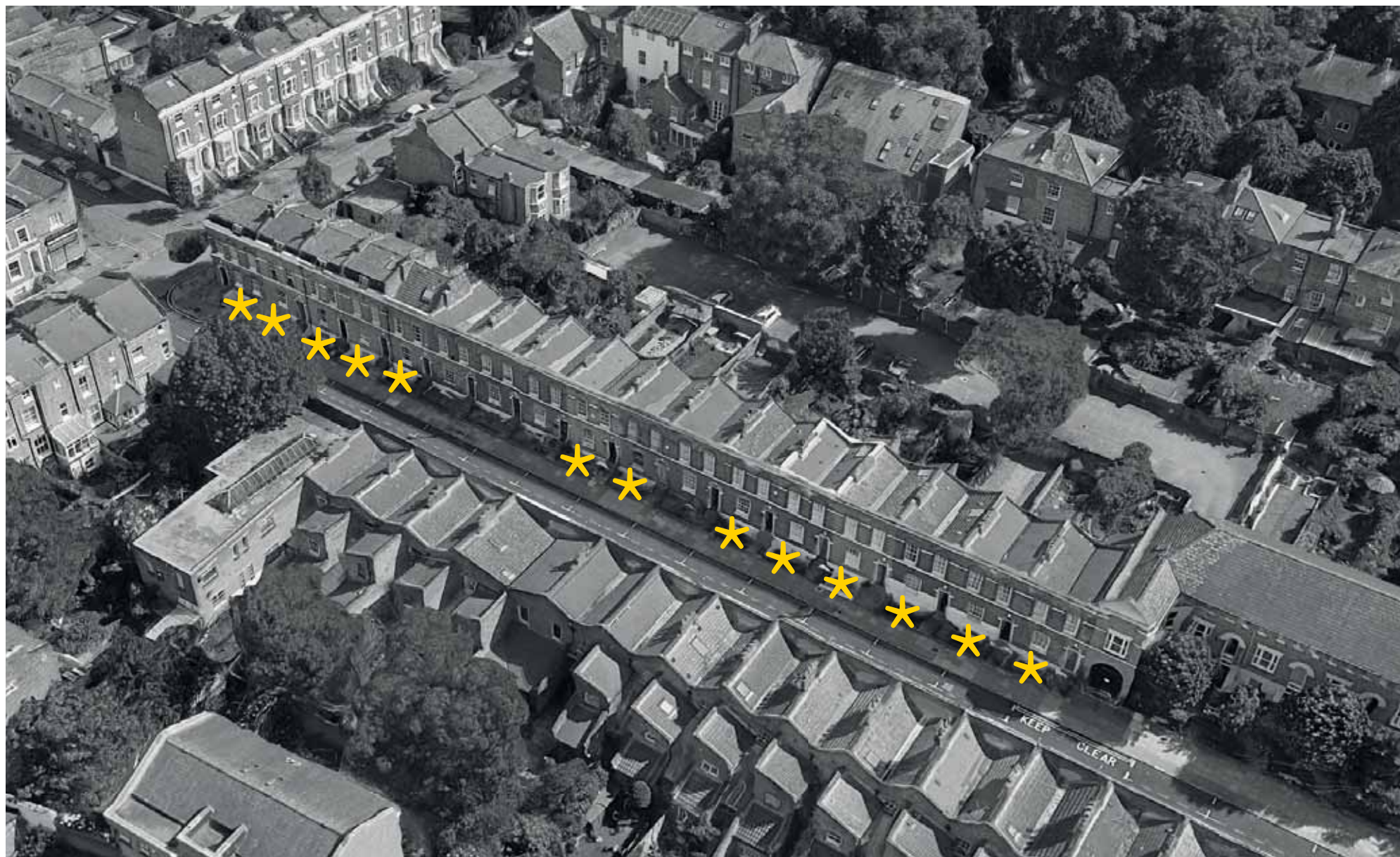


Diagram indicating all of the basements / lower ground floors already made habitable along the street



## 4.0 Amount

The original properties on the eastern side of Aberavon Road are typical “two up, two down” terraces. Beneath these terraces are full height cellar spaces. To the rear, a series of piecemeal single storey bathroom extensions were added to the original terraces over time.

To create family-sized units within these Georgian terraces, the majority of houses on the street have been extended.

To the north of No24, there is a continuous row of mansard roof extensions from No28-34. This type of extension has subsequently been discouraged along Aberavon Road due to its impact on the street scene.

Subsequently, the houses to the south of No24, which retain the same butterfly roof form, have utilised lower ground floor and partial first floor extensions to create the necessary space. These can be seen on the adjacent aerial at Nos 2, 4, 6, 8, 10, and 16.

These extensions are relatively modest in scale. The proposed extensions at No24 have a GIA of 9.8sqm at Lower Ground Floor and 4.3sqm at First Floor. The majority of the extension at Lower Ground level infills the side patio area, minimising impacts on the existing garden.

## 5.0 Layout

The existing layout consists of a living room and kitchen at Ground Floor, and two bedrooms at First Floor.

As per the previously approved scheme (PA/21/00935), the proposed layout retains the two bedrooms at First Floor. It also retains and revitalises the lounge at the front of the Upper Ground Floor.

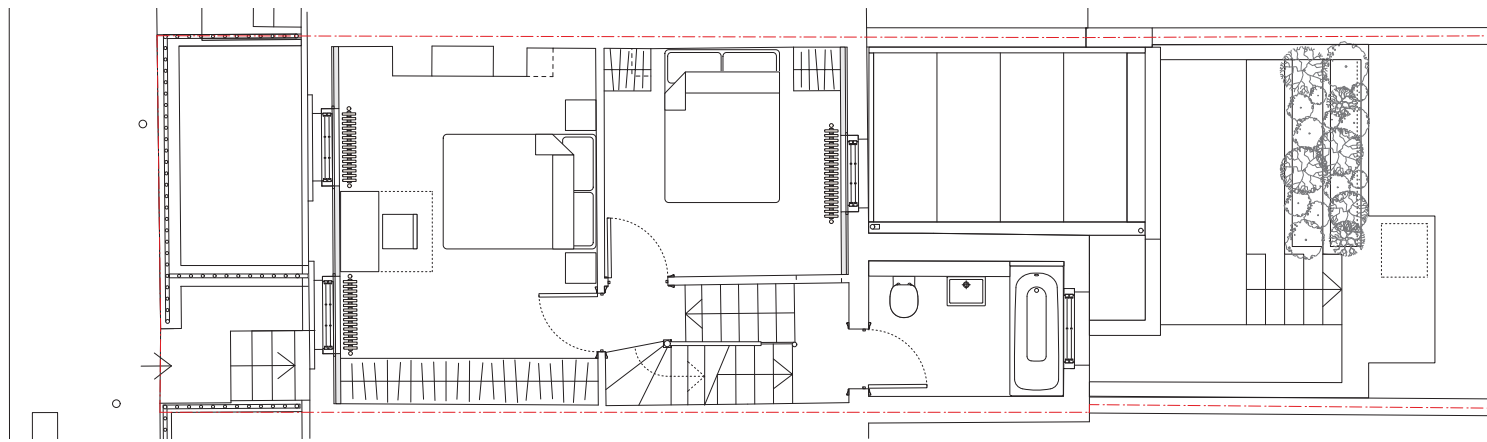
The existing kitchen is awkwardly located within the rear living space at ground floor. It is assumed that this would have originally been located within the half-basement, evidenced by the discernable fireplaces still visible down there. The proposed layout relocates the kitchen into basement, now proposed as a Lower Ground Floor. The restored space on the Upper Ground Floor can then be used as a bedroom or study space. To meet building regulations requirements, a fire door is added at the bottom of the staircase, neatly detailed in with the adjacent units.

The family bathroom is located on the first floor of the rear return, as per all of the other first floor extensions to the rear of this terrace. This positions the family bathroom next to the bedrooms, and allows the Lower Ground Floor to widen as it opens to the garden, avoiding a tunnel-like space. This particular detail was a big part of the success achieved at No10.

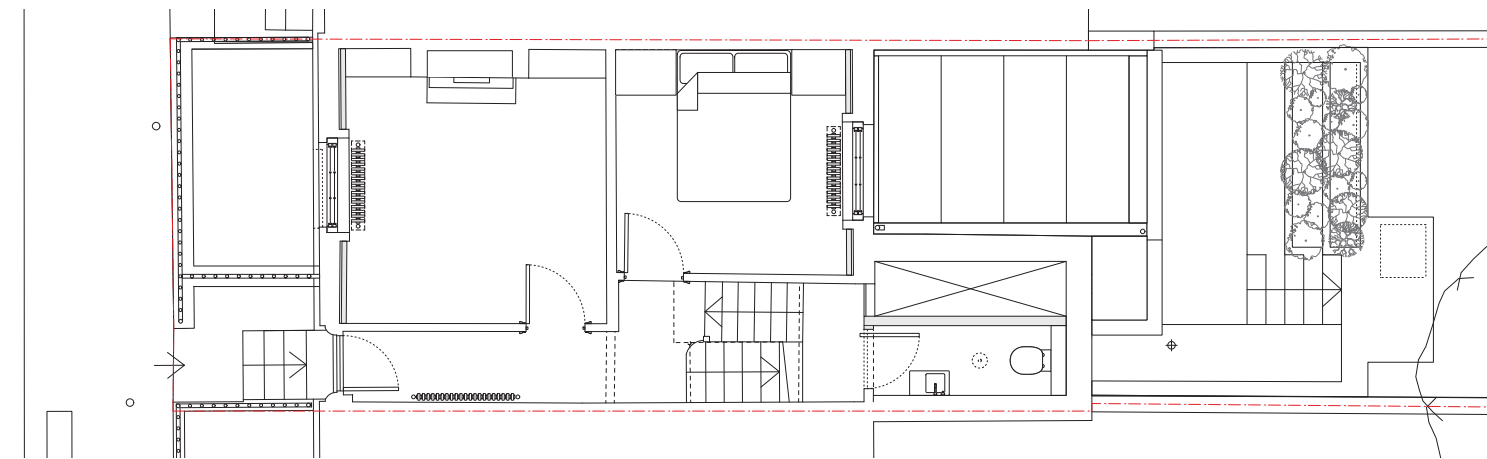
A small office is added on a mezzanine above the existing staircase, in place of a previously approved WC here, providing much needed space for flexible working. As in the approved scheme, a guest WC replaces the existing bathroom.

The various half height spaces created by the staircase provide useful storage in the absence of a loft.

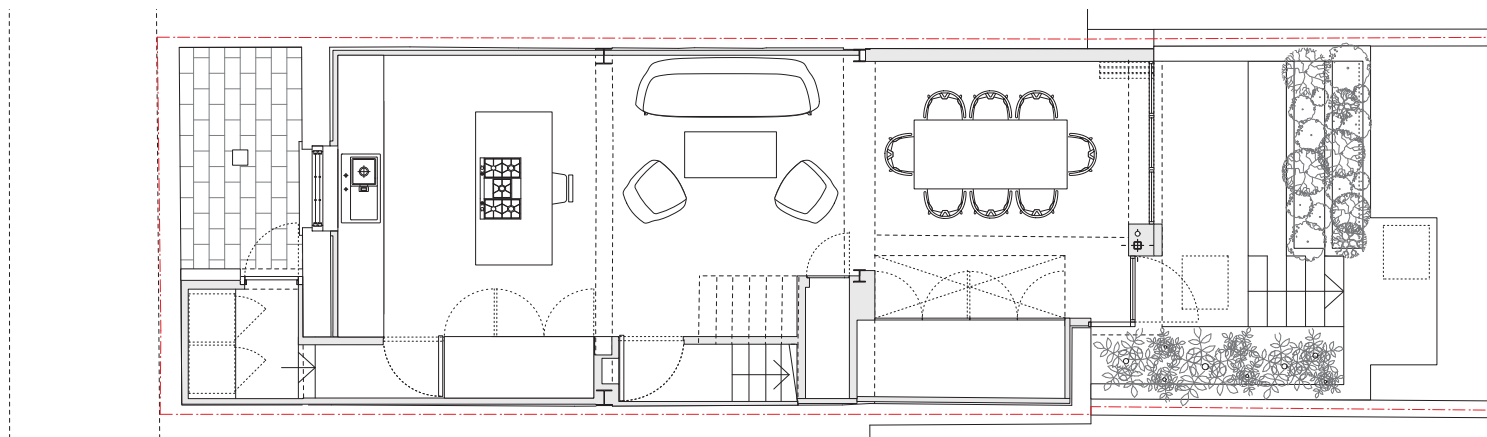
A servant utility space is created beneath the entrance steps on Aberavon Road, matching what has been done at a number of other properties on the street.



Proposed First Floor Layout



Proposed Upper Ground Floor Layout



Proposed Lower Ground Floor Layout

## 6.0 Scale / Massing

### 6.1 Height

The height of the sunken Lower Ground Floor extension is significantly lower than the parapet of the adjacent closet wing at No26 (approx 450mm).

The height of the two-storey closet wing has been designed to match similar extensions along the street.

The lower ground floor extension will not be visible from public spaces. The only public space from which the first floor extension will be seen is at the end of the terrace on Morgan St. The adjacent images show how minimal the impact will be, extending the rhythm created by the existing two-storey extensions.

### 6.2 Width / Breadth

The width of the two-storey closet wing matches the width of the existing bathroom, a similar approach to that employed at Nos 2, 4, 8, 10 and 16.

The width of the lower ground floor extension, extending beyond the closet wing, is roughly two-thirds the width of the property. This is similar to the approach taken at Nos 8 and 16, and less than the full width extensions at Nos 6 and 10.

### 6.3 Daylight

The north-east orientation of the rear facade and the angle of the roof pitch means that the vast majority of shadows created by the extensions are cast on the rear facade of No24 rather than the neighbours. It is the same condition that exists at Nos 2, 4, 6, 8, 10 and 16, where similar extensions have previously been approved.



Existing View from Morgan Street



Proposed View from Morgan Street



## 7.0

### Appearance & Character

The rear roofscape along the majority of Aberavon Road is comprised of well-preserved butterfly roofs. The roofs of all rear closet wings, whether historical or recently added, have followed the slope of the butterfly roofs, falling toward the centreline of each property. This protects the original rainwater arrangement, with a central hopper and downpipe.

Many of the Lower Ground Floor infill extensions along the street have adopted a more box-like contemporary form. While this isn't inherently problematic, the quality of the detailing on many of these projects has been quite generic and uninspiring, which has sometimes detracted from the heritage property.

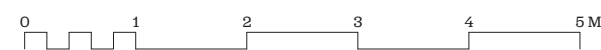
Through this proposal, it is intended to create something as confident, contemporary and high-quality as the extension at No10, and celebrate the unique nature of the original house.

As with No10, an effort has been made to blend the extension into the wider composition. At No10, this was achieved by making the extension a part of the garden fencing and landscaping. At No24, we are seeking to maintain the rhythm of the butterfly roofs and existing rear extensions, so the geometry feels comfortable and familiar.

The windows and doors of the sunken extension will be powder-coated steel frames, maintaining the thin and elegant frame proportions of the existing house while meeting contemporary building standards.

The steps and retaining walls in the rear garden are kept tight to the extension, giving the impression that the bottom third of the structure is sunken into the landscape.

The cladding will be a high quality dark reddish-brown brick, to create a complimentary contrast to the existing stock brick. The use of brick will create a lasting and low-maintenance finish.



Proposed Rear Elevation of No24

## 8.0 Landscaping

### 8.1 Trees / Greenery

There are two trees in the rear garden of No24. These will not be affected by the proposals. Additional planting will be added directly behind the proposed Lower Ground Floor extension.

### 8.2 Hard Paving / Terraces

The compact rear courtyard and steps will be paved, including a 'landing' to incorporate the existing manhole location, but the remaining garden will be protected.

### 8.3 Boundaries

The brick walls on the boundaries at the rear garden will be protected. In the vicinity of the rear terrace, the walls will be protected and underpinned where condition allows, or carefully taken down and rebuilt utilising the existing bricks where feasible and in the original bond pattern, where condition dictates. Part of the garden wall on the No26 side will be extended to screen the proposed Lower Ground Floor extension.

### 8.4 Street Frontage

The unsightly concrete infill behind the protected railings will be removed and the street-facing lightwell reinstated. The railing will be protected. Where additional railings are added, this will follow the trend down the street of using simple metal handrails, painted to match the heritage railings. Finials will match the existing railings to create a consistent effect.

### 8.5 Drainage

Discreet linear drains will be used next to the rear of Lower Ground Floor extension. Discreet heritage gullies will be used in the front lightwell. Cast iron rainwater goods will be used on the rear elevation.

## 9.0 Access & Waste

### 9.1 Vehicular Access / Parking

The existing condition will remain unchanged.

### 9.2 Entrance

The entrance will remain unchanged.

### 9.3 Accessibility

As a heritage property, there is limited scope for upgrades to accessibility. But there is an intention to avoid making the situation worse than the existing.

### 9.4 Waste Collection

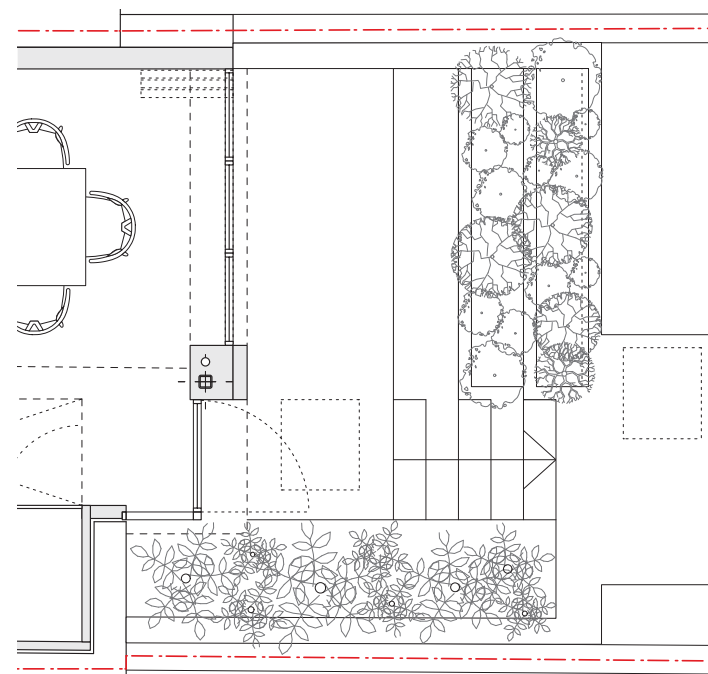
Waste bins along Aberavon Road are carefully managed as a result of the heritage street frontage, which helps to maintain the street's character. While there are a handful of 240l bins outside the properties on the east side of the street, the majority of the waste is kept off the street, with bin bags put out at collection time. While we support this overall strategy to minimise the presence of visible bins on the street, we have created sufficient space next to the entrance steps for small waste bags/bins, out of the way of the general public.



Existing front courtyard at No24



Existing rear paving at No24



Proposed sunken landscaping at No24

# 10.0 Sustainability

## 10.1 Energy Performance

The existing heritage asset exhibits poor levels of insulation, far below what is required of current building regulations and climate goals. There is an intention, as indicated on the appended plans, to add internal wall insulation to the front and rear elevations, along with the roof and lower ground floor, where heat loss is most pronounced. By adding this insulation internally, it will be possible to protect the key heritage assets and give them a sustainable future. Further information can be found in Appendix A.

## 10.2 Materials

The cladding for the rear extension will be brick, providing a lasting and low maintenance future. Where applied to the existing walls of the building, it is intended to use natural insulation products such as wood fibre in order to maintain breathability of these elements. New building elements will utilise PIR/phenolic insulation, in order to maximise the energy performance of these elements to create a comfortable family home. The two-storey closet wing will be built in brick to closely mimic the existing house. The rear doors of the extension will be steel frame, to maintain thin sight-lines.

## 10.3 Land Use

The proposed extensions will convert a two-bedroom house into a family unit - a more efficient use of land.

## 10.4 Daylighting

All rooms will receive adequate daylighting. The front window to the lower ground floor will be restored. The glass roof to the rear extension will provide ample daylight to the currently dark cellar space.

## 10.5 Outlook

All habitable rooms will be provided with adequate outlook.

## 10.6 Overheating

The glass roof to the lower ground floor extension provides the greatest overheating risk, but the two-storey closet wing will provide sufficient shading given the orientation of the street.

## 10.7 Privacy

There is no increased overlooking of neighbours from any habitable rooms of the proposal.

## 10.8 Amenity

The great majority of the existing rear garden will be retained as part of the proposal.

## 10.9 Future Development

The proposals do not prejudice the future development of surrounding sites.



Example solution for internally upgrading the energy performance of heritage walls.



Example solution for internally upgrading the energy performance of roofs with natural insulation.

# 11.0

## Heritage Statement

### 11.1 - Listed Building Status

The following information was taken from Historic Englands website with regards to this address:

#### OVERVIEW

*Heritage Category: Listed Building*

*Grade: II*

*List Entry Number: 1065322*

*Date first listed: 27-Sep-1973*

#### LOCATION

*Statutory Address: 2-34, ABERAVON ROAD E3*

*Statutory Address: AREA RAILINGS, 10-20, ABERAVON ROAD E3*

*Statutory Address: AREA RAILINGS, 2-6, ABERAVON ROAD E3*

*The building or site itself may lie within the boundary of more than one authority.*

*County: Greater London Authority*

*District: Tower Hamlets (London Borough)*

*National Grid Reference: TQ 36429 82670*

#### DETAILS:

*ABERAVON ROAD E3 1. 4431 (East Side) Nos 2 to 34 (even). Area railings at Nos 2 to 6 (even) & Nos 10 to 20 (even) TQ 3682 11/211 II GV 2. Early C19 terrace. Brick with stucco plinth. Facade of No 32 painted. Stucco band, eaves and blocking course. Additional stucco band between ground and 1st floor. 2 storeys and basements, 2 windows (No 34 has 3 windows). Upper storey windows in shallow recessed arches with impost bands, sashes with glazing bars. Lower windows, segmental arches, mostly sashes with margin lights and glazing bars. Round headed doorways with keystones, impost bands, plain fanlights and most with fluted pilasters. Nos 2 to 6 and 10 to 20 (even) wrought iron area railings with ball finials (damaged). [Nos 1 to 45 [odd] and Nos 2 to 154 (even) form a group of opposite terraces.]*

*Listing NGR: TQ3642982670*



Long view of listed facade to Aberavon Road



Railings and staircase to lower ground of No6 Aberavon Road



Railings and staircase to lower ground of No12 Aberavon Road



Railings and staircase to lower ground of No10 Aberavon Road



Railings to No26 and 28 Aberavon Road, with access to courtyard at lower ground level

## 11.2 - Responding to Listed Building Status

The listing refers to the railings of Nos 2-6 and 10-20 Aberavon Road, and does not specifically refer to the railings at No24. That said, the intention is to protect the existing railings, and make any additions to them in line with the prevailing details on the street. Where new railings are added, these should be simple painted metal handrails and spindles, coloured to match the existing railings.

The remainder of the listing details refer to the external details on the early C19 terrace. There is no intent to change the front elevation in a way that conflicts with the listing.

There is no direct reference in the listing to the lower ground floor lightwells, only to the lower windows generally. The concrete infill slabs are not listed, for obvious reasons, and it is intended to remove this slab, and reinstate the lightwell and period-style window to the street.

The listing makes no direct reference to internal details or the rear facade. Regardless, the intent is to restore the interior of the property so that it better reflects the original layout.

Some internal features, such as the fireplaces, are no longer relevant to modern living or heat generation, and actually conflict with modern regulations and pollution standards in central London. There is still an intent to restore many of these features where possible, even if they only serve as a reminder of the original layout. Where such features can be adapted to suit modern living, this approach will be adopted. In order to increase the usable space in the rear rooms, creating more comfortable bedroom spaces, it is proposed to remove the rear chimney breast (currently boxed in/ not expressed), supporting the rear chimney within the attic space.

The key features of the rear elevation - the butterfly roof, central hopper, existing windows - will be retained.

### 11.3 - Existing / Proposed Elevations

The drawings below show the existing and proposed street elevations, demonstrating that all key heritage assets will be protected.

It is proposed to remove the unsightly modern air bricks currently in the front facade. As open fires/combustion appliances will not be used in these rooms, these are no longer necessary.

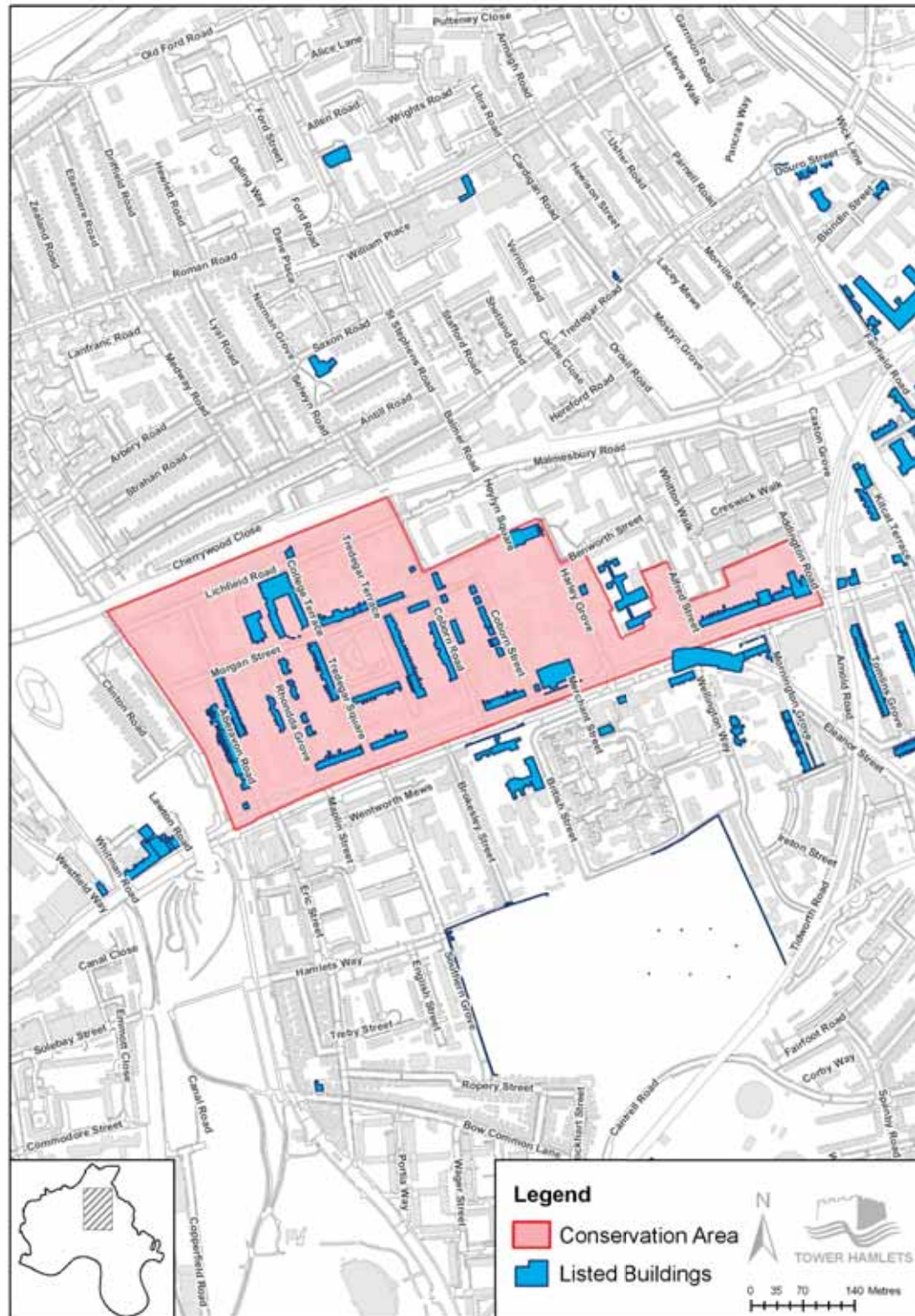


Existing street elevation



Proposed street elevation





**TREDEGAR SQUARE CONSERVATION AREA**

This map is indicative only and is not a planning document. For further information please contact the Council.  
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**11.3 Conservation Area Status**

Aberavon Road sits within the Tredegar Square Conservation Area.

There is limited mention of Aberavon Road in the area’s Character Appraisal.

There is a reference to the completion date for the western terrace to Aberavon Road, not particularly relevant to this application.

Key points taken from the Appraisal’s 2016 Addendum, created to assist homeowners with their applications, include:

*“The addendum is divided into two sections and relates to (i) roof extensions and (ii) rear extensions.”* Part (i) is not considered relevant to this application.

On Pg6 of the addendum, it states *“In the Georgian era, often there were no extensions to a house but where they existed they were purely functional and were not of a standard form. Generally service rooms were accommodated in the basement with the ground and first floor being reserved for the more important public rooms”.* This supports the view that the rear bathroom and closet wings to the rear of the Aberavon Road are piecemeal additions to the original terraces, evidenced by the slight variations in size and detail between them.

Pg7 of the Addendum, under “Sensitivity to Change”, reads *“The scope for rear extensions to be altered is often greater than for roof extensions. There are large parts of the Conservation Area where rear elevations are considered to have less significance in terms of the character and appearance of the Conservation Area. Where new extensions are not visible from the public realm their impact on the overall character and appearance of the Conservation Area is reduced.”* This explains the recent trend for rear extensions rather than roof extensions along the east side of Aberavon Road.



#### 11.4 Response to Conservation Area Status

The proposals respond to the criteria set out in the Character Appraisal Addendum in the following ways:

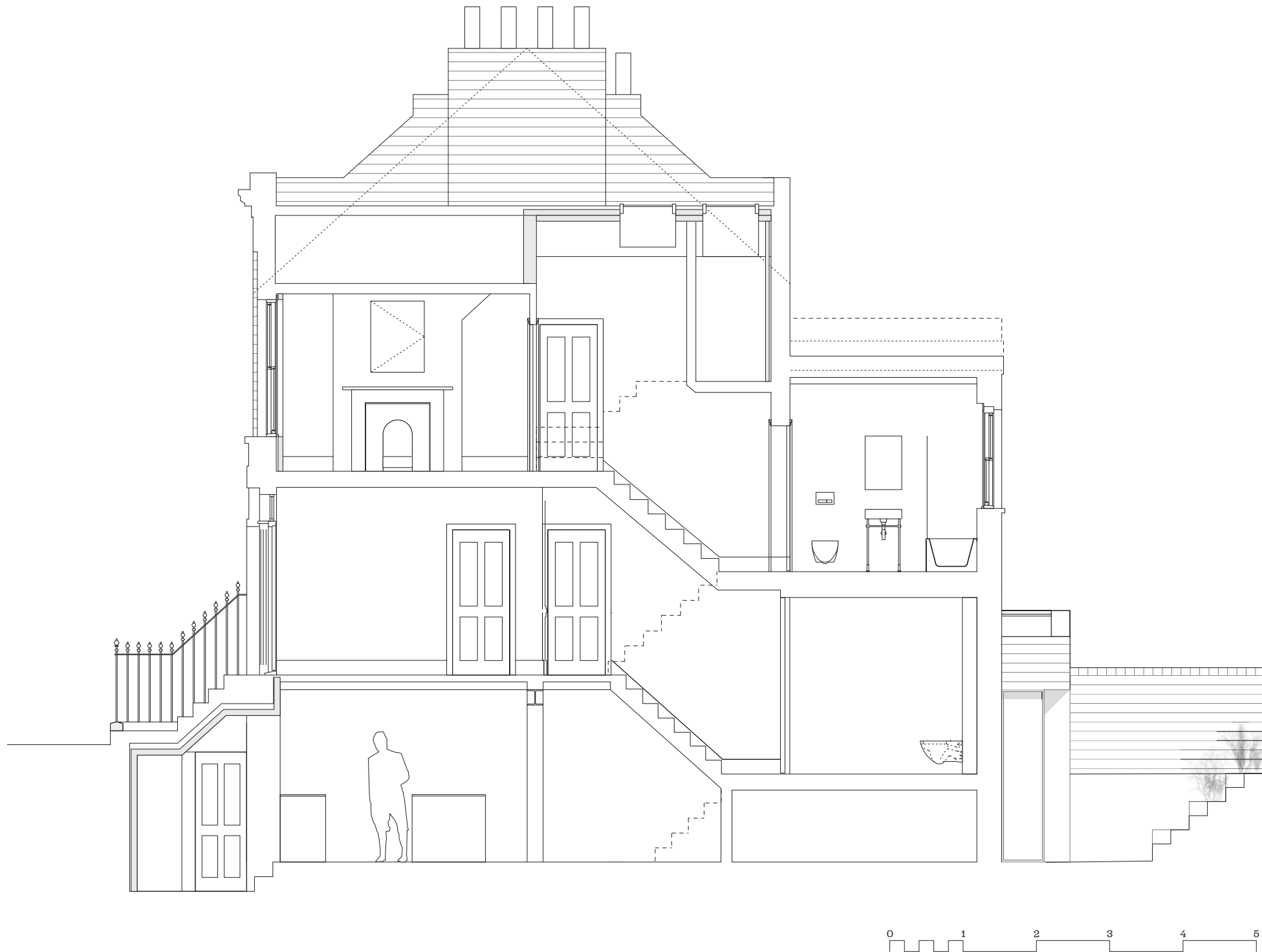
*“Visibility from street and impact on the public realm”* - the proposed extensions to the rear are not visible from Aberavon Road, and are only partially visible from Morgan Street at a great distance. The reinstatement of the lightwell to the street is considered to have a positive impact on the street scene.

*“Historic integrity (degree of change)”* - there is minimal change to the street. the reinstatement of the lightwell benefits the original heritage asset, and is in line with the majority of the terrace. The proposals to the rear are of a similar scale to those at Nos 2, 4, 6, 8, 10 and 16. The original butterfly roof and period windows are left intact.

*“The historic and architectural interest of the buildings concerned”* - As a listed building, there are many architectural features of interest. The proposals to the street preserve key details in line with the listing, and remove the unsightly concrete slab to restore the original lightwell. The interiors, which have fallen into disrepair, will be revitalised by the works. The butterfly roofs, a key feature mentioned in the Character Appraisal, will be preserved.

*“The consistency and uniformity of the existing group or terrace of houses concerned”* - The consistency on the listed street facade is maintained and reinforced. The approach to and massing of the rear extensions follows a number of existing precedents along the street, following the stated preference in the Character Appraisal addendum for rear extensions over roof extensions where such extensions are required for modern family living.





*“Significance in terms of the character and appearance of the Conservation Area” - Aberavon Road is barely mentioned in the Conservation Area Character Appraisal, so there is little to define the terrace’s significance to the Area as a whole. Consequently, this application respects the details explicitly described in the Grade II listing, and follows precedent for the rear extensions.*

*“The impact of the proposals upon the amenity of neighbouring properties” - the lower ground floor extension is partially sunken into the landscape and mostly acts as an infill between existing closet wing extensions. Its impact should be de minimus. The proposed first floor extension follows the numerous precedents along the terrace, and its impact on neighbours should be no more or less pronounced than those extensions. As mentioned in section 6.3 above, the vast majority of shadows cast by the extension will fall on the rear of No24, not the neighbours, due to the site’s orientation.*

*“An extension should always be subordinate to the main building.” and “It is imperative that rear additions must in all cases remain subordinate to the main roof of the house.” - The proposed extensions are subordinate to the original house and main roof.*

*“Generally an extension to infill the side return will be acceptable. Ideally this should be a lighter weight structure” - The lower ground floor extension is primarily a side infill, and is a lightweight structure by comparison to the existing house.*

*“A common form of extension requested is a wrap around extension. This might also be acceptable, where the garden is of a suitable size, and where it is not visible from the public realm.” - The proposed lower ground floor extension is not visible from the public realm. It is not a typical wrap around extension, extending less than 1m to the rear and less than 1m across the face of the closet wing. This makes it similar to or smaller than the extensions at Nos 6, 8, 10 and 16.*