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**Proposed Extension at**  
**115 Walsall Road**  
**Little Aston**  
**Heritage Impact Assessment**

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## **1 Introduction**

- 1.1 The purpose of this report is to assess the impact of the proposed extension at No 115 Walsall Road on the character and appearance of the Conservation Area.
- 1.2 This report is based on a visit to the conservation area and the site. The adopted Conservation Area Appraisal and the management plan have also been used.

## **2 The site.**

- 2.1 No 115 is a mid-20<sup>th</sup> century detached suburban house set in a reasonably large plot with a horseshoe driveway to access the road.
- 2.2 No 115 forms part of a group of four such houses all set back from the road to form a building line. All appear to be of a similar date although the first in the row has been altered.
- 2.3 To the rear of No 115 are the rear gardens of other large suburban houses. The rear garden of no 115 is well screened by planting typical of the area.
- 2.4 The site of No 115 falls within the Little Aston Conservation Area.

## **3 Little Aston Conservation Area.**

- 3.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires all local authorities to identify “areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance,” and to designate those areas as conservation areas.
- 3.2 The conservation area in Little Aston was designated on 26 October 1999 and is the subject of an adopted appraisal and management plan.
- 3.3 The conservation area is centred on the Little Aston Hall estate with its deer park and associated woodland. As can be expected with a conservation area of this size and nature there are a variety of different characters that make up the whole conservation area.



Little Aston Conservation Area.

- 3.4 Whilst being based on the park and estate of Little Aston Hall there is little of the original setting of the hall remaining. What was an open deer park with woodlands to the east is now mostly a golf course with modern (20<sup>th</sup> century) suburban development taking over the woodland and that part of the park not used as a golf course.
- 3.5 The 18<sup>th</sup> century landscape has for the most part gone with the old woodlands being developed, often piecemeal, to create a suburban area with its own character and mix of development.

- 3.6 The key elements of the suburban conservation area developments are the individual nature of the houses, the secluded plots where the remains of the woodland have been used to create green barriers to enhance privacy. It is interesting that few houses can be seen in full with the boundary treatments and other planting allowing only glimpses of the house beyond.
- 3.7 In the deeper parts of the area the roads are signed as private and there are gates to control access. Most of the houses set back behind the greenery also have fences and gates. One of the chief characteristics of the conservation area is its exclusivity, its quiet streets, and its lack of any commerce.
- 3.8 The Little Aston Conservation Area has little in the way of historic interest the changes of use of the land and the 20<sup>th</sup> century developments mean that the historic interest in the site is vestigial.
- 3.9 Architecturally there are few buildings of any real architectural interest. There are a few listed buildings most of which predate the development of the old woods and parkland. There is one modern listed building, Hornton Manor built in 1927 and still containing its period interior. Otherwise, the conservation area contains a mix of 20<sup>th</sup> century large suburban houses.
- 3.10 The characteristic of the conservation area is its large houses on large plots surrounded by greenery which gives a rural feel to the smaller roads and provides only glimpses of the houses. It is a quite distinctive area.

#### **4 Proposed Development.**

- 4.1 The proposal is for a two-storey side extension to 115 Walsall Road and a remodelling of the interior. The front door will move and have a new porch.

#### **5 Impact on the Conservation Area.**

- 5.1 The proposed development has been carefully designed to blend the proposed extension into the overall general form of the existing house. Materials will be appropriate and blend with the existing.

- 5.2 Whilst the house will be larger with the extension the proposed scale of the development is in keeping with the character of the conservation area. It is partly the mix of house styles that is part of the conservation areas character.
- 5.3 The rear garden of no 115 is well screened with only the occasional glimpse of neighbouring properties. The proposed extension will not have any direct impact on the overall character of this space.
- 5.4 The proposal also includes some new planting to the front of the house which will reinforce the green characteristics of the conservation area.

## **6 Conclusion.**

- 6.1 The proposed development causes no harm to the character or appearance of the Little Aston Conservation Area. As such the proposal passes the test set out in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.2 By including new planting in the proposal it can be seen to offer a level of enhancement in this part of the conservation area.