

# **HERITAGE STATEMENT**

**FOR**

**FIRST FLOOR REAR EXTENSION**  
**AND SINGLE STOREY**  
**REAR INFILL EXTENSION**

**AT**

**5 ROCK ROAD**  
**YATTON**  
**BS49 4JE**

**JLS Ref: JLS/2023/0130**  
**Project Date: 23/10/2023**

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## **1. PROPERTY ADDRESS**

5 Rock Road, Yatton, BS49 4JE is a building within the Yatton conservation area.

## **2. PROPERTY DESCRIPTION**

The building is a terraced two storey dwellinghouse built approximately 1900. There is an existing single storey rear extension which appears to have been built at a later date.

The existing external walls of the main house are red facing brick and the existing rear single storey extension has rendered elevations. The main house roof is duo-pitched with valleys at party wall locations. The existing rear extension roof is also duo-pitched. Both roofs are finished in red clay double roman tiles. Windows are white UPVC.

## **3. DESCRIPTION OF WORK**

It is proposed to construct a single storey rear infill extension and a first floor rear extension above the rear extension. The extension will contain open plan kitchen / dining at ground floor and a bedroom and bathroom at first floor. The design of the proposed first floor extension addresses the over-bearing and loss of light concerns from an earlier planning application, and has been designed to satisfy the 45 degree test from depth and width, and height.

## **4. IMPACT ON HERITAGE ASSET**

The walls will be finished in render to match the existing ground floor walls. The roof will have red clay double roman tiles to match the existing. A north facing section of ground floor extension roof is proposed to be a lean-to glass roof. There will therefore, be no adverse effect on the heritage asset.