

HERITAGE STATEMENT

23 NASSE COURT CAM DURSLEY

Summary

23 Nasse Court is a semi detached two storey dwelling believed to be constructed in the 1970's using LBC red bricks, a white UPVC conservatory was added in the 1990's

The house is 30m in distance to the rear of a Listed Building 13,15 and !7 Knapp Lane, listing reference 1090912.

Description

The property is a semi detached two storey brick property, with an attached flat roof garage and a white UPV conservatory, the roof covering is of concrete tiles with white UPVC windows.

Proposal

It is proposed is to remove the existing white UPVC conservatory and replace with a flat roof extension to provide a sun room and downstairs WC.

The sun room is to have a lantern roof light with white UPVC windows.

The external finish is to be white render finish.

Principle of Development

Delivery Policy HC8, Extensions to dwellings:

Permission will be granted for the extension of residential properties, and for erection of outbuildings incidental to the enjoyment of the dwelling, provided all the following criteria are met:

1. the plot size of the existing property is large enough to accommodate the extension or outbuilding without resulting in a cramped or overdeveloped site
2. the height, scale, form and design of the extension or outbuilding is in keeping with the scale and character of the original dwelling (taking into account any cumulative additions), and the site's wider setting and location
3. following construction of the extension, or outbuilding, sufficient space is available for the parking of cars, in line with the Council's Parking Standards, in a way that does not detract

from the character and appearance of the area

The scheme has been developed using the above principles and in summary the proposal has been accommodated within the garden by increasing the floor area 1.5m deeper than the existing conservatory.

The height and scale has been considered by maintaining a low building, due to the levels of the site and its distance from the house of 30 meters its affects on the adjoining Listed building of 13,15 and 17 Knapp Lane is felt to be negligible.

The access and parking arrangements remain unchanged.

Neighbours

The listing of 13, 15 and 17 Knapp Lane,:

Row of three dwellings. C17. Squared and coursed marlstone, some brick to first floor Nos 15 and 17; pantile roof No 13, double roman tile roof with hipped outer end, Nos 15 and 17. A lofty house unti with steep pitched roof and main stack to right-hand gable, with two lower units under low pitched roof, perhaps formerly subsidiary to No 13. Stack to No 15 on gable adjoining No 13.

No 13 is three storeys, one-windowed, 4-light modern casement under concrete lintol, ground floor, 3-light casement in wood frame above; gable left 3-light casements in wood surrounds at first and second floors, over new casement ground floor. Entry through modern door at back.

No 15, two storey, 4-windowed, 3-light casements in wood with mullions under wood lintols, ground floor, 3 light and 2 light casements over, central heavy plank door in moulded surround including cambered top; No 17, two storeys, 1-windowed, 2-light casements, entrance through modern opening in right gable.

No 13 has cellar, heavy deep-chamfered beams; large open fireplace with deep bressumer said to be concealed by modern fireplace in ground floor main room. Between main rom and kitchen a shed wall, possibly with remains of wattle and daub fill.

Nos 15 and 17 were formerly thatched.

Listing NGR: SO7468100464P

Photograph

Rear elevation of 23 Nasse Court.



Sketch Proposal.



