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31 Huntington Road, York

3-100

Design, Access & Heritage Statement

07-12-2023

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1. Introduction

This document will support an application for planning approval and listed building consent for alterations to the property at 31 Huntington Road York, YO31 8RL.

The document has been prepared by Carve Architecture on behalf of the homeowners.

2. Site Context

2.1. Site Location

The property is located on Huntington Rd which predominantly comprises of late 19th to early 20th century terraced housing and large areas of re-development dating from the mid and late 20th century.

The site is part of smaller terraced section of the area with extensive front and back gardens.



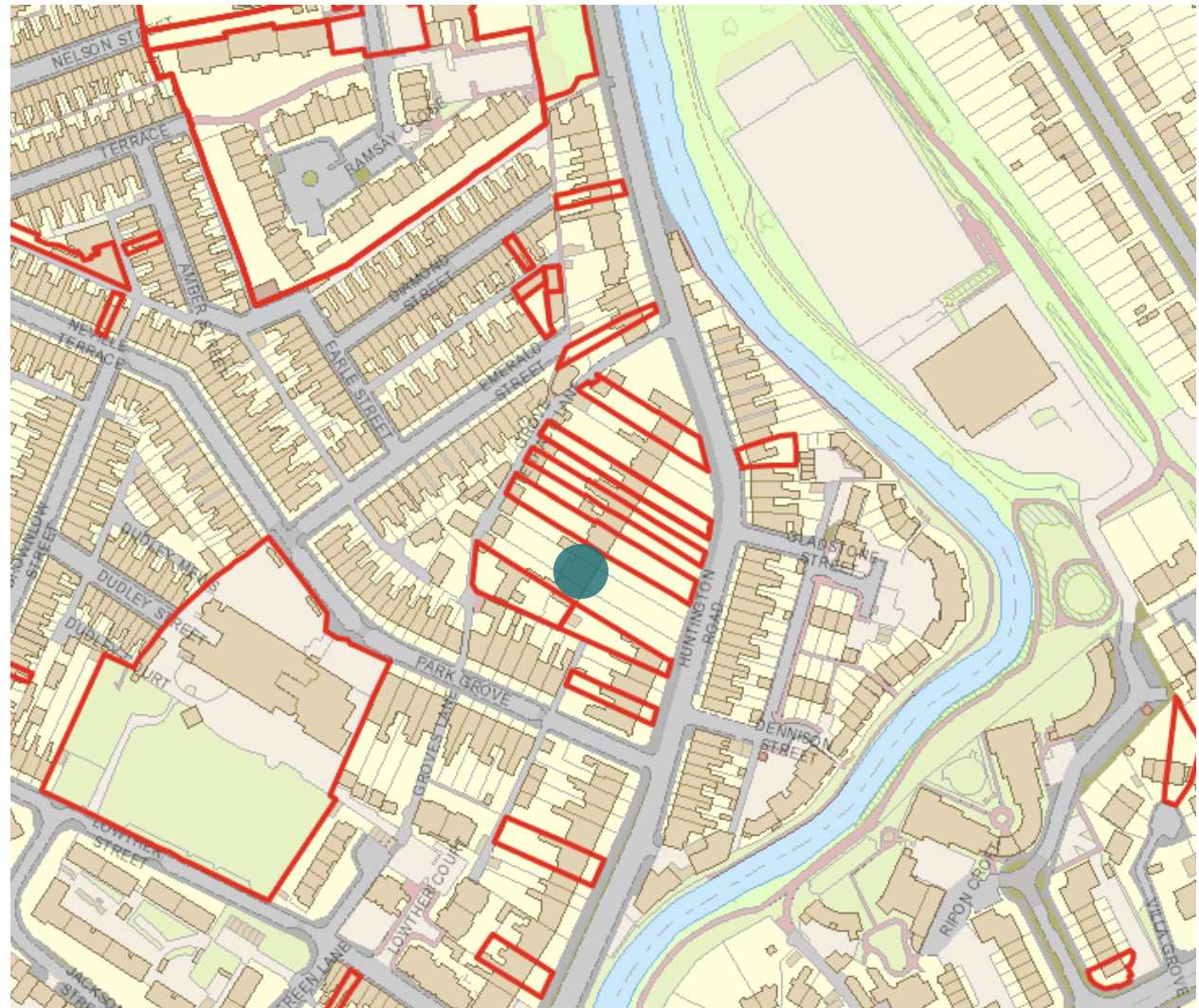
Site Location Plan (NTS)

2.2. Context for planning

There have been a number of relevant planning applications within the area in the last 2 years.

Applications include:

- ↳ **22/01751/LBC**
Granted
“External alterations to part replace existing wooden sash windows with new wooden sash windows”
33 Huntington Road York YO31 8RL
- ↳ **22/00942/LBC**
Granted
“Construction of a dwelling to part of the rear garden of the existing dwelling”
- ↳ **22/02127/LBC**
Granted
“External alterations in conjunction with variation of development approved under 20/01760/LBC to demolish existing party wall and rebuild on new foundations with bricks to match”
- ↳ **22/00383/FUL**
Granted
“Single storey rear extension, re-configuration works to adjacent outbuildings and 2no. rooflights to front and rear”
Addition of detached two storey garage building”
- ↳ **22/00398/FUL**
Granted
“Single storey rear extension following removal of existing single storey rear extension”
- ↳ **21/02810/FUL**
Granted
“Single storey extensions to side and rear”

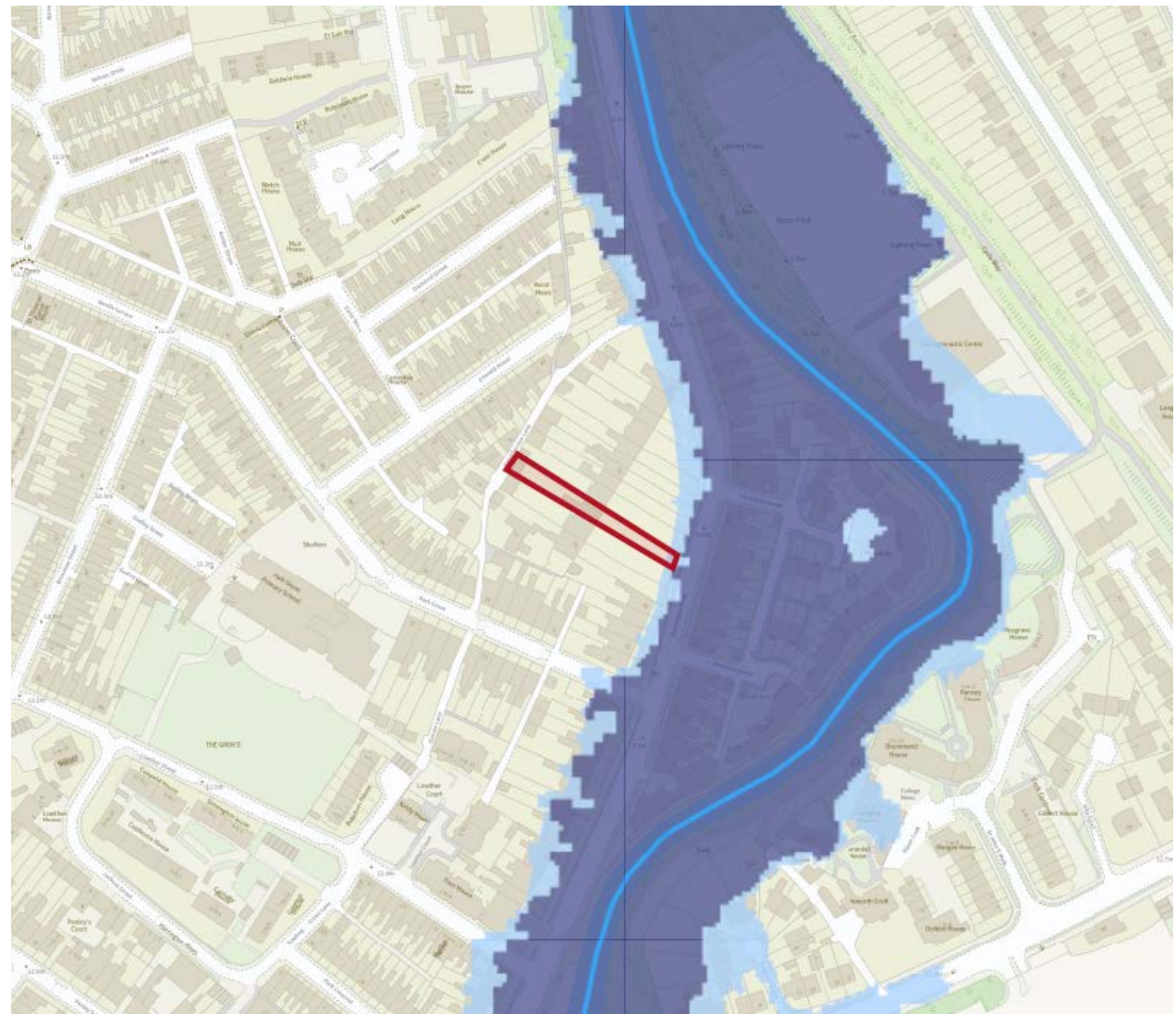


Planning application history map (within last 2 Years) with site location indicated in blue

2.3. Flood areas and Flood Risk Assessment

The site sits in flood zone 2 as noted on the EA map. However this should be noted only a very small area of the front garden falls into this zone. The actual building is set a great distance back from this point as illustrated opposite.

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



Environmental Agency Flood Map of the area

2.4. Conservation Area

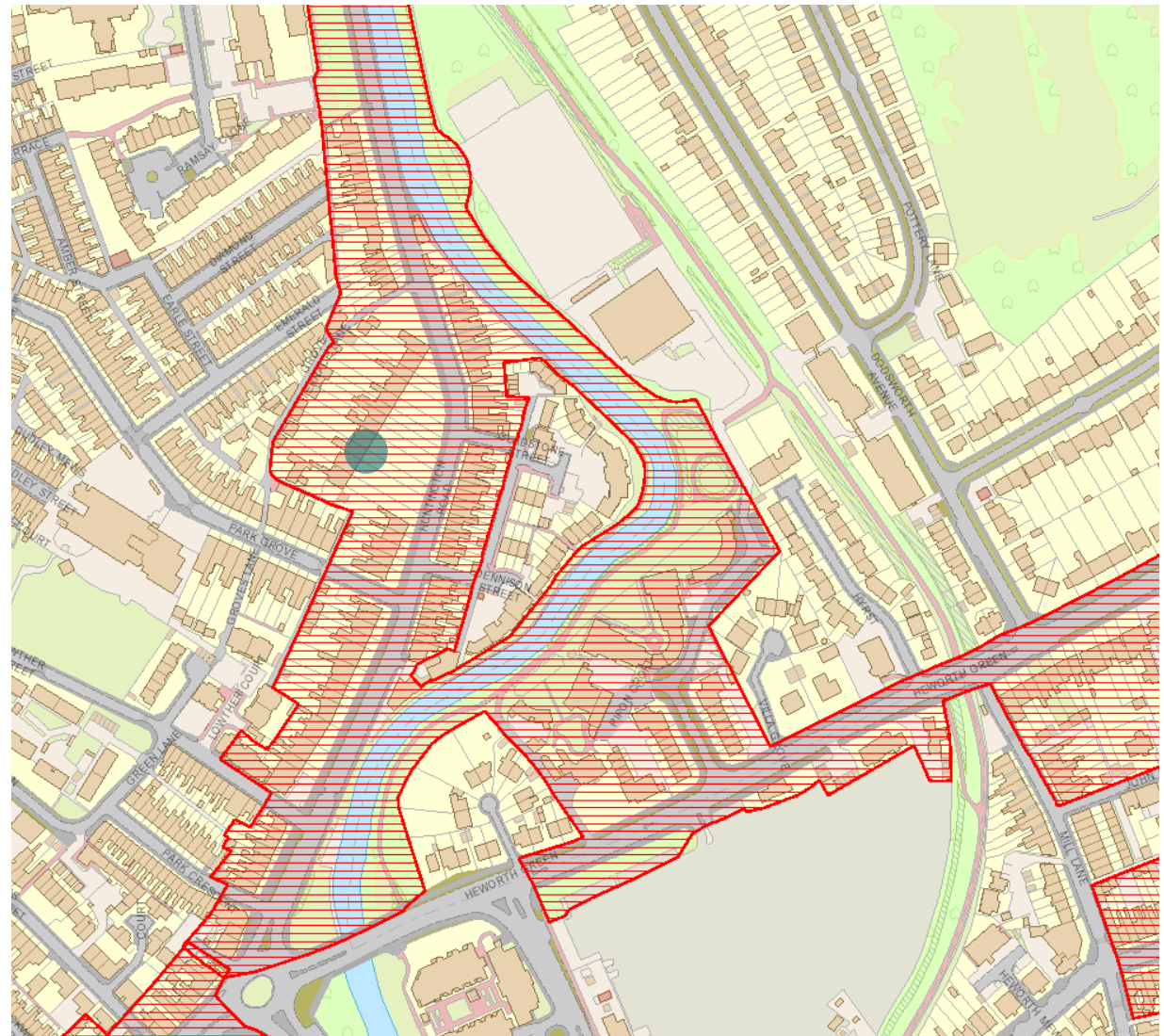
The site sits in the Heworth Green/East Parade Conservation Area.

The Heworth Conservation Area was established in 1975. The area embodies a small village atmosphere with only a few limited recognised architecturally significant buildings.

The area is primarily residential, though other uses are evident such as hotels, local amenities and institutional buildings. Its defining traits are the collective village scale, prominent villas, architecturally rich homes, and lush greenery.

Heworth Road, East Parade, Heworth, and Heworth Green foster a unified, development feel, centred around Holy Trinity Church.

Noteworthy structures include Holy Trinity Church, St Mary's Hospital, and architecturally striking homes on Heworth Green and Huntington Road, notably Groves Terrace.



Conservation Area Map with site noted in blue

2.5. Listed buildings

There are three listed buildings in the immediate vicinity:

- Park Grove School: Grade II
- Grove Terrace (27-49 Huntington Road): Grade II
- Walls, Railings and Gates to numbers 27-49: Grade II



Park Grove School
(Grade II)

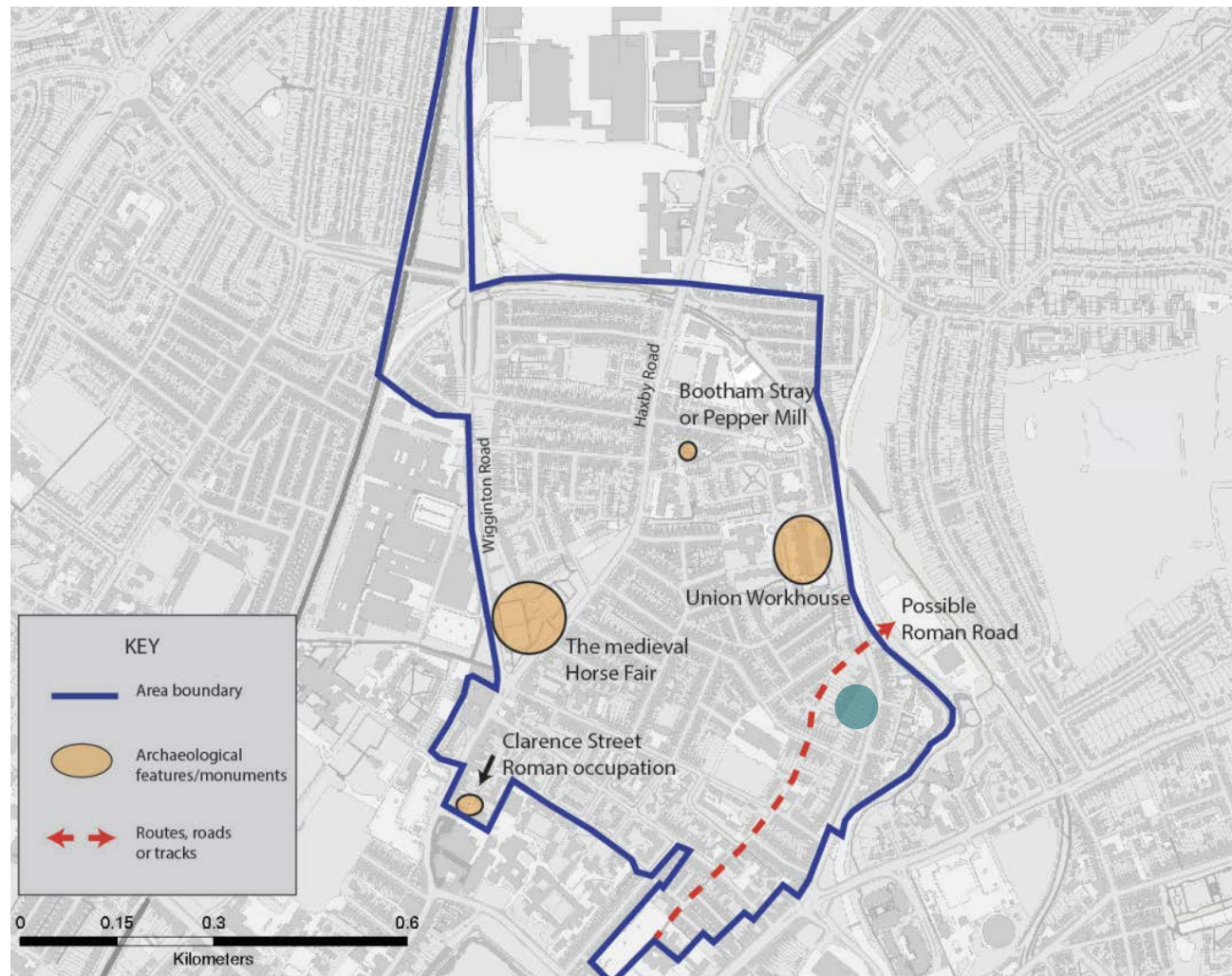
Grove Terrace, 27-49
Huntington Road (Grade II)

Walls, railings and gates to numbers 27-49
(Grade II)

Map showing listed buildings in the area (application site in red text)

2.6. Archeology and designated heritage assets.

Archaeological and designated heritage assets in the vicinity are noted on the diagram opposite.



Map showing Archaeology and designated heritage assets.

Taken from: City of York Historic Characterisation Project - 2013, Character area statement.

Site location in blue

2.7. Local context and vernacular

The site is located within the Huntington road area, towards the western edge of the conservation area.

The local pattern of built form is largely linear residential developments. Designs of dwellings are largely traditional in nature with newer, 20th and 21st Century developments limited to small infill plots, pockets of estate housing, and domestic extensions. Buildings are generally built as individual properties, but often linked to formed terraces. Walls are generally of a red or cream brick construction, Roofs are usually dual pitched in either clay roof tiles or natural slate.

Houses exhibit a range of traditional detailing, including feature brickwork banding at mid height or at eaves height. Window and door heads are often in arched or splayed brickwork and occasionally stone window cills are evident. Window forms include sliding sash, Yorkshire sliding sash, and casement types. These are usually in light colours, including white and cream

Some housing is set far back from the street creating a more open feel onto the area.

The River Foss and the open green space around this feature is a significant contributor to the character of this part of the conservation area.



Park Grove



Huntington Road



Huntington Road



Huntington Road



Huntington Road



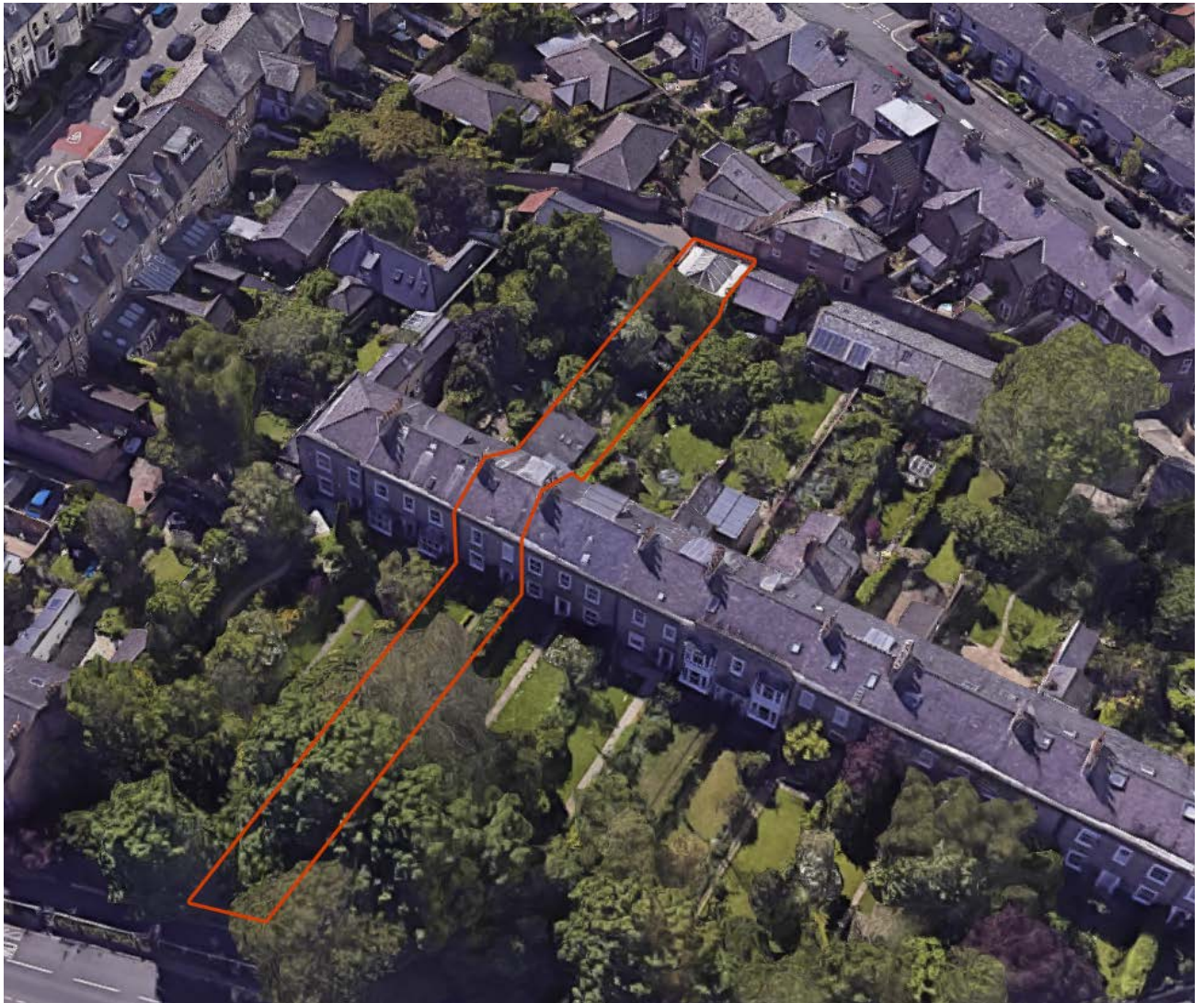
Huntington Road

3. Application Site

3.1. Site Description

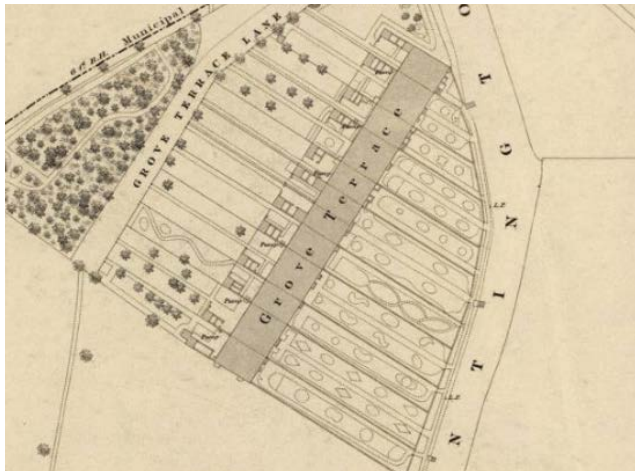
The site includes a generous southeast-facing front and northwest-facing back garden; a 4-bed detached terraced home with a detached rear garage.

The rear garden includes planting and shrubs. The front garden includes a number of larger trees to the site boundary (some distance from the main house). These trees are protected by a TPO. There is access to the front of the property from Huntington Road and also rear access from Grove Terrace Lane.



Site aerial photo with site boundary

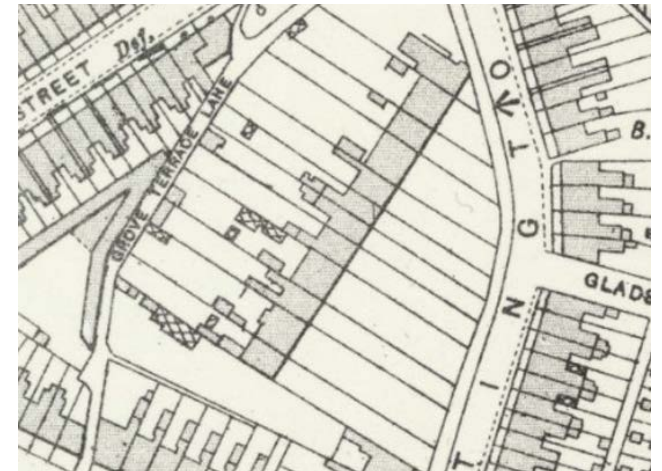
3.2. Historical Maps



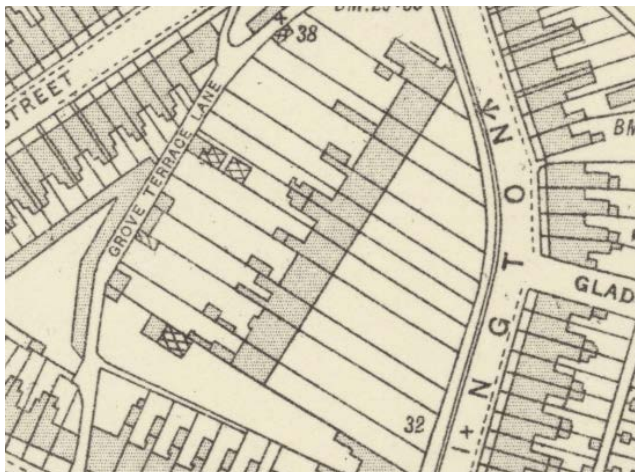
1850



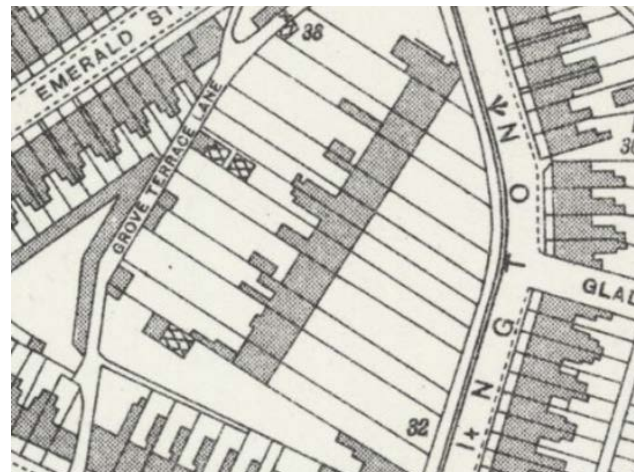
1880



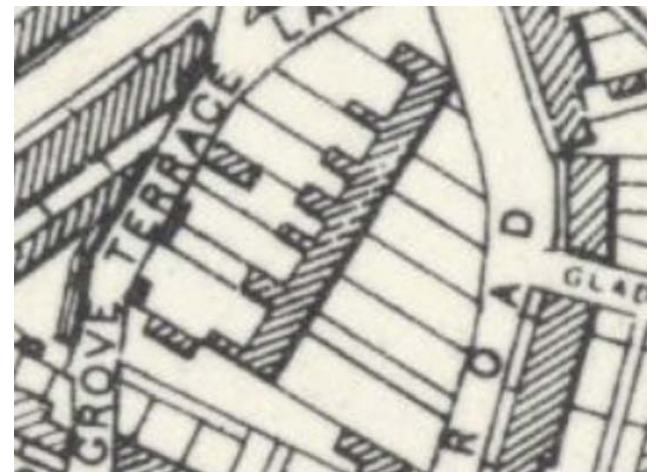
1910



1920



1940

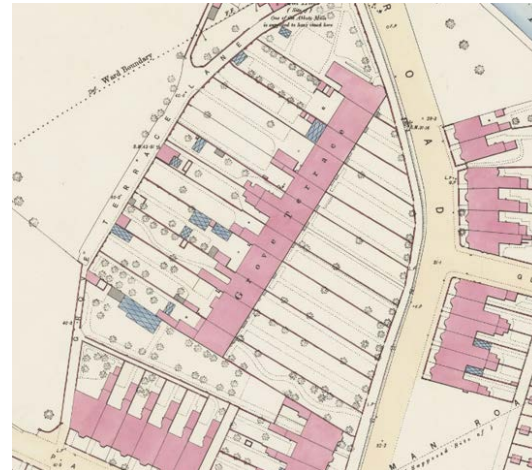


1960

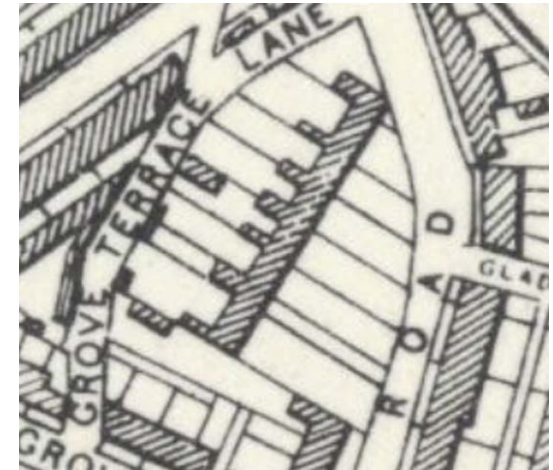
3.3. Existing building: Development over time



1850s - 1880s







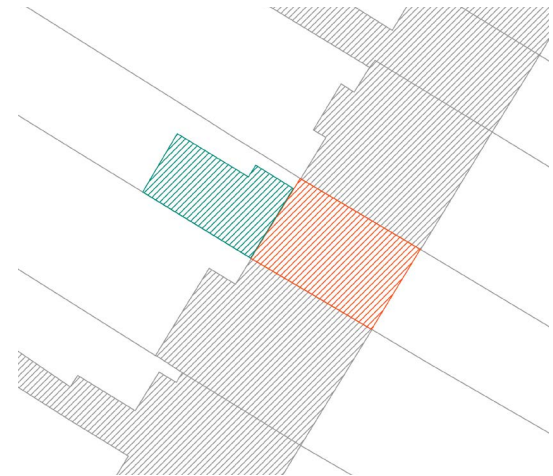
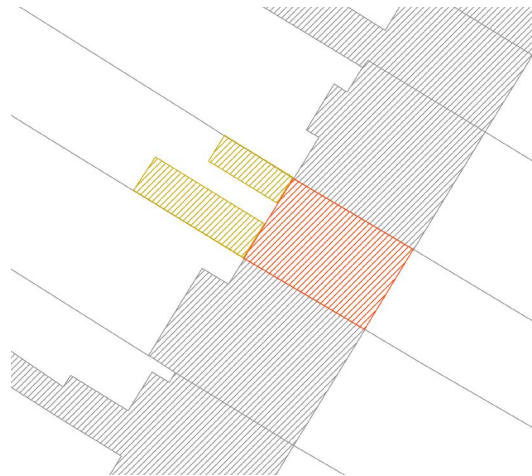
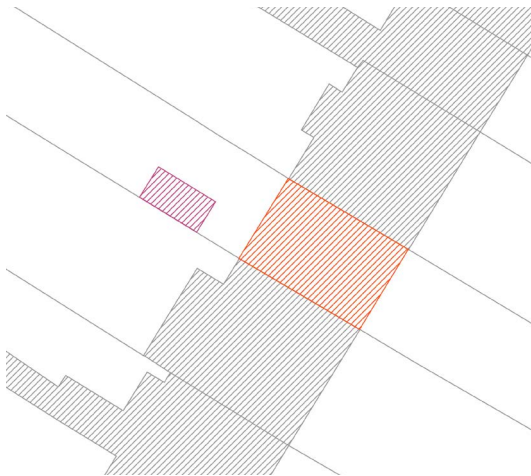
1880s - 1960s



1960s - Present

LEGEND:

-  Main House
-  1850s - 1880s
-  1880s - 1960s
-  1960s - Present



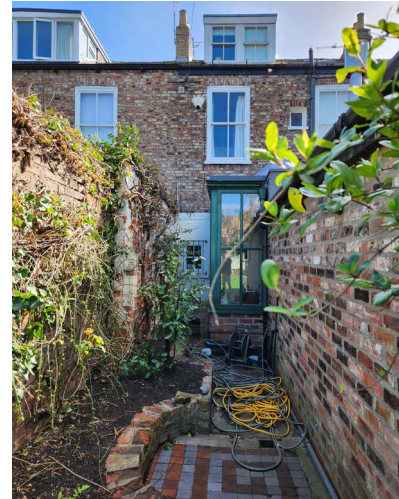
3.4. Site photos (external)



Rear access to garage



Rear of property



Side of rear extension



Neighbouring Properties



Garden Outlook



Existing Garage



Rear of property



Garage

3.5. Planning History

There have been 9 historic planning applications at the site as follows:

- ↳ **03/00763/TCA**
March 2003
Granted
“Reduce bifurcating trunk to match existing stump on Holly in the Conservation Area”
- ↳ **00/00311/FUL**
February 2000
Granted
“Erection of single storey pitched roof timber motor house”
- ↳ **17/02680/TCA**
November 2017
Granted
“Remove Hawthorn tree in a Conservation Area”
- ↳ **98/00520/TCA**
March 1998
Granted
“Felling of T2 Apple and works to T1 Ash in a Conservation Area”
- ↳ **98/02536/TCA**
November 1998
Granted
“Felling of T1 sycamore in a conservation area”
- ↳ **00/01070/LBC**
May 2000
Granted
“Erection of detached pitched roof garage”
- ↳ **99/02174/TCA**
September 1999
Granted
“Fell 1 x Leylandii Cypress tree in a Conservation Area”
- ↳ **00/00311/FUL**
February 2000
Granted
“Erection of single storey pitched roof timber motor house”
- ↳ **00/00415/LBC**
February 2000
Granted
“Demolition of external chimney stack to rear of 29-31 Huntington Road”

3.6. Building Assessment

3.6.1 External Assessment of the asset

31 Huntington Road is part of a group listing of houses and is Grade II listed. The listing states:

Terrace of 12 houses. Dated 1824; C20 alterations. Gault brick with some stone and painted stone dressings. Slate roofs. EXTERIOR: planned as a symmetrical composition of 2 storeys with alternating 2 and 3-bay houses. Nos 29, 33, 43 and 47 are of 3 bays with central doorways. Nos 27, 31 and 35 are of 2 bays with doorways in their right-hand bays. Nos 41, 45 and 49 are of 2 bays with doors in their left-hand bays. Nos 37 and 39, in the centre, form a mirrored pair with one bay to each side of a paired doorcase and central 1st floor window. The parapet is swept upwards in the centre. Below it there is a large inscription: 'GROVE TERRACE 1824'. Nos 41, 43, 47 and 49 retain glazing bar sash windows with rusticated stone or painted stone lintels. Nos 27, 31 and 33 have sashed windows with rusticated lintels; the 1st floor windows of No 29 and the central window between Nos 37 and 39 are similar. The ground floor of No.29 has straight-sided timber bay windows on brick bases, with slated roofs and with fixed lights facing forwards. No.35 has C20 casement windows. Nos 37 and 39 each have a 2-storey straight-sided bay window, with tripartite sashes. No.45 has a wide early/mid C20 bow window with timber mullions and transom and leaded glazing. On the 1st floor there is a C20 casement window. Each house has a doorcase with engaged reeded columns, a frieze with panels formed by raised borders, panelled reveals, an overlight with margin panes and diagonal glazing bars, and a door with 6 raised and fielded panels. The paired doorcases to Nos 37 and 39 have been altered: the overlights are plain and the doorcases are partly covered by a later hipped slate porch canopy carried on timber brackets. Ridge chimneys between houses. INTERIOR: not inspected. (An Inventory of the Historical Monuments of the City of York: RCHME:

Outside the City Walls East of the Ouse: HMSO: 1975:-80).

The front elevation of the property is attractive externally. It presents a formal and pleasing urban terrace elevation that is somewhat hidden from the Huntington Road through the considerable size front garden and the setback from the street this creates.

The rear of the property is perhaps more functional and lacks the same compositional composure of the front elevation. A large 1960's extension extending perpendicular to the main building dominates this elevation. This extension lacks any significant architectural features.

The windows of the property are all timber framed, and are a mix of sliding sash, Yorkshire sash, casement and flush casement window. Some of these are more modern in form and design notably at the rear of the property.

3.6.2 Internal Assessment of the Asset

The prozed work is focused to the rear of the property. Where the 1960's extension is currently located.

The main body of the building has not been significantly altered over the years. Many original features such as fireplace, covings and architraves are evident and relatively simple and functional in their aesthetic.



Rear Elevation

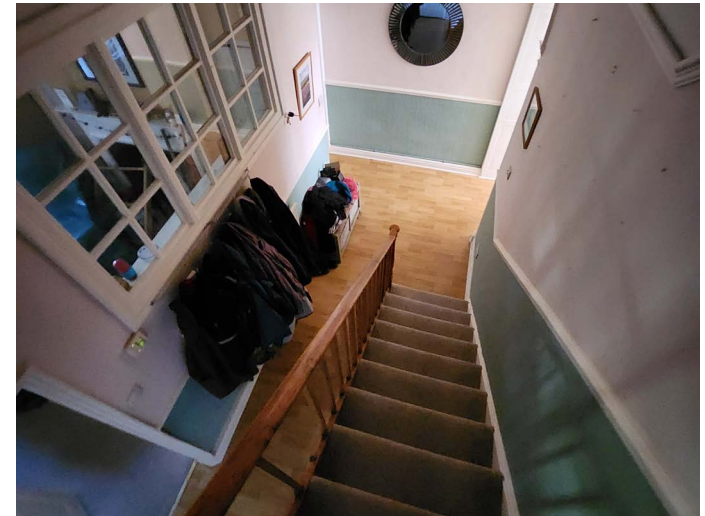


Front Elevation

The 1960's extension has a somewhat 'bolted on' feel. Modifications to internal areas have been historically made to accommodate access to the 1960's extension.

The modern additions have created a somewhat unusual layout internally. The original rear room that now functions as a living area is 'land locked' with no access to daylight or ventilation. This room then cascades into a conservatory type space and then a kitchen area. The conservatory area overlooks a small area of redundant land between the 1960's extension and the neighbouring wall.

The interconnection of roof forms generated from these spaces has created a somewhat clumsy arrangement and awkward connection details externally.



View of internal window looking into the living room.



Newer rear elevation



Internal view of the 1960's later kitchen extension.

4. Planning Policy Context

The local and national planning policies have been considered when developing proposals. Specifically, the National Planning Policy Framework (NPPF), the CYC Publication Draft Local Plan (2018), the CYC Draft Local Plan (2005) and The house extensions and alterations (draft) Supplementary Planning Document (SPD) (2012)

4.1. National Planning Policy Framework

Paragraph 130 of the NPPF sets out key criteria by which developments should be assessed:

“Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and

disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

The application site sits within a Conservation Area, and includes a Listed Building. Paragraph 197 of the NPPF states:

“In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.”

Section 66 of the Planning and (Listed Building and Conservation Area) Act 1990 states that:

“in considering whether to grant planning permission for development that affects a listed building or its setting the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Planning and (Listed Building and Conservation Area) Act 1990 Section 72(1) states:

“with respect to any buildings or other land within a conservation area... special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area. The legislative requirement of Section 66 and 72 are in addition to government policy contained in Section 16 of the NPPF. The NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater weight should be. Where

a development proposal would lead to less than substantial harm to the significance of the asset, this harm should be weighed against public benefits of the proposal.”

4.2. Design & Quality

Ensuring a high level of design and site quality is highlighted in all of the relevant planning policies. Paragraph 126 of the NPPF states:

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

Paragraph 130 also sets out key criteria by which developments should be assessed:

“Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and

disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

The 2018 Publication Draft Local Plan also sets out a set of criteria in policy D1:

“Development proposals should adhere to the following detailed design points:

i. Urban Structure and Grain

- enhance, respect and complement the historic arrangement of street blocks, plots and buildings, where possible restoring old patterns of urban grain where these have been damaged or obscured.
- enhance and complement the character and appearance of landscape, city parks, landforms, open space, planting and boundary treatment.

ii. Density and Massing

- demonstrate that the resultant density of a development proposal will be appropriate for its proposed use and neighbouring context.
- demonstrate that the combined effect of development does not dominate other buildings and spaces, paying particular attention to adjacent buildings or parks of architectural or historic significance.

iii. Streets and Spaces

- promote ease of public pedestrian and cyclist movement and establish natural patterns of connectivity with the fabric of the city. Spaces and routes must be attractive, safe, and uncluttered and clearly prioritise pedestrians and cyclists over vehicles.
- promote legibility through development by providing recognisable routes, hierarchy of routes, intersections, incidental spaces and landmarks.
- are designed to improve the quality of the public realm and the wider environment for all.
- provide a pattern of continuity and enclosure, dependant on circumstances, to reflect the need for different types of space for different types of activity including clearly defining private from public space, and mediate between the two.
- designed to reduce crime and the fear of crime and promote public safety throughout the day and night.

iv. Building Heights and Views

- respect York’s skyline by ensuring that development does not challenge the visual dominance of the Minster or the city centre roofscape.
- respect and enhance views of landmark buildings and important vistas.

v. Character and Design Standards

- ensure proposals are not a pale imitation of past architectural styles.
- ensure appropriate building materials are used.
- meet the highest standards of accessibility and inclusion.
- demonstrate the use of best practice in contemporary urban design and place making.
- integrate car parking and servicing within the design of development so as not to dominate the street scene.
- create active frontages to public streets, spaces and waterways.
- create buildings and spaces that are fit for purpose but are also adaptable to respond to change.
- create places that feel true to their intended purpose.
- maximise sustainability potential.”

The 2005 Local Plan’s criteria for assessing Design are set out in policy GP1:

“Development proposals will be expected to :

- a) respect or enhance the local environment;
- b) be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area, using appropriate building materials;
- c) avoid the loss of open spaces, important gaps within development, vegetation, water features and other features that contribute to the quality of the local environment;
- d) where appropriate incorporate informative landscapes design proposals, where these would clearly have an influence on the quality and amenity and/or ecological value of the development;
- e) retain, enhance and/or create urban spaces, public views, skyline, landmarks, the rural character and setting of villages and other townscape features which make a significant contribution to the character of the area, and take opportunities to reveal such features to public view;

- f) design outdoor lighting schemes, which are energy efficient and provide the minimum lighting level required for security and working purposes, taking into account any adverse impact on residential amenity, the character of the area and night sky illumination and ecological systems;
- g) provide and protect private, individual or communal amenity space for residential and commercial developments;
- h) provide individual or communal storage space for waste recycling and litter collection;
- i) ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures;
- j) accord with sustainable design principles (GP4a) and incorporate the principles of the Building for Life Standard as a fundamental part of the design;
- k) provide disabled toilets/parent baby changing facilities in public, non residential buildings;
- l) Where opportunities exist, new open space/landscape treatment should be incorporated to close gaps between green corridors and take account of ecological principles through habitat restoration/creation.”

4.3. Heritage Assets

The application site sits within a Conservation Area, and within the setting of a Listed Building. Paragraph 197 of the NPPF states:

“In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.”

While paragraph 206 advises:

“Local planning authorities should look for opportunities for

new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably”

With regards Conservation Areas, the 2018 Draft Publication Plan states under policy D4:

“Development proposals within or affecting the setting of a conservation area will be supported where they:

- i. are designed to preserve or enhance the special character and appearance of the conservation area and would enhance or better reveal its significance;
- ii. respect important views; and
- iii. are accompanied by an appropriate evidence based assessment of the conservation area’s special qualities, proportionate to the size and impact of the development and sufficient to ensure that impacts of the proposals are clearly understood.”

Policy D5 deals similarly with Listed Buildings:

“Proposals affecting a Listed Building or its setting will be supported where they:

- i. preserve, enhance or better reveal those elements which contribute to the significance of the building or its setting. The more important the building, the greater the weight that will be given to its conservation; and
- ii. help secure a sustainable future for a building at risk;
- iii. are accompanied by an appropriate, evidence based heritage statement, assessing the significance of the building.”

Regarding Development in Historic Locations, The 2005 Local Plan states in policy HE2:

“Within or adjoining conservation areas, and in locations which affect the setting of listed buildings, scheduled monuments or nationally important archaeological remains (whether scheduled or not), development proposals must respect adjacent buildings, open spaces, landmarks and settings and

have regard to local scale, proportion, detail and materials. Proposals will be required to maintain or enhance existing urban spaces, views, landmarks, and other townscape elements, which contribute to the character or appearance of the area.”

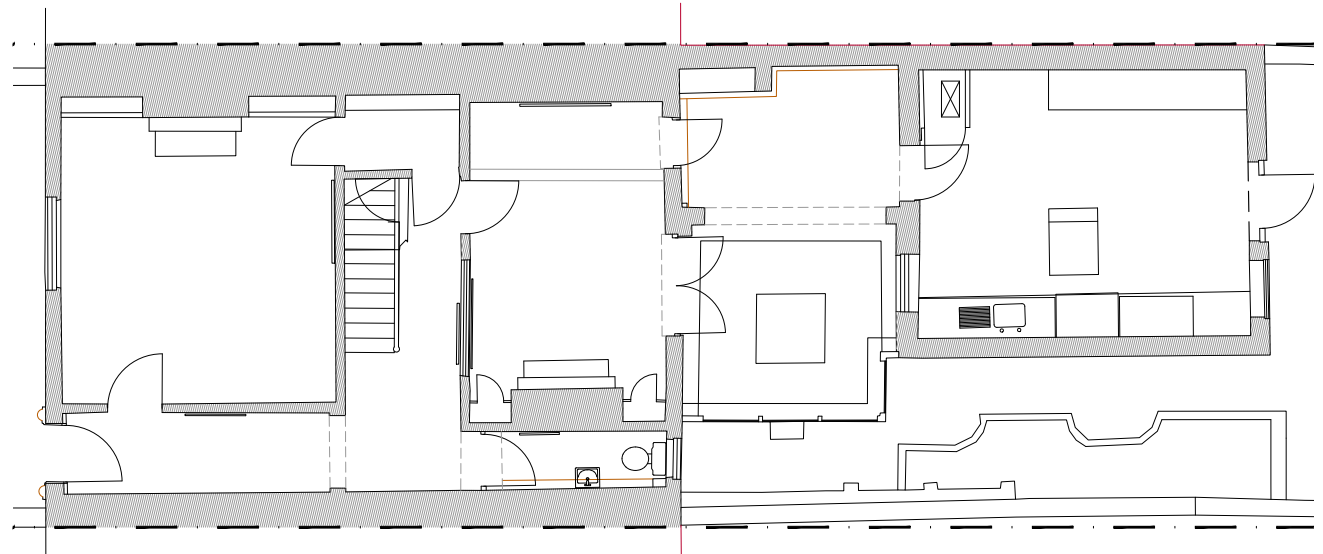
5. Reasons for development

The existing property has many merits, but there are aspects that do not work for the applicants that the proposals seek to remedy.

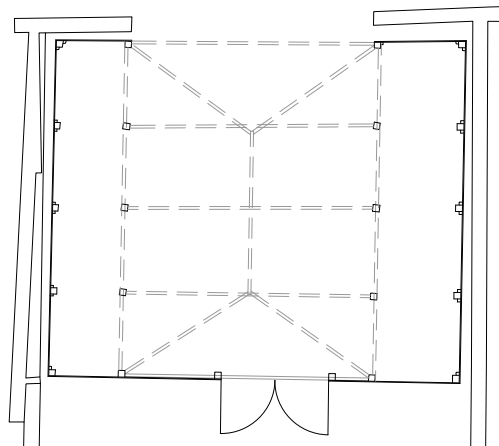
The ground floor plan is occasionally awkward and unusable. The central, 'landlocked' rooms do not function cohesively. The cascading rooms effectively act as a circulation space to access the kitchen area. The existing living room is 'landlocked' entirely from natural light and ventilation.

The whole of the 1960's extension is of a poor construction and of limited aesthetic value. The whole extension functions poorly from a thermal perspective.

The existing garage is of timber construction with a polycarbonate roof and in need of replacement.



Existing Ground Floor Plan - Main House



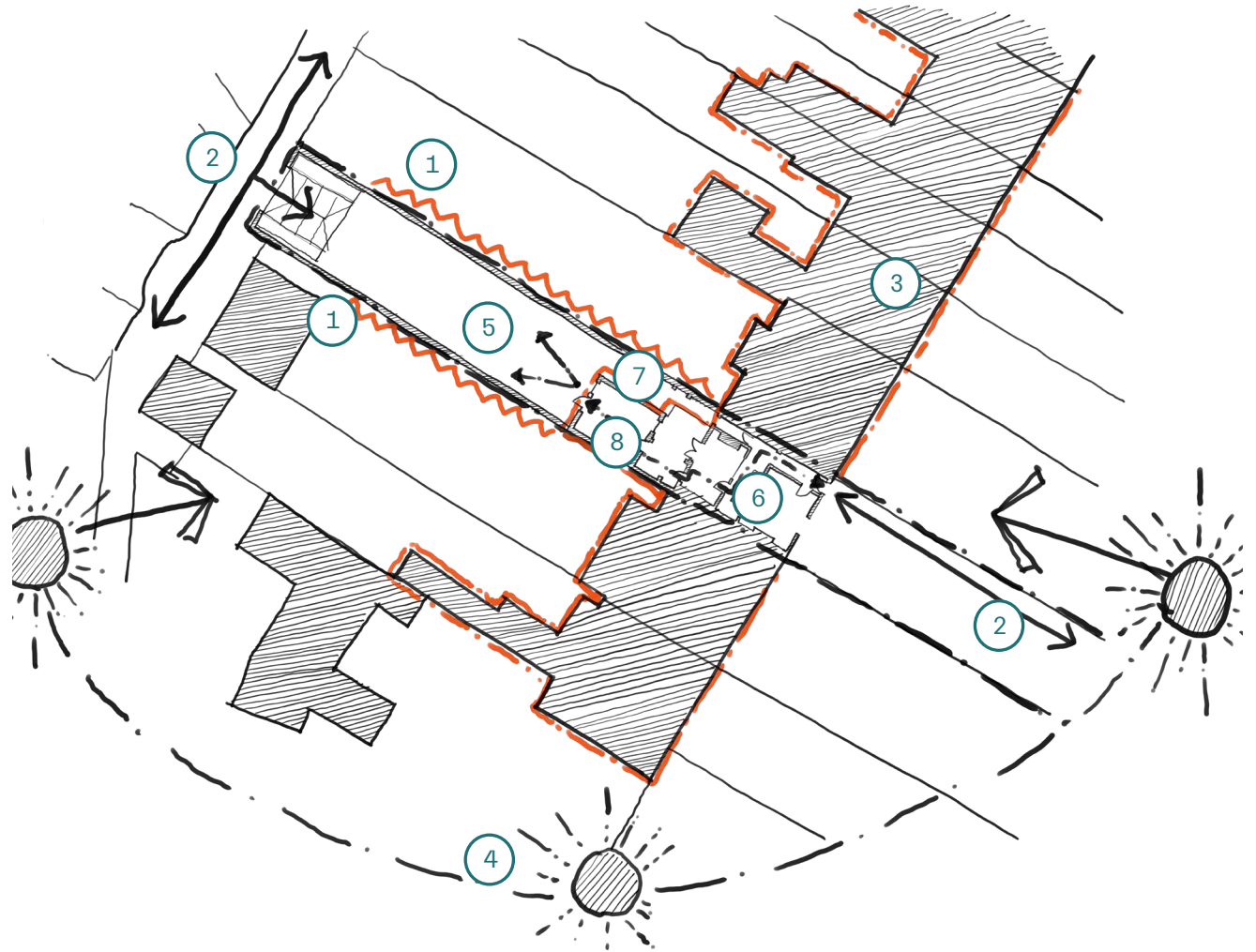
Existing Ground Floor Plan - Garage



Site plan as existing

5.1. Strengths and opportunities (Site)

1. Low boundary with neighbours.
2. Access to the site.
3. Listed buildings
4. Solar access (potential western (evening) sun).
5. Views across garden.
6. Complex internal circulation
7. Left over and underused space to the side of the existing extension.
8. Existing extension to the main building.



Sketch analysis of strengths and opportunities on site.

6. Description of Proposals

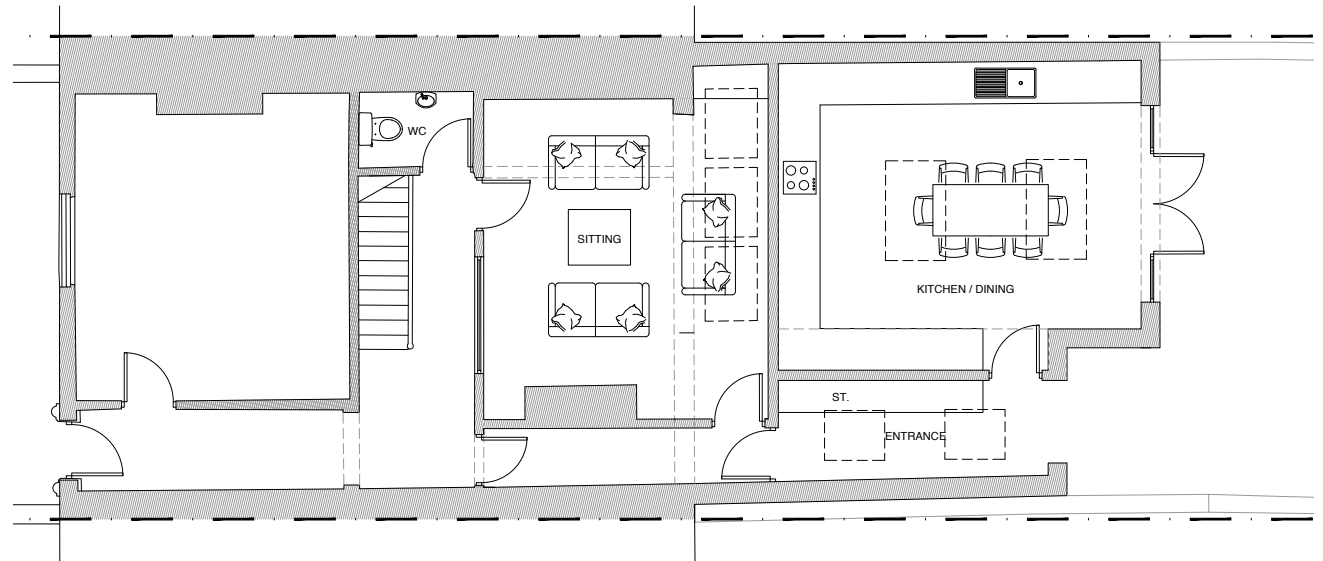
The proposals seek to resolve the Client brief requirements while working closely with the existing building and its unique characteristics.

It is proposed that the existing extension is re purposed and reorganised to create two family spaces. The area overlooking the garden will function as the new kitchen whilst the central room created will form a new sitting area. This central area will be formed through further widening of the existing wall penetrations that access the 1960's extension. This opening allows the space to be naturally day lit and ventilated through the single storey extension.

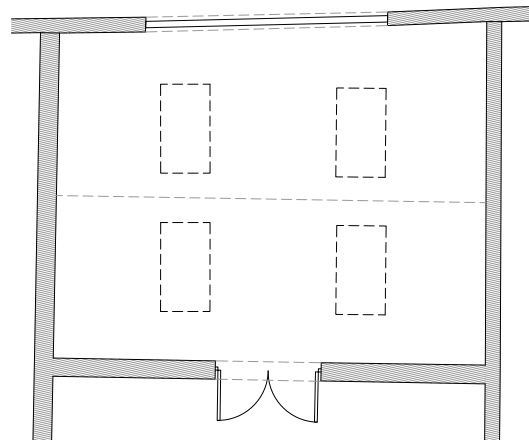
A new rear lobby and access is also proposed to remove the underused space between the existing extension forming a circulation route from the front of the house to rear

The new extension would form the main living accommodation for the property and as such the aim is to ensure that this is built to very high thermal and energy efficient standard.

The existing garage is also proposed to be rebuilt with a structure more suited to purpose.



Existing Ground Floor Plan - Main House

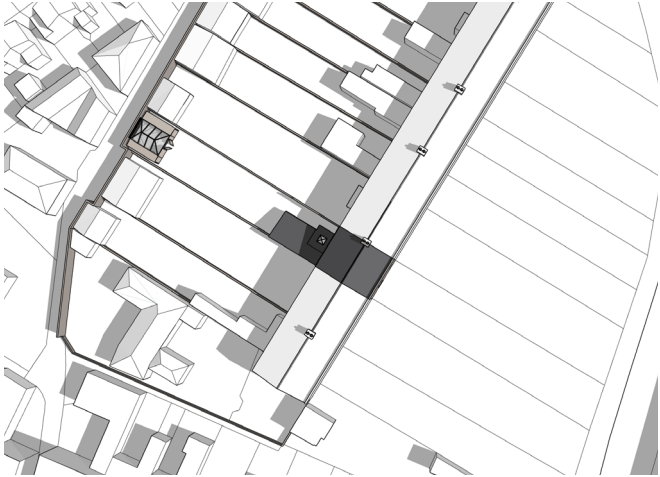


Existing Ground Floor Plan - Garage



Site plan as proposed

6.2. Sun studies (21st June)



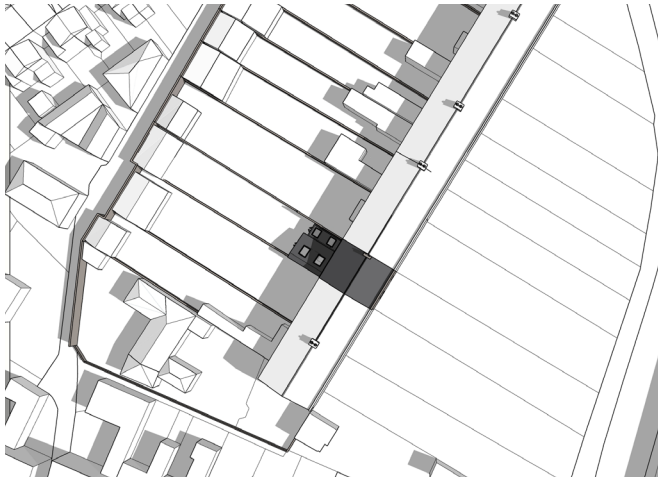
As existing: 21st June: 9am



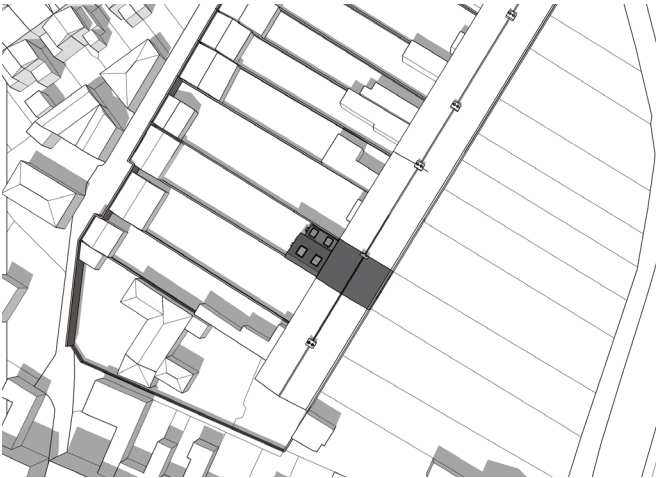
As existing: 21st June: 1pm



As existing: 21st June: 3pm



As proposed: 21st June: 9am



As proposed: 21st June: 1pm

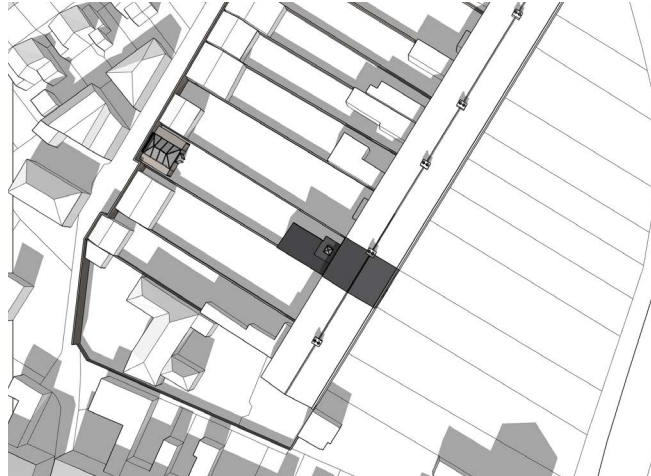


As proposed: 21st June: 3pm

6.3. Sun studies (21st September)



As existing: 21st September: 9am



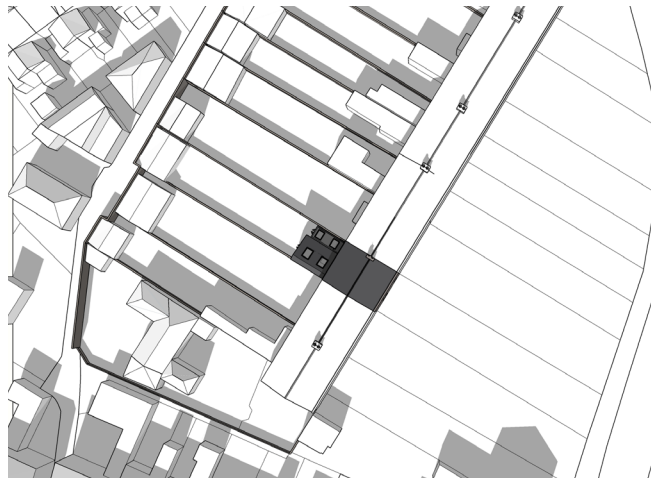
As existing: 21st September: 1pm



As existing: 21st September: 3pm



As proposed: 21st September: 9am



As proposed: 21st September: 1pm



As proposed: 21st September: 3pm

6.1. Materials

A limited palette of materials have been selected for the proposed additions. Materials have been chosen to:

- Respect but contrast the existing building.
- Update the existing dated materials
- Provide a high quality and low maintenance finish

The proposals include brickwork to match existing with a roof consisting of new slate tiles to match the existing. The infill side extension will be expressed as a contrasting recessive element using vertical timber cladding with flat roof over. The new windows shall be of timber.



External View

7. Impact of the Proposals

When considering the impact of the proposals, the key aspects to consider are the impact on the Heritage Assets, which in this case consist of the listed property itself, and the wider Conservation Area.

7.1. Impact of Proposals on Conservation Area

When considering the impact on the Conservation Area, it is the exterior of the building which we are focusing on. The general pattern of built form isn't affected by the proposals, as the property remains a terraced property with a single storey rear extension. As such, it is the outward facing elevations that can be considered of highest importance. The elevation which faces Huntington Road Street remains unchanged in the proposals. The new rear extension cannot be seen from the street and broadly follows the form established by the existing extension.

The new garage enclosure will be visible from Grove terrace lane but will be replaced with roof form more in keeping with other garages up the street. The existing rear boundary wall shall be retained. The impact can therefore be seen as an improvement over the existing arrangement.

7.2. Impact of the Proposals on Listed Building

When considering the impact on the Listed Building itself, we must consider both the internal and external parts of the building. While all aspects of the building are part of the listing and have merit from a heritage perspective, certain aspects can be considered to have a higher significance.

As stated within the listing text, the building is included largely for group considerations, and as such, it is reasonable to consider the external appearance, and in particular the parts that are publicly viewable, as of higher importance than the interior of the property. As stated in

the previous section, the impact upon the elevation to Huntington road is unaffected.

To the rear elevation, there are some changes observed but generally the form of the proposed is established by the existing 1960's extension. The new proposals would be a higher quality addition, slightly smaller in scale and more sympathetic to the existing building.

The internal works are proposed are limited to the existing rear wall of the original property that has been

modified historically. Existing features on this wall are limited and although the proposed opening removes a greater proportion of the original wall, the legibility of the exiting arrangement remains intact. As mentioned the primary reason for opening up this space is in order to allow natural daylight and ventilation into the space.

When considering these together, we would consider the proposals to amount to a **neutral** impact upon the Listed Building.



Section through proposals illustrating daylight and ventilation to central room.

Positive Impact	<ul style="list-style-type: none"> • Removal of poor quality extension. • Rationalise internal space, removing some modern changes • Create a more usable family home • Low energy extension.
Neutral Impact	<ul style="list-style-type: none"> • None
Negative Impact	<ul style="list-style-type: none"> • Removal of wall to create single living area

8. Conclusions

The design has been developed with a great deal of care and consideration. The intention is to create a proposal that is sensitive and respectful to its neighbours, context and the original dwelling whilst meeting the needs of modern family dynamics. The application is for a rear ground floor replacement extension, and internal alterations necessary to update a comfortable and functional home.

As detailed previously through the document, the proposals will have a neutral effect on the Conservation Area and the Listed Building, and will allow the important aspects of the existing historic dwelling to continue to have a positive impact on the area for decades to come.

The proposals will allow the dwelling and its current and future occupants to continue enjoying the beautiful historic building, giving it a new lease of life in the 21st Century.

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