

17 December 2023

2, Hillcrest Avenue, Nether Poppleton, York, YO26 6LD

Design /Access/ Heritage Statement

## ASSESSMENT OF CONTEXT

Development proposed:

The proposal is to demolish the existing single storey flat roofed garage, a polycarbonate shallow pitched roof link to the main house and a conservatory, also with a polycarbonate roof. They are to be replaced with a dining room, utility room, extended kitchen and a store beneath one flat roof on the same footprint as the previously demolished structure. The existing dormer roofs and dormer cheeks will be stripped of gyp and shingles and clad in lead. Existing early white upvc windows will be replaced with white upvc windows in the traditional style of timber flush fit casement windows.

The Site:

The existing property is a mid 20C dormer bungalow in facing brick with a plain clay tile pitched roof and later white upvc windows. The original brick detached garage has been attached to the house with a clear polycarbonate pitched roof along with a conservatory also with a polycarbonate pitched roof.

Heritage Statement:

The Nether Poppleton conservation area is based on the historic village core of Saint Everilda's Church, Manor Farm and Church Lane and Main Street where the landscape elements of trees and wide grass verges unite areas of historic local character.

Heritage Assets:

The heritage assets of the Nether Poppleton conservation area are:

Saint Everilda's Church, Manor Farm and Church Lane and Main Street which with their winding nature and landscape elements maintain the historic, local, rural character of the area.

#### Surroundings:

The application site lies on the southern edge of the conservation area with immediate neighbours to the south, east and west being late C20 and early C21 properties.

#### DESIGN OF THE SCHEME:

The proposed scheme is to remove the existing conservatory, garage and roof link to the main house which are not sympathetic to the conservation area and replace them with a structure that is sympathetic to the conservation area.

The construction of the existing dormers is to be upgraded with thermal insulation levels increased to current standards and finished in traditional lead, Gutters and rain water pipes not originally fitted are to be added.

All existing upvc windows of early construction are to be replaced with upvc windows akin to the traditional style of flush fit timber casement windows.

New walls, new floors, new windows and new roofs will all exceed the current Building Regulations thermal insulation standards. The existing insulation in the existing roof will be upgraded to the maximum that is practical.

#### Social Context:

The proposals do not affect the privacy or amenity value of the site or neighbouring properties or damage the heritage assets of the village.

#### EVALUATION:

The extension is designed to maintain the character of the conservation area and provide accommodation for modern living.

Climate Change Mitigation:

The insulation values of the new external walls, roof, floor and glazing will exceed the current requirements of the building regulations.

Charles Pacey Architectural and Interior Design Ltd