



Ref: RRMT HS

Date: 02<sup>nd</sup> February 20 24

**KASHANUR, 23 RUSSELL ROAD, MOOR PARK HA6 2LP:**  
**HERITAGE STATEMENT**

Location

Moor Park is a conservation area which was designated in 1995 with an Article 4 Direction implemented in 2004 and the formal appraisal undertaken in 2006. There are no listed buildings within Moor Park and the only locally listed building is a considerable distance from Kashanur, 23 Russell Road.

Listed buildings and conservation areas are defined by the National Planning Policy Framework (2019) (NPPF) as designated heritage assets. The property itself is neither listed, nor is it on 'The Local List'.

This document has been prepared in accordance with the NPPF.

Kashanur is located on Russell Road. It is a two storey building with dark red multi brick external walls at ground floor level, transitioning to render on the first floor and a hipped roofs finish in plain clay tiles. Given its time of construction of the building and its standard design, it is not a piece of architecture within the Moor Park Conservation Area of any remarkable stature or significance.

Proposal

The proposals seek to provide a first floor rear extension above the existing ground floor, and conversion of the loft space to create additional bedrooms for a growing family.

The materials have been chosen to reflect the style of the existing house. All new windows will match the existing fenestration, whilst restricting the inclusion of any flank windows or rooflights to protect privacy of the neighbouring properties.

We feel there is no adverse impact upon the setting and state of the Conservation Area, and the addition of the first floor extension has no impact on the street scene.

The proposal is designed to be sympathetic to the existing structure to which it is added.

At present the existing is a residential detached dwelling consisting of 6 bedrooms, which will be upgraded to 8 bedrooms to continue to serve the current occupiers for many years to come.



Access

The existing access to the property is from Russell Road, with its own in and out driveway. This will not be disturbed or altered as part of the proposals.

Conclusion

The first floor extension follows the guidelines for extensions set out by the local authority.

This development will retain the original appearance, design and charm of the existing dwelling whilst providing the occupants with the facilities to accommodate their growing family.

Yours sincerely,



**Vinay Mistry – Director**  
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