

Heritage Statement to Support Single Storey Wrap Around Extension at 34 Pawson Street, Morley within the Dartmouth Park Conservation Area

The following statement should be read in conjunction with the planning drawing PL01

1. Introduction

1.1 Background

The dwelling is 2 storey of stone construction and at the end of a triple terrace constructed in approximately 1930. The design of the property fits in well with its surroundings in the Dartmouth Park Conservation Area which contains mainly stone built dwellings. It is thought the property itself is original as built and has not been previously extended.

1.2 Purpose of the Statement

The purpose of this Heritage Statement is to support the proposed domestic extension within the conservation area. This statement aims to articulate a thorough understanding of the historical context and heritage significance of the property and its surroundings. It outlines how the proposed extension aligns with the character and architectural features of the conservation area, demonstrating a commitment to preserving and enhancing the heritage value. The Heritage Statement serves as a crucial tool for justifying the proposed development in accordance with local, regional, and national heritage preservation policies and guidelines.

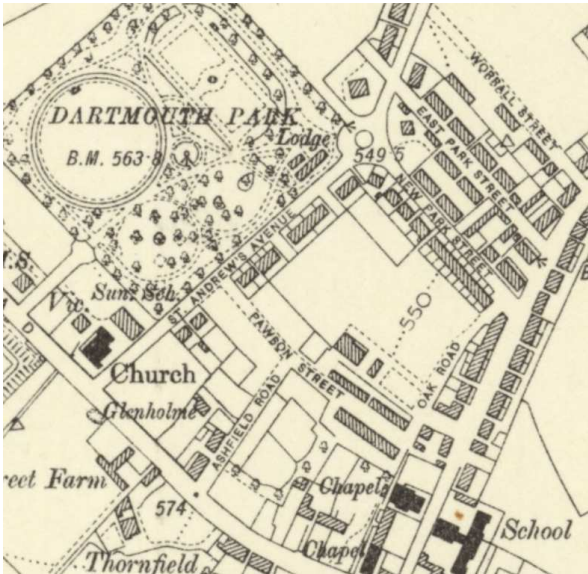
2. Description of the Property

2.1 Overview

The property is located at the East end of a row of 2 storey triple terraces constructed from stone which is typical in the area. The roof is a hipped style in slate with contrasting terracotta ridge tiles. Black gutters are set on stone corbels with matching black downpipes. The door and window openings have stone heads and cills. The property has a paved sloping garden from front to rear. There is a shared access road to the side of the property giving access to the rear of 34 and 36 Pawson Street and the adjacent row of terraces that predate the dwelling.



2.2 Historical Context



Historic map approx. 1900



Historic map approx. 1930

The above extracts show that land along Pawson Street and Ashfield road were developed, with a mixture of semi detached and triple terrace dwellings, around 1930.

3. Conservation Area Context

3.1 Significance

The property lies within the Dartmouth Park Conservation Area which was designated in 1974. The park was developed between 1888 and 1890. It retains much of the framework of its historic plan, featuring impressive gateways with a lodge at the eastern gate. The replacement bandstand is the focal point of a formally laid out area with benches and flower beds. The mature trees around the boundary are an essential part of the area's character and form the attractive setting of the surrounding Dartmouth Park villas.

Dartmouth Park originated as a planned middle-class residential development comprising substantial villas and impressive terraces set around the public park. The focal point of the development is a formal space at the east gate of the park defined by a group of villas set around a roundabout.

The villas are of two to three storeys, with gabled dormers. Local Morley sandstone is the common building material with some pebbledash render to a number of early 20th century houses. Architectural detailing is a feature of these properties with carved window and door lintels, ground floor bay windows, quoin details, gutter brackets, decorative ridge tiles and gable finials all common features. Panelled doors and stained glass panels are also typical. Low level boundary walls with hedges or iron railings are important to the character of the area, with stone gateposts with decorative capstones and painted timber gates.

3.2 Applicable Policies and Guidelines

Development Plan:

Section 38(6) of the Planning and Compulsory Purchase Act states that for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan, unless material considerations indicate otherwise. The Development Plan comprises of the Core Strategy, adopted in November 2014, saved policies of the UDP (2006).

Leeds Core Strategy:

The Core Strategy sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district. The most relevant policies are set out in the paragraphs below:

- P10 - states that alterations to existing buildings should provide good design that is appropriate to its location, scale and function. Developments should protect the visual, residential and general amenity of the area
- P11 - states that development should preserve or enhance the Conservation Area
- T2 - access and sustainability issues

Unitary Development Plan Review (saved policies):

The following policies and supplementary planning document are considered relevant to the proposal:

- GP5 - refers to development proposals should seek to avoid loss of amenity.
- BD6 – states that all alterations and extensions should respect the scale, form, detailing and materials of the original building.
- N19 – states that all new buildings and extensions within or adjacent to conservation areas should preserve or enhance the character or appearance of the area.

Supplementary Planning Guidance/Documents:

Household Design Guide: HDG1, HDG2
Street Design Guide (2009)
Parking (2015)
Morley Conservation Area Appraisal (draft 2012)

National Planning Policy Framework:

The National Planning Policy Framework (2019) sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

Paragraphs 127, 130, 192 the National Planning Policy Framework are deemed to be the most relevant in the determination of this application.

4. Proposed Development

4.1 Description

The proposed development is for a single storey wrap around extension intended to provide additional living and ancillary space for the occupant. The extension contains a utility room accessed from the front of the property with a shower room to the rear corner and a new living space across the rear of the property to create a new open plan kitchen, living, dining space. The rear part of the extension has sliding doors giving access onto a new raised patio area.

The side part of the extension maintains a gap to the boundary which tapers to a minimum of 600mm.. The side wall of the rear extension adjacent to the adjoining 36 Pawson Street has a suitable gap maintained to the boundary. The proposed extension has been set well back from the front of the property to give an adequate level of subservience and minimise the impact on the existing property and street scene. The set back has also ensured that the existing single parking space has been maintained.

4.2 Justification

The external materials proposed are to match that of the existing property - stone and slate roof. It is proposed that the extension shall also have Architectural features to match the existing property - stone corbels and a stone head to the new doorway to the front elevation. The proposed extension is set back from the property frontage to achieve the appropriate level of subordination and includes sympathetic features so is considered

to relate to the traditional character of the host property and to not be harmful to the original property, streetscape or Morley Conservation Area and as such to be compliant with the Householder Design Guide.

The development allows for the retention of 1 number parking space to the front of the property and as such it is not considered that there would be a threat to highway safety through loss of onsite parking.

5. Impact Assessment

5.1 Visual Impact on Neighbouring Properties

As the side part of the extension is positioned off the boundary and alongside the shared access road it is deemed to have a low impact to neighbouring property beyond the access road. The rear part of the extension is positioned with a suitable gap off the boundary with 36 Pawson Street. Consideration has been given to the level difference by lowering the floor within the extension. The impact on 36 has further been reduced by introducing a hip to the roof. Lowering the internal floor level of the proposed extension has also meant that the patio is set lower relative to the adjacent property thereby reducing any impact as well as being set with a suitable gap to the boundary to match the extension. The proposed rear sliding doors would provide direct views of the occupants rear garden. The proposed rear sliding doors would be no nearer the neighbouring site at the rear than existing doors. It is therefore considered unlikely that neighbouring private amenity would be significantly impacted upon by the new sliding doors. A 1.8m high close boarded fence is proposed to be constructed along the side of the Patio to prevent any potential harm from overlooking the neighbouring garden.

It is considered that the proposed development is compliant with the aims and objectives of policies P10 and GP5 which seek to protect residential amenity.

For reasons discussed above, it is considered that the proposed works would pose little or no threat to the character of the property, streetscene, or conservation area and thus complies with the aims and objectives of local policies GP5, P10 and P11 as well as NPPF and guidance contained in the HHDG.

7. Conclusion

For the reasons discussed above it is considered that the proposal complies with the relevant planning policies and we therefore respectfully request that the application be approved.