
HERITAGE STATEMENT

DETACHED GARDEN ROOM



**5 RABY PARK
WETHERBY
LS22 6SA**

THE 'SIGNIFICANCE'

THE WETHERBY CONSERVATION AREA

- The original Conservation Area, designated in 1971, covered the historic core of the town
- It was extended in 1981 to include, inter alia, Raby Park
- The 'plan form' is typical of an old market town and its relationship with the local topography is of particular note

THE SUB-AREA

- The Application Site falls within **Character Area 2** of the Conservation Area
- This sub-area encompasses the late 19th Century expansion of the town to the North and is associated with the arrival of the railway
- Its 'significance' derives from the scale and materials of the buildings - mainly two storeys in height and constructed of course magnesian limestone with Welsh slate roofs and timber windows
- In terms of green space, the unimproved grassland of Raby Park has an informal parkland feel and the mature trees there are an important feature
- The view to the North West over this green space is specifically identified by the Council
- Small front gardens, generally enclosed by low walls, also make a positive contribution to this sub-area

LISTED BUILDINGS

- Notably, there are no Listed Buildings within this Character area

NO. 5

- No. 5 is one of the positive buildings identified within the **Conservation Area Appraisal and Management Plan (CAAMP)**, most likely because of the architectural merit of the vernacular group it forms part of, but it is not included in the list of non-designated Heritage Assets in the Neighbourhood Plan

THE IMPACT ASSESSMENT

THE DESIGN APPROACH

- Careful consideration has been given to the proposal's materials and the relationship between existing buildings, spaces and trees
- The Council's **Householder Design Guide and CAAMP** have both been taken into account
- The Garden Room has a simple form which is appropriate for a functional detached building and thus would not compete with the handsome period house and its historic details
- It is important to highlight that the design approach taken for the 2011 Planning Application was a contemporary one, rather than deciding to try and mirror the historic form of the property

- The proposed outbuilding respects those existing additions and is sympathetic to its more modern 'boxy and blocky' design
- This is also reflected in the use of contrasting materials, including timber cladding again, and will help create a cohesion between the two projects
- The chosen position of the outbuilding pays due consideration to the glazed features of the extension as it has been specifically placed in front of the timber South wall of the carport
- Its height has been limited to that of the lower connecting canopy, which is approximately 30cm lower than the carport itself and 60cm lower than the extension
- Overall, the Garden Room's modest proportions maintain the subordinate appearance of the existing ground floor and parking additions

THE IMPACT

- Due to the nature, siting and design of the proposal, there would be no impact on the Conservation Area's important characteristics or the setting of the house
- In terms of the extended views of Raby Park, it is relevant that the substantial tree belts prevent clear views through to the property and that the 'gateway' point in the South East corner is a considerable distance away
- The outbuilding does not conflict with the 'key ways to retain character' as listed on **page 12 of the CAAMP**
- The proposal does not include any excavation of previously undisturbed ground
- Consequently it would preserve the existing qualities and context of the Historic Environment and the 'significance' summarised above won't be adversely affected

ACCORDANCE WITH POLICY

LOCAL POLICIES

- There is adherence with **Policy P11** of the Core Strategy and **Saved Policy N19**
- On a more local level, it complies with **Policy D1** in the Wetherby Neighbourhood Development Plan

NATIONAL PLANNING POLICY FRAMEWORK - NPPF

- Taking account of **Section 16** in the NPPF, the proposal would not have a harmful impact because it would preserve the existing qualities and context of the Historic Environment