

Example of Design and Access Statement Householder – Extension (in a Conservation Area)

A. Householder - extension (in a Conservation Area)

Proposal:

Rear conservatory at ground floor level, and mansard roof addition, including reinstatement of the front main cornice.

1. What **features** are on the existing site?

This is a terrace house which was built c1870. It comprises three storeys and a basement. It is faced in stucco at the front hand has timber sash windows. There are stucco mouldings around the windows, but the main cornice at parapet level is missing. The rear elevation has a two storey closet wing and is constructed of London stock brick. It also has timber sash windows. The roof is a traditional London 'butterfly' roof hidden by a parapet at the front, but showing the characteristic V-shape at the rear.

There is a front basement well, enclosed by cast iron railings. At the rear there is a small garden which is at the same level as the basement. It is enclosed by walls constructed of London stock brick.

It is located mid-way along a terrace of similar houses. The terrace is quite regular at the front, but approximately 75% of them have mansard roof additions. At the rear there is less uniformity, but the majority have 'handed' three storey closet wings.

1. Please provide details of how **access** issues will be addressed

Internal access to the proposed conservatory will be from the existing dining room via a level threshold.

3. Please provide details of the **layout** of proposed development

N/A

4. Please provide details of the **scale/appearance** of the proposed development

The mansard roof is to be constructed to match others in the terrace, and will have timber sash windows and be finished in natural grey slate. The single story timber conservatory will be situated between the closet wing of this property and its neighbour. It will be set back 0.5 metres from the rear face of the closet wings.

This proposal complies with policies XXX [to be completed] of the Council's Core Strategy and the mansard roof follows the guidance contained in the Conservation Area Proposals Statement.

5. Please provide details of the **landscaping** in the proposed development

N/A

6. Please provide details of how **Heritage Assets** issues have been addressed

The property is situated in the XX conservation area. Its character is predominantly residential and comprises in the main mid-Victorian terrace houses laid out in traditional streets and squares. They tend to have small rear gardens which back on to those of adjacent parallel terraces. The overall appearance, despite later alterations is that of uniformity of front elevations, but rather less grand and informal rears. The property subject of the application exhibits many of these characteristics and is considered to make a significant contribution to the heritage asset.

Impact

The construction of the mansard roof will clearly have a significant impact on the appearance of the property. It will entail the loss of the characteristic butterfly roof. However, the character of the terrace as a whole is marred by its 'tooth/gap' appearance. The new mansard roof will help re-unite the terrace and the reinstatement of the main cornice will positively enhance it. The new conservatory has been designed in timber and in a traditional style. Being at garden level and clearly within and separate from the adjacent closet wings, it is considered have little impact on the character of the heritage asset. Its traditional design will be consistent with the character of the conservation area.