

HERITAGE ASSESSMENT incorporating Design and Access Statement.

2 Old North Road
Royston
SG8 5DS

Grade 2 first listed 10 June 1976

No recorded comments or photos available

Legacy system number North Herts District Authority 161829

Listing refers to front elevation and railings to front, none of these are affected by the proposal



This proposal is to construct a 6m single storey rear extension to the dwelling, it is believed that extensions of this type and size would normally be considered and generally found to be acceptable through the planning and or prior approval process where the building is not listed and there are no neighbour objections.

Due to the topography of the site the proposed extension will not be visible from the street or generally to anyone other than residents of the building and neighbours to either side. The size and depth of the properties garden will ensure that the proposal has no meaningful impact on the properties amenity space and that it does not impact on properties to the rear. This can be seen in the photo above and below.



There are no overlooking or privacy issues. The rear of the property cannot generally be seen. See photo below for general setting to rear and relationship to other properties



The impact of the extension is considered to be minimal on the setting and heritage asset. Other than the current kitchen window and wall to the sides the rear elevation will remain visible.

Previous approvals were granted in 1985 for the complete removal of internal walls and major structural alterations to the property. This suggests that previous considerations did not consider the internal features of any great importance or significance. The current owner is however keen to maintain and retain the character and features where possible.

The adjacent flat development and associated scrub land to the side of the property screen any views to the rear and side and have a much greater visual impact than the proposed extension on the setting of the building.

The side elevations are generally screened behind fencing and shrubbery to the North and south elevations and have little impact to the adjoining properties as a result of the extension to the rear and detailing to the boundary.

Materials used in the construction of the extension will be sympathetic and match where possible. Brickwork to match existing, timber windows and doors of similar

profile and colour will be included. The proposed flat roof will have a modern flexible covering over a timber flat roof, a roof lantern of aluminium and glass is proposed.

Existing openings at ground floor are to be retained to reduce the impact of construction, the existing window is to be cut out below cill level and the existing windows re used and incorporated into the doors to the proposed utility room.

The new roof will be carried on the new foundations and walls therefore negating any need to disturb the current fabric, an internal timber lining wall will be erected therefore preserving the facing brickwork behind.

A flashing will need to be inserted to the existing wall this will be within an existing bed joint and therefore cause minimal disturbance of the fabric.

The property was previously split into two separate flats the lower of which was likely served by the bathroom suite in the current rear extension, this suite is to be carefully removed and refurbished so it can be incorporated into the new proposed bathroom.

Materials from the demolition of the current single storey rear extension will be re used where possible.

Disturbance to the existing rear wall of the dwelling will be kept to a minimum any flashings necessary to the new extension will be the appropriate grade lead. Wall junctions will utilise vertical racking to provide ties to the new, no toothing or cutting into the existing wall will be carried out.

New fascia's and soffits will be timber.

Gutters and down pipes will be profiled Upvc in similar style to that on the front of the dwelling.

Coping stones will be square cut local stone.

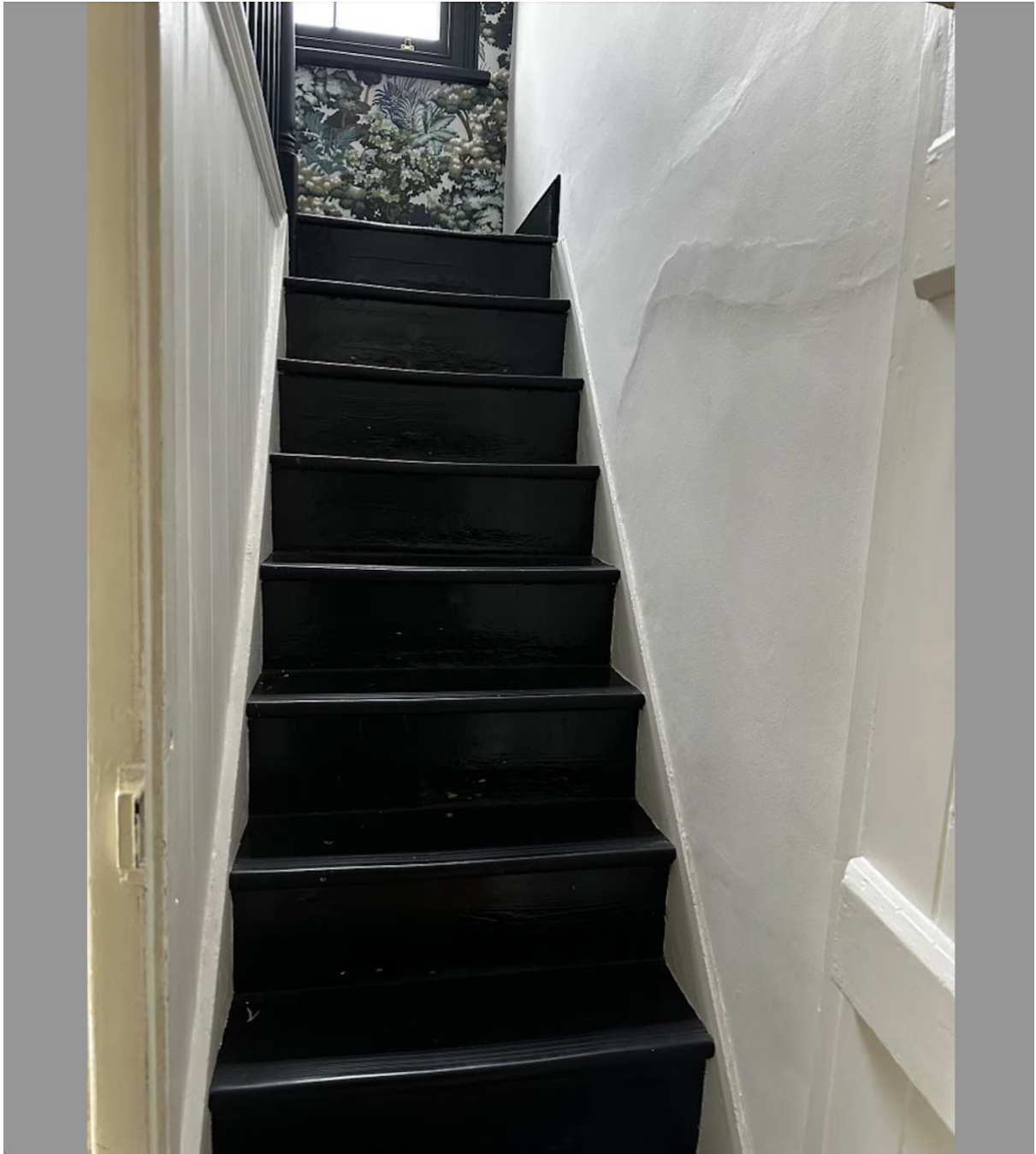
The impact on amenity space to the rear is minimal as the property enjoys the benefit of a substantial sized rear garden.

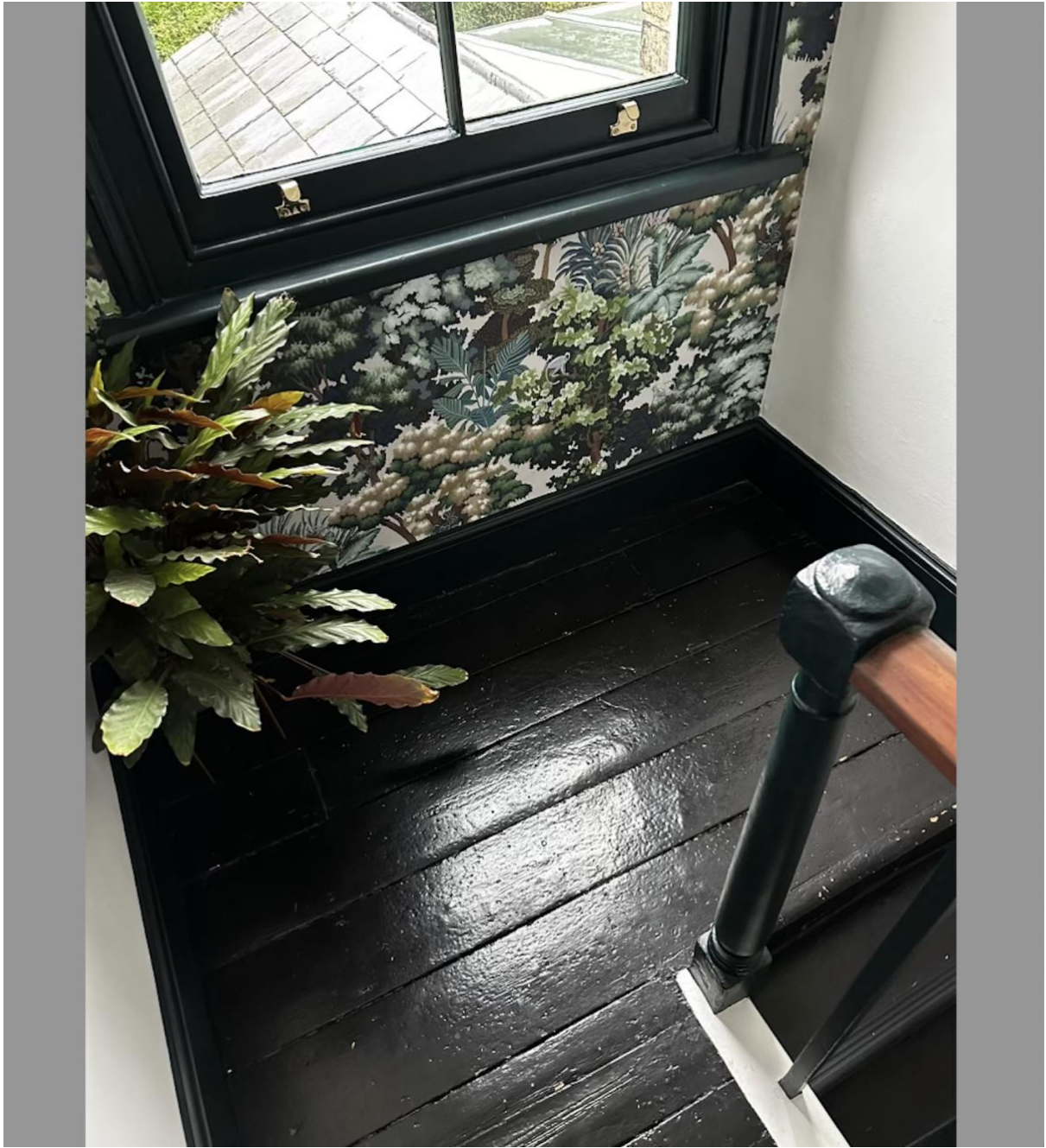
The demolition of the existing rear extension and construction of the proposed extension is not considered to impact or affect any significant or notable features of the listing. It is believed that the current single storey extension was an addition to the original building, there are signs of previous flashing lines indicating that other outbuildings or extension have previously existed.

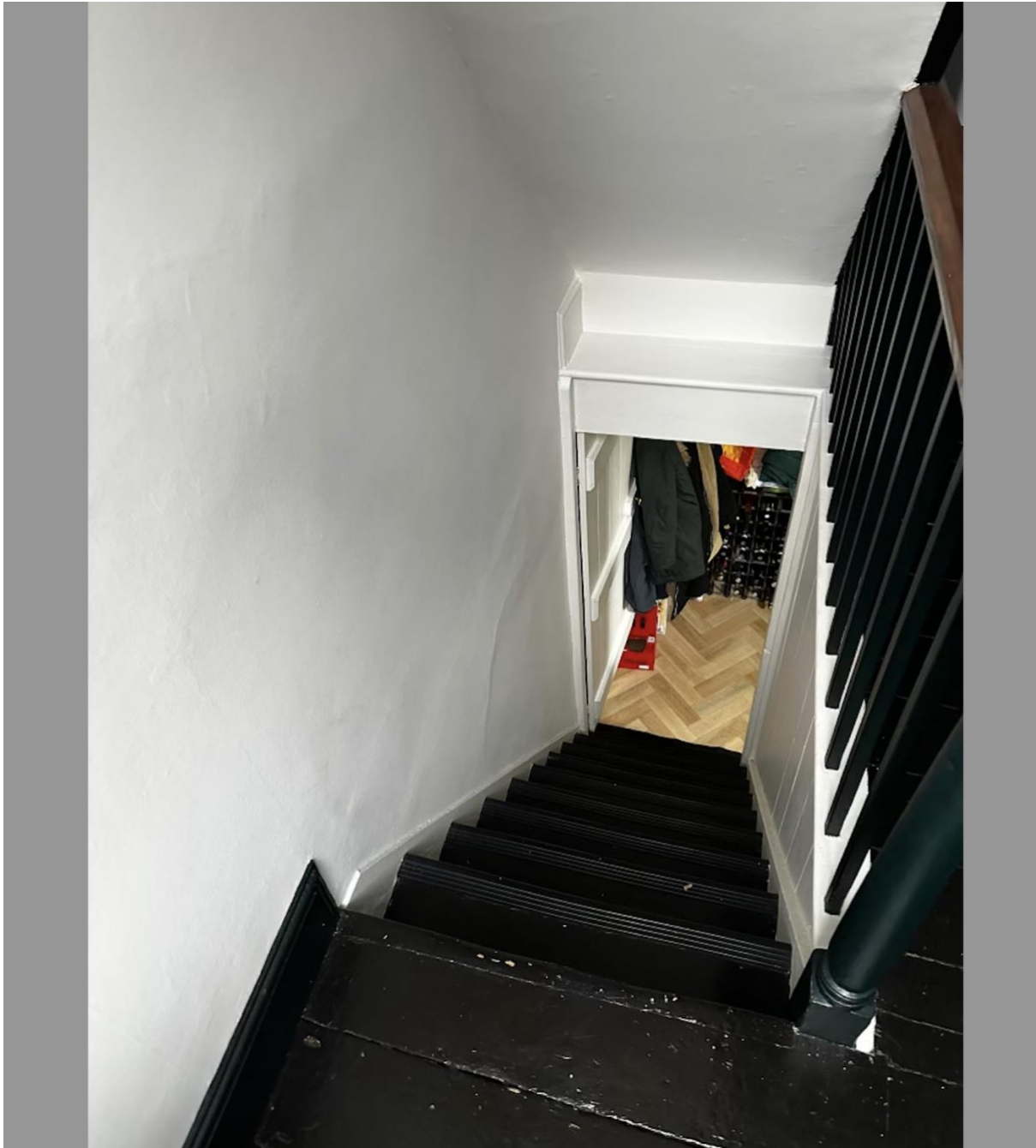
There are records available of previous although now lapsed approvals for the complete remodelling of the internal floor plans which provided for internal walls to be removed. The current owner is keen to maintain the character of the building and treat rooms sympathetically. The addition of the proposed extension provides modern living at the rear while maintaining the integrity and character of the building, the edition will provide for a much more pleasant living experience and allow enjoyment of the rear garden and facilities together with accommodation that meets the requirements of modern living and families.

The proposal includes for the re configuration of the existing stair to the basement level. The current stair whilst existing does not meet current building regulation requirements. The rise and going, pitch and headroom result in a stair that is dangerous to use and a constant source of potential accidents, especially for young children. It is therefore proposed to replace this stair and provide a solution which conforms to current standards where possible. Trimming and disturbance of the existing structure will be kept to a minimum by the use of kite winders which are in keeping with the age and character of the property.

The attached photographs below show the current configuration, proposals are shown on the proposed plans included in the application.







Ecology

The rear extension to be demolished has a closed boarded soffit and rafters that carry over the external wall, the roof space is closed by a timber bearer running at right angle to the rafters. There are no physical openings to the roof void which is limited as the ceiling void follows the roof line.

Externally the proposed extension will sit on current patio, lawned or barked areas which are open and contain no shrubbery or vegetation that would support a habitat for nesting birds etc.

Trees

There are no trees in close proximity to the proposal within the property boundary.

It is not believed that there are any tree preservation orders on trees in the immediate vicinity of the site.

To the rear on the property there is a tree which has been highlighted on the attached proposed site plan DWG 004. For reference a view of the tree is attached below

