

**HERITAGE STATEMENT &
DESIGN & ACCESS STATEMENT
TO
SUPPORT APPLICATION
FOR
PROPOSED EXTENSION AT
51 LAMB HALL ROAD LONGWOOD
HD3 3TJ**



Date: 30.12.22

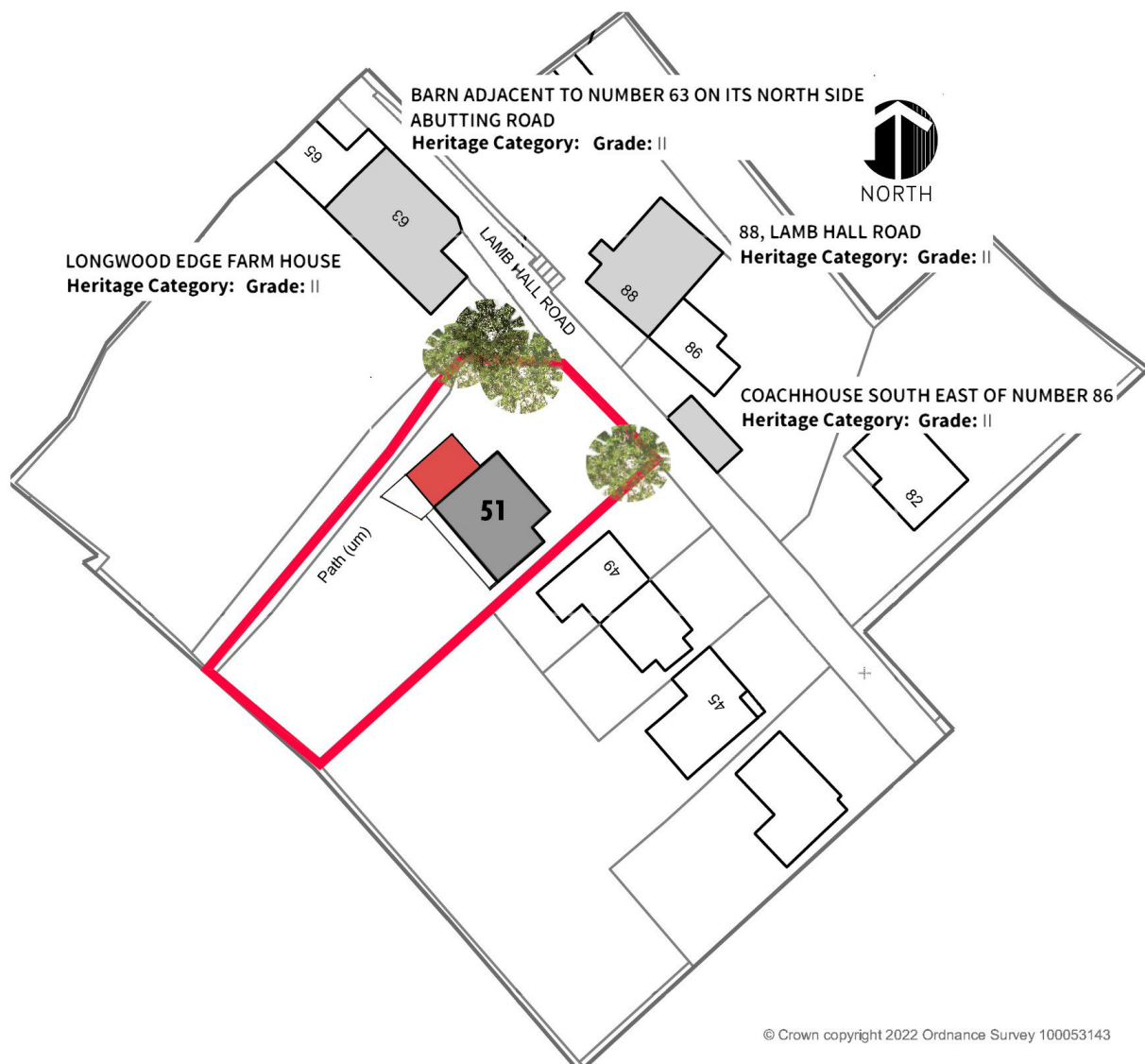
Introduction

It is proposed to extend 51 Lamb Hall Road but because of the proximity of 4 Grade II buildings and a Listed retaining wall the Planning Department have asked for a Heritage Statement to be prepared.

HERITAGE STATEMENT

1. Description of the heritage asset

As the plan below shows there are four Grade II listed buildings close to 51 Lamb Hall Road together with a well and a wall that are also listed. These form a group of historic buildings and while No. 51 is not adjacent to any of these, the proposed changes to the property could conceivably affect the setting of the heritage assets.



2. Statement of significance

This tight knit group of listed buildings clusters round Lamb Hall Road at a point where it narrows. It is important that the historical character of the group and its relationship with the lane is not disturbed by modern developments that would intrude and affect the setting of these listed buildings.



4. The proposals

It is proposed to extend the property on the northwest side which will increase the width of the front elevation by 5.8m. As illustrated opposite the design incorporates a gable and timber framed window to create the effect of symmetry which will enhance the appearance of the property viewed from Lamb Hall Road. The extension will be approximately 15m from the the closest listed building Longwood Edge Farm.



5. Impact on the heritage assets

No. 51 is set back behind the general building line well away from Lamb Hall Road and the proposed extension will be a secondary, not primary feature of the elevation, therefore the proposals will have no significant effect on the setting of the heritage assets.

6. Design & access statement

6.1 Policy framework: The property lies within an area designated as Green Belt. The NPPF provides guidance for local planning authorities on how Green Belt land should be protected. It advises that planning authorities should ensure that “very substantial weight” is given to any harm to the Green Belt and that inappropriate development should not be approved unless very special circumstances can be demonstrated. However extensions to existing buildings may be appropriate if they are not disproportionate. It is generally accepted that modest extensions to domestic buildings may be appropriate in principle provided that they are not harmful to the openness of the Green Belt by reason of scale or siting.

Local Plan policy LP24 provides guidance as follows: The form, scale, layout and details of development must respect and enhance the character of the townscape and landscape, provide a high standard of amenity for future and neighbouring occupiers including appropriate distances between buildings and a high level of sustainability.

Policy D11 – The Extension of Buildings in the Green Belt states: ‘Proposals for the extension of buildings within the Green Belt will be considered having regard to:

- I. The impact on the openness and character of the Green Belt;
- II. The size of the extension in relation to the existing building which should remain the dominant element;
- III. And in the case of traditional buildings, the effect on the character of the existing building.

Comment: The proposed extension will not be disproportionate in size and its location and limited scale means that it will have no impact on the openness of the Green Belt.

6.2 Aims: a major consideration in the formulation of the proposals has been to achieve a design solution that will not disturb the streetscape and environs of the historic buildings in the vicinity. Achieving a harmonious appearance in the design of the front elevation has been particularly important.

6.3 Use/Amount: The existing gross floorspace is 199 square metres and the total gross floorspace proposed will be 293 square metres.

6.4 Layout: The additional floorspace will extend the footprint of the existing building for 5.8 metres in a northwesterly direction.

6.5 Scale: The height will be the same as the existing building.

6.6 Appearance: The extension will be constructed of local ashlar stone with architectural details that are similar to the existing property. The roof will be clad with tiles to match the existing. The extension will create a more balanced elevation to Lamb Hall Road and add to the architectural value and interest of the group of buildings of which it is a part.

6.7 Landscaping: There will be no changes to the frontage to Lamb Hall Road.

6.8 Flood risk/SUDS: The site is not within the Environment Agency's indicative flood plain.

6.9 Sustainability: The design will fully comply with Building Regulations Part L (Conservation of Fuel and Power). The proposals include the installation of a new array of solar PV panels.