



*Figure 1 An image taken from Google Street View Looking Towards the dwelling entrance/driveway from Underbank Old Road*

This statement is prepared to assess the historical significance of the site and building at '110 Underbank Old Road and the impact of the proposal which outlines the construction of a single-storey extension at the lower ground floor level and an entrance porch at the ground floor level.

### **Assessment of Significance.**

110 Underbank Old Road is not a listed building however it does sit within the Underbank conservation area. The site consists of a two-storey dwelling, which was formerly the pump house for Underbank Mills.

Historical maps show that the pump house was most likely built around the turn of the century in the 1900's with maps dated prior to 1905 not showing this portion of the building on the existing mills. This building would have been a later addition with the advancement of technology to power the mill.

As the building has been repurposed from a working mill and a pump house, new window openings have been built during the renovation works in the early 2000's and previous window openings filled in. The majority of the window and door openings are new and most probably of no architectural importance but do fit within the local vernacular with stone cills and headers.

All elevations of the main dwelling are constructed using local stone, with cut stone headers, cills, mullions and jambs. The roof is constructed using natural stone slate this was replaced during the renovation works in the early 2000's as the previous roof had caved in due to decades of neglect following the closure of the working mill. The overall aesthetic and material palette of the building is in keeping with the surrounding conservation area of Underbank and likely built within the same time period.



Figure 2 An image taken from Google Street View Looking at the East Elevation from Underbank Old Road

### **Heritage Impact Assessment.**

The proposals set forth in this application would see a single-storey extension built on the lower ground floor level adjoining the existing building. There will be no visible alterations to the existing building to achieve the proposed lower ground floor level extension. The extension is located below the street level on Underbank Old road and has no impact on the principle elevation fronting Underbank Old road.

This would leave the front elevation of the house with minor alterations to accommodate the proposed entrance porch. Currently the front elevation has little architectural presence as a dwelling; the introduction of a proposed entrance porch would provide some balance to the principle elevation which will be constructed using the same material palette as the existing building. This will result in an extension that is not at odds with the conservation area or the host building. Above and beyond the matching material pallet, the proposals seek to honour the build lines of the existing edifices by stepping in from the East elevation, the roof height of the porch sits down below the host building, the front elevation retains a modest expression reflecting the host dwelling by utilising windows in an arrangement that reflects the host dwelling. The North elevation does utilise a pair of patio doors but these are deliberately situated on the least impactful elevation and serve the purposes of modern living in a way that respects the conservation area context and allows direct interaction with the surrounding garden which is currently lacking with the dwelling.

**Justification.**

It is believed that the proposals within this application would not cause any detrimental impact on the overall area or the local vernacular. Little of the historical fabric of the current building would be lost with the construction of the new extension. The proposed extension will serve to enhance the conservation area by maintaining a standard of sensitive development with the context of a historical setting. That kind of care and thoughtfulness encourages development within the local area to follow suit. The aim here is to uphold and work within the confines of policy that protects the historical fabric of Underbank.