



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 replacement of the existing door and glazing at the lower ground floor level and first floor level and replaced with a new door and larger glazing.

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 larger glazed gable replacing the existing glazed door and glazing built on the lower ground floor and ground floor levels. There will be minimal visible alterations to the existing building to achieve the proposed changes due to the property's location below the street level on Underbank Old road and has no impact on the principle elevation fronting Underbank Old road.

Currently the rear gable elevation has little architectural presence as a dwelling; the introduction of a proposed larger glazing & door system would provide some balance to the secondary elevation as it will align more with the neighbouring property which will be constructed using the same material palette as the existing building. This will result in proposal 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 mirroring the neighbouring property in regards to scale/materiality. It should also be noted a large all glazed stairwell to the front of the apartment block of the main adjoining mill is of a contemporary manner but sits well within the context of the historical mill building lending itself to the industrial feel of the building.



Figure 3 A photograph of the front elevation of the main mill building adjoining the pump house



Figure 4 A photograph showing the rear gable of 110 underbank old road and the adjoining neighbouring property with original largescale glazing

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 replacement of the existing door and glazing. The proposed door and glazing 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.