

HERITAGE STATEMENT

33 Huyton Church Road
Erection of a single storey front, side and rear
extension

INTRODUCTION

The proposal is to construct a single storey side and rear extension. The

dwelling house is a detached 2 bed bungalow

The site is within the Victoria Road and Huyton Church Road Conservation area
conservation area within Knowsley council

The existing detached property is a 2 bedroom detached bungalow finished with brick
and a off white render. The existing door and window frames are white uPVC.

Conservation Area Appraisal

The application site is located in the Victoria Road and Huyton Church Road Conservation Area located in Huyton. The Conservation Area Appraisal identifies this area formerly as part of south west Lancashire and part of an ancient Parish with records predating the Norman Conquest. The earliest settlement in Huyton was situated to the south of St. Michael's Church with arable fields at either side. It was not until the eighteenth and nineteenth centuries that further significant development started to occur, in particular at the junction of the former fields of Townfield and Rooley.

The two roads of Victoria Road and Huyton Church Road were developed following the opening of Huyton railway, which is located nearby. The Conservation Area serves as an attractive, and to a large extent, well preserved example of a Victorian suburb characterized by large villa style houses with extensive gardens. Such estates proved popular with wealthy merchants and lower gentry, who were drawn to the appeal of living in leafy rural surroundings and the easy access that the railway provided to both the commercial and leisure amenities of the nearby center of Liverpool.

Following the development of the Victorian era, there has been sequential developments both within and immediately surrounding the Conservation Area. Many of these properties have been built on existing plots that fall into two categories, either the land historically formed part of the grounds of one of the remaining villas, or it was the location of a substantially superior building.

POLICY

The following policies apply:

- Knowsley Local Plan Core Strategy (2016)
- CS2 - Development Principles
- CS19 - Design Quality and Accessibility in New Development
- CS20 – Managing the Borough's Historic Environment
- Unitary Development Plan – Saved Policies
- DQ5 – Development in Conservation Areas
- H5 – Primarily Residential Areas
- H8 - Extensions and Alterations to Residential Properties
- National Planning Policy Framework (NPPF July 2021)
- Householder Development Supplementary Planning Document (2016)

DESIGN

The existing detached property is a 2 bedroom detached bungalow finished with brick and an off white render. The existing door and window frames are white uPVC.

The proposal is a front, side and rear extension increasing the total footprint of the dwelling creating an extra living space along with 2 new bedrooms for a growing family. The proposal will be rendered to match the existing colors and the window frames will be uPVC to match the existing. The extension will incorporate a flat roof design.

The proposed design is a modern extension and with the property not being directly located near any listed buildings we believe this extension does not harm the local area.

The design proposed fits in with other designs in the postcode and will be designed and specified to the new building regulations that came into play in September 2022. This ensures that all minimum U Values are met making the proposal an energy efficient dwelling.

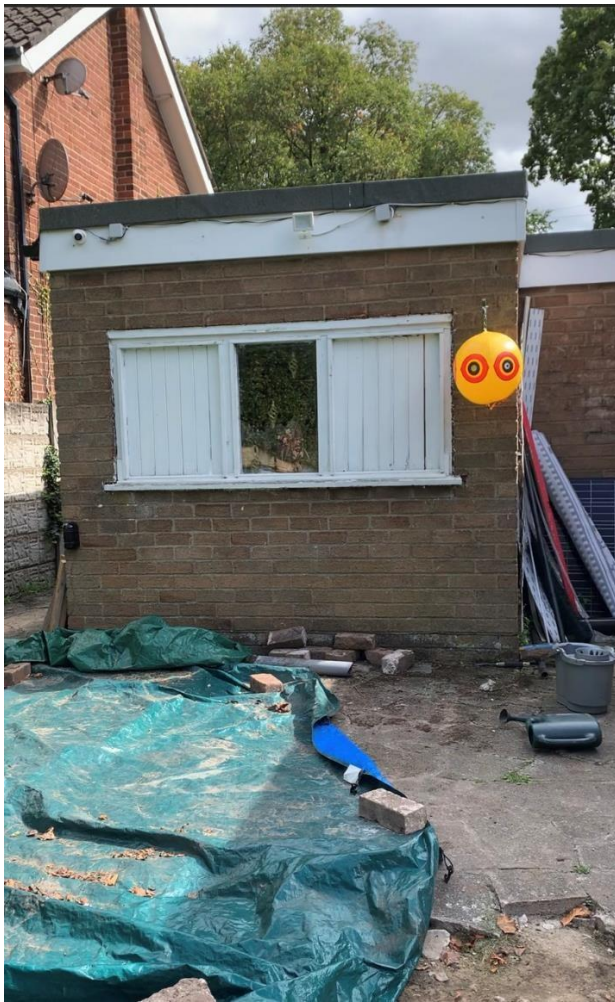
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PHOTOGRAPHS

Photograph of existing front elevation



Photograph of existing rear elevation



Extract From Google Maps showing typical house on the street



