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Heritage Statement

PROPOSAL: ERECTION OF A SINGLE STOREY REAR EXTENSION

LOCATION: 102 Seel Road, Huyton, Knowsley, L36 6DJ.

Executive Summary

This Heritage Statement has been researched and prepared on behalf of the applicant - Mr G O'Grady who is applying for permission to demolish the existing ground floor single storey outrigger to the rear of the property.

The host building is unlisted but is situated in the Victoria Road and Huyton Church Road Conservation Area.

This study finds that, nor the proposed internal and external works will have any adverse impacts on the Conservation Area.

The findings of this report are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than 3 years from the date of this report. All maps, plans and photographs are for illustrative purposes only.

Existing Property

The existing property is a private dwelling which was built circa 1880's. It comprises 3 storeys and basement to the main property with a single storey outrigger to the rear comprising a kitchen / utility room and a garden store accessed from the garden. The property is construction of the period in 215mm solid brickwork which has been rendered in the past and paint finish in a magnolia colour, with a slate roof and black RW goods finish.

The outrigger to the rear is mirrored with the adjacent property with a shared ridge line with match slate roof finish as per the main property.

As existing the property has both pedestrian and vehicular access direct from Seel Road, with drop kerbs from the public highway. The access to the front door is via a steeped approach.

To the rear the property has stepped access into the building direct to the kitchen and to the garden store.

The Victoria Road and Huyton Church Road Conservation Area Revised Character Appraisal (2015) identifies the following key positive features of Huyton Church Road:

- Highest concentration of historic buildings in the Conservation Area.
- Contains a Grade II listed building (Park Hall).
- Mature trees overhang the road, enhancing the Area's countrified character.
- Most of the historic buildings appear to be in reasonable condition

Designated Heritage Assets

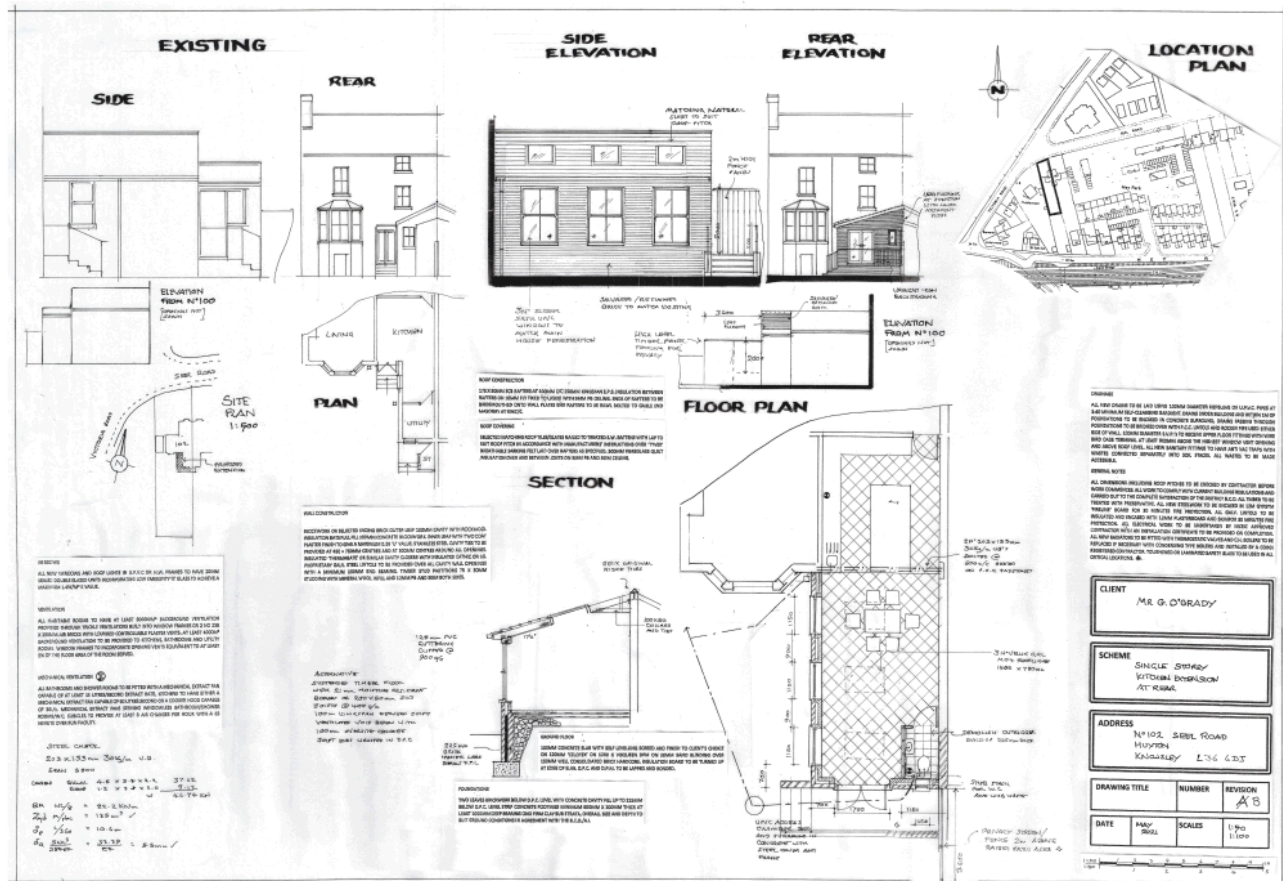
The application property is not a designated heritage asset.

The site lies within the Victoria Road and Huyton Church Road Conservation Area.

Proposal Works

The proposal seeks to demolish the existing ground floor single storey outrigger, whilst retaining the shared party wall and ridge height with the adjacent property, and replace the outrigger with a new ground floor extension comprising of a new insulated cavity external brick wall construction, approx. 26 sq M.

All new brickwork to match existing together with Redland Cambrian Slates and black RW goods. NOTE : the existing ridge tiles are to set-a-side and re-used with any damaged sections replaced with matching size, colour and type.



Heritage Effects

The proposal has minimal external alterations will have no adverse impacts on evidential, historical, communal or aesthetic values of the host building or any part of its setting, including the Conservation Area.

The proposals are considered to be minimal in nature and they will result in no adverse impacts on the heritage significance of the wider conservation area. Indeed, compared to the present situation, the proposed will result in a series of small positive visual impacts to the host building and the wider Conservation Area.

The proposal is for works to the rear elevation, therefore not directly visible from the street scene.

Conclusions

The host building is unlisted but is located within a Conservation Area.

This study finds that the proposed external alterations will have no adverse impacts on the wider Victoria Road and Huyton Church Road Conservation Area and that the building will continue to play an important and positive role in the locality.

Given the careful design and minor nature of the proposed works, we are hopeful that the Council is minded to grant planning permission.