

HERITAGE STATEMENT

3 Stanley Road, Huyton. L36 9XL

Assessment

This Heritage Statement relates to the proposed development at 3 Stanley Road, Huyton. The application site lies within the St.Michael's Church Conservation area, adjacent to the Village Green.

The existing dwelling is a semi-detached, two-storey building of a traditional Victorian style featuring face brick, sandstone cills, brick band courses, timber sliding sash windows and a slate roof (photos 1 & 2). To the rear is a detached, single-storey outbuilding (photo 3) and detached, single-storey prefabricated concrete garage (photo 4).

The application site is not listed.

Proposal

The proposal is for a single-storey rear extension with alterations to and partial demolition of the prefabricated garage.

Amount

The existing house has a floor area of approximately 160m². The proposed extension would result in an increase of approximately 10m².

Layout and Scale

The house is a moderately sized property on a fairly generously sized plot. The proposal seeks to increase the floor area by approximately 6%, all of which will be to the rear.

Appearance

The proposed extension is to the rear of the property and is subordinate to the rest of the house. Although the extension can be viewed from Stanley Road, it is set back some 11m from the highway. Additionally the extension is largely screened from the highway by the high boundary wall and entrance gates to Stanley Road.

The proposed materials shall match those of the existing house, comprising reclaimed face brick, feature brick band courses and window head details, sandstone cills and timber sliding sash windows.

The proposed scale of development and materials are appropriate to the existing building and the wider conservation area. Additionally the extension is set well back from the highway and largely screened from view. As such there will be very little effect on the existing street scene.

The alterations to the unsightly, precast concrete garage will further enhance the street scene. Overall the scheme seeks to improve the appearance of the property whilst preserving the character of the existing house and wider Conservation Area.

Landscaping & Boundary

There are no works proposed to the existing landscaping or boundary treatments.

Photo 1 - Face brick, band courses, sandstone cill, sliding sash windows



Photo 2 - Face brick, band courses, sandstone cills, sliding sash windows, slate roof



Photo 3 - Outbuilding



Photo 4 - Prefabricated Garage

