

Heritage Report.

Design & Access Statement.

Proposals

The main proposals are to introduce 2 velvet Conservation rooflights, change existing dormer cheeks from plain tiles to lead, replace rotten timber window cills with Sandstone cills, replacement concrete steps with stone and replace brick sides together with minor alterations to repair lime mortar.

Property

Grade II Listed Building

List Entry No. 1348161

House (Formerly The Travellers Rest P.H.) later C18. Chequered red brick. Steep plain tiled roof, 2 storeys and attic over cellar. Plinth, floor band and dentilled brick eaves. Yorkshire Carverants, glazed brick chimneys. Porch with cornice hood on simple scrolled wooden brackets. 2 hipped casement dormers. Brick and timber-frame 2 storey right hand extension.

Access

There will be no change to the current access arrangements.

Impact

Main Issues;

1) Whether the proposed development would preserve or enhance the character or appearance of the area and would respect and relate to the character and context of the property and surrounding area.

2) The impact of the proposed development on the residential amenity of neighbouring dwellings.

3) Other Material Planning Considerations.

1) Section 72 of the listed Buildings and Conservation Areas Act states that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".

Planning Policies seek to provide a good standard of design which also relate to the character and context of the area in which it is sited. The impact of the proposals is assessed giving regard to the bulk, scale and design and how it harmonises with the existing building and area.

The proposed new conservation rooflights are to provide better internal illumination. The front rooflight will be to a bathroom which has no natural light at all. The rear rooflight will serve to illuminate a poorly lit hallway and stairs. Using conservation rooflights means that they will be less intrusive and blend into the roof slope. Their visibility from the surrounding area and street scene will be very limited.

The existing 2 dormer windows on the front elevation have plain tile cheeks with very large widths of mortar which are ugly and disproportionate. Removing this and the tiles, and replacing with lead will provide a much more elegant, proportional and traditional look to the dormers.

On the front elevation all 5 timber cills have decayed and require replacement. It is proposed to replace them with sandstone which will provide longevity and a traditional elegance to a substantial Georgian building and therefore will not look out of keeping.

The front porch canopy which has suffered from weathering will be replaced on a like for like basis.

The existing front steps and side brickwork have again suffered from weathering. It is proposed to replace with better quality materials, brick to match the existing base and natural stone to replace the concrete steps.

Finally particularly along the top edge of the brick plinth line, the existing lime mortar has started to spall. It is proposed to carefully rake out the joint and replace with like for like lime mortar.

All of the above proposals are on a like for like basis or better as existing materials will be upgraded to enhance the building and make

it weather better in the future, giving longevity and protection.

All proposals are sympathetic to the character and appearance of the original building and the existing streetscene.

2) The proposals are on a like for like basis or better in terms of upgraded materials. Therefore the proposals are in accordance with local Authority policies and would not have a detrimental impact on the residential amenity of neighbouring properties.

3) A Sustainability Credit has been provided Protected Space - this development is such that there is not a reasonable likelihood of EPS being present on site nor would a EPS offence be likely to occur.

Conclusion

It is of the opinion that the proposed alterations would sustain the character and appearance of the historic environment, the application site and the old Hatfield Conservation Area in accordance with Local Authority Guidelines and Policies.