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CONTEXT

- The house is a two storey 1960's house adjoining a Georgian town house.
- The house is disappated in poor condition in need of improvements.
- Neighbouring houses are mainly arranged as groups of terraces, with some detached and semi detached houses.
- Buildings generally set back from the street frontage behind gardens; many of the buildings are detached and semi detached.
- Groups of buildings set on terraces up the hillside, creating steep views up, up, and down the hillside and rooftops.

SCALE

- The extension is single storey and will not overwhelm the neighbouring properties.

LANDSCAPING

- Landscaping will not significantly affect the amenity of the location.

APPEARANCE

- The design is a single-storey extension to the building.
- The window and door openings are to be made in the bar and changing facilities.
- Roof coverings, brickwork windows and doors will be in keeping with the existing building.

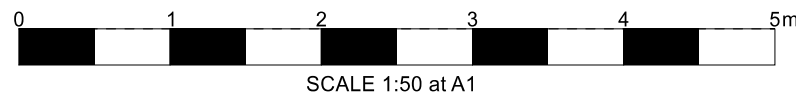
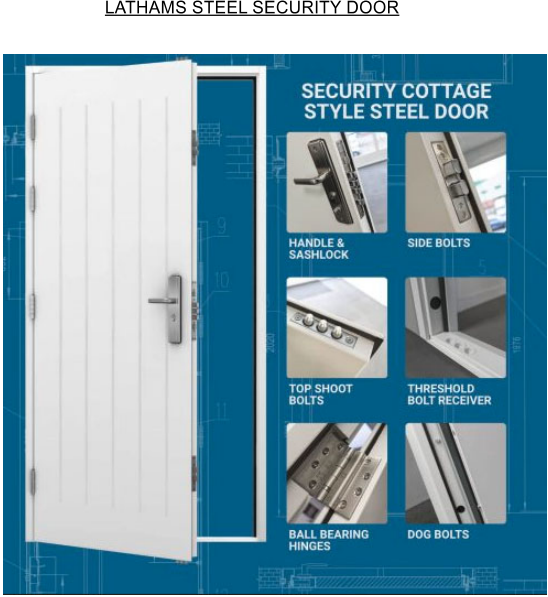
PLANNING STRATEGIES

- The current extension is disappated with no insulation and part single skin brickwork construction. The proposal is to modernise the extension and provide a new roof, for safe protection and energy

The heritage appraisal is made in accordance with Paragraph 128 of the NPPF.
It should be read in conjunction with the Design and Access Statement and plans accompanying this planning application.

13 Primrose Terrace is an end terraced house located in the Windmill Hill Conservation Area. The asset is 6.5m wide and 15.1m in depth. The asset is not a listed building. The asset currently has concrete roof tiles, timber double glazed sash windows to the front and Groups of buildings set on terraces on the hillside, creating important views up to, and down

The current extension is dilapidated with no insulation and part single skin brickwork construction. The proposal is to modernise the extension and provide a usable space for future generations to enjoy.



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project
Part single storey
rear extension

drawing scales	RC
1:50 - A1	

date DECEMBER 2022

PLANNING