

35 Holly Terrace

Design and Access Statement

1. Features

The application site is a grade II listed building in the Hensingham conservation area. The application site is a mid terrace house over two storeys with a basement covering half of the ground floor area and an attic room. The house is Georgian, built as a pair of houses with No. 36 in 1791. The house has solid sandstone walls front and back with brick walls separating the properties and a natural slate roof. The front elevation has timber sliding sash windows as specified in the deeds, however there were no specified window types for the rear elevation..

The extension, that was added much later, has a ground floor constructed of solid sandstone with rubble infill with the first floor walls being of cavity wall construction using standard bricks. The extension has a tall single stack chimney on the side of the extension that forms the party wall with No.36. As the chimney stack does form part of the party wall, a party wall agreement will be undertaken and signed off before any works are started.

2. Access

All access to the property and the garden is through the house from the main road at the front of the house. The rear garden is a walled garden with 2m high sandstone walls covering the perimeter of the garden. There is no access to the rear of the property as the land the other side of the garden wall is the property of St. Johns church and is the land once used as a cemetery.

There is no off road parking although there is a small garden area to the front of the house.

Access for the necessary scaffolding and demolition material removal will be through the house with the front garden acting as a laydown area.

3. Layout

The property is now mid-terrace with additional dwellings being added either side of No.35 and No.36. The front elevation leads onto Main Street Hensingham that allows for two way traffic. The building is listed in NGR: NX9869716897 and is one of 38 buildings listed as part of that group listing.

4. Scale & Appearance

The changes proposed will not affect the appearance of the building as replacement windows will be of timber construction and be sliding sash as per the specification in the house deeds. The existing windows on the front elevation do not appear to be the original georgian sashes from 1791 and therefore replacement with timber double glazed sliding sashes will not detract from the original requirement of having sliding sash windows and will be of original material.

The change to the chimney on the extension by removal of the top 2m of brickwork will again have no detrimental affect on the look of the house as the extension was a much later addition.

5. Landscaping

No landscaping alterations are proposed in the rear garden or external areas

6. Heritage Assets

The changes proposed will not adversely affect the heritage of the building and will maintain the original character of the building. Of the 35 dwellings on the group listing, over 65% have replaced the windows on the front elevation with mixed changes in character from what was original to the houses. Most, if not all, of the replacement windows are uPVC with a mix of styles, namely casement, faux sliding sash (casement), and modern sliding sash. This makes having a group of buildings with original features as proposed in the original listing NGR: NX9869716897