

Description of property

This is a detached three storey Victorian / Edwardian house with red brick elevations and a hipped slate roof in a relatively steeply sloping street. The windows are white painted timber, largely vertical sliding box sash to the front and rear with some minor variations to the side elevation and french doors to the garden. There is a short paved forecourt to the front, and a rear garden of reasonable size. Externally the house is largely unchanged from its original form with the addition of a lean-to timber conservatory to the rear. There are passageways down either side of the house from the front to rear garden. The northern side passage accommodates a discreet existing timber storage building used as a plant room and bike store.

Design Principles.

This application is for planning permission for minor alterations to the low garden bricks walls and brick piers separating the front forecourt from the street, and the introduction of railings and gates. The purpose of these alterations is to improve the relationship between entrance path and the front door, and to improve the landscaping, security and privacy.

Use.

The current use of the building is as a single-family dwelling house and this use would remain unchanged.

Layout.

There is only very minor change to the layout of the forecourt by straightening the route from pavement to front door by providing extended low garden wall and railings for security and privacy.

Scale.

There is no change to the scale of the house.

Landscaping.

The landscaping will be improved as shown on the landscape drawing.

Appearance.

The front low garden brick walls to the street will be made more logical and rational by aligning the opening from the street with the centre of the front entrance door.

Context.

The existing low brick walls with piers and stone pier caps is fully in keeping with the period of the house and is a common feature in the street as a whole. The new arrangement will continue this same language and retain and re-use existing bricks and stone pier caps where possible.

Access.

There would be no change to the access to the house as a result of this minor alteration other than straightening and shortening the route from pavement to front door.