

17/09/2013

Design and Access Statement - 2 West View, Makepeace Ave.

2 West View is a two storey house on the Holly Lodge Estate built in the arts and crafts style. The house is semi-detached and part of a small row of similar ex chauffeurs cottages on an inclined plot with the rear of the house facing Swains Lane and the front onto a shared/ private garden facing West. The House steps in section with the lower ground floor having an easterly aspect only.

The proposal is for a balustrade to the existing approved single storey rear extension. This simple addition will provide much needed external amenity space to the rear. It will also provide a connection between the front of the house to the back at that level.

Pre-Application advice was received from Elizabeth Beaumont in March 2011 relating to the previous application (2012/3812/P). The latest proposal has been developed incorporating her comments.

The proposal also takes into account the guidelines set out in the 'Holly Lodge Estate Conservation Area Design Guide'.

Please see drawings:

Existing Drawings-

- 326-100-105-E, 326-200-202-E, 326-300-E

Proposed Drawings-

- 326a-300-NM, 326a-(100-105)-NM, 326a-(200-202)-NM,