

SITE CONTEXT

8 Wadham Gardens is a three storey detached house from the early 1900s located centrally in the Elsworthy Conservation Area. It benefits from a small front garden/driveway and garge, plus rear garden with access to communal gardens that sit in the middle of Wadham Gardens and Elsworthy Road. Wadham Gardens contains well-detailed buildings using a rich mix of materials. A combination of brick and decorative tiling creates a strong architectural vocabulary on many properties, while others with large expanses of stucco add contrast to the streetscape. Each building has unique features, but shares a common form and style with its neighbours to produce strong group value influenced by the Free Style of the 1890s.

PROPOSAL

It is proposed to re-build the existing garage in order to improve vehicular access, since at present its non-perpendicular walls provide an awkward internal space that severely impedes its function. The adjoining guest WC area will also be re-built parallel to the new garage construction in order to make more efficient use of internal space and allow a second entrance door with a single window beside it to replace the existing two windows. With the additional layout changes, this will provide a separate access/exit to the the Western wing so that it may be used independently with improved saftey.

Renovations to the rest of the ground floor include a new larger guest WC in a more central location, a new open plan kitchen and dining room, plus more openings between rooms generally to allow better access and awareness of space throughout.

It is intended that the external appearance of the new garage and entrance area matches the existing in terms of architectural language and materials, and will result in an improved and calmer front elevation.

CONCLUSION

The application proposals are sensitive and of a high quality design having been well-considered in response to a clear understanding and appreciation of the architectural character of the Conservation Area taken in conjunction with the client's specific requirements. Internally access and openness will be improved by the proposed new layout, and externally the appearance of the building will be improved through the rationalisation and simplification of the front facade. It is concluded that the proposals will will preserve the character and also so enhance the appearance of the conservation area, whilst improving access and safety for residents of the house.





VIEW OF FRONT ELEVATIONS OF 6 & 8 WADHAM GARDENS



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VIEW OF EXISTING WINDOWS TO BE REPLACED WITH NEW ENTRANCE DOOR AND WINDOW, PLUS EXISTING GARAGE STRUCTURE

Existing Site Photos

8 Wadham Gardens planning application February 2016



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