

1.0 Access.

1.1 There is no change to the existing access arrangements to the property.

2.0 Design (and heritage information)

2.1 37 Flask Walk is a listed building.

2.2 The property is a two storey brick built 19th Century terraced Cottage, and is part of the Christ Church / Well Walk Conservation Area .

2.3 The original building has been the subject of considerable external alterations to the rear, to accommodate later two storey additional accommodation. The exact dates of such additions are not known.

2.4 Internally the property has also undergone substantial changes at the hands of previous owners (at unknown times), resulting in changes to the spatial layout of the dwelling, and the removal of much historic detail and features.

2.5 The present owner has carried out three further alteration works for which (retrospective) consent is now sought. These are as follows:

- a) Partial infill of the existing opening between Bedroom 2 and the rear room (to create a separate new Bedroom 3)
- b) Alteration of the bathroom to create a storage cupboard off the hall by modifying the non-original, non-loadbearing wall
- c) Removal of a non-original hall cupboard to permit the introduction of a door in a non-original masonry wall (to serve the new Bedroom 3)

2.6 Change (a) results in the creation of a separating wall on the line of the original external wall of the house. As a consequence, this enhances the character of the original dwelling by re-creating a room in the proportions it originally exhibited.

2.7 Change (b) is a de-minimis alteration to an element which is not part of the original property. It does not detract from the character of the building, but does provide benefits for the occupants.

- 2.8 Change (c) again is an alteration to part of the property which is not original. It allows for enhanced accommodation (in line with council policies), and is in character with the original treatment of the interior of the dwelling.
- 2.9 Summary: the alterations are minor, and overall enhance the character of the property. They positively improve the flexibility of the dwelling, whilst still respecting its historic importance.