

INTRODUCTION:

This application for 16 Crediton Hill seeks solely to restore the existing internal garage back into its original use as a habitable living space. This re-conversion would involve the replacement of the existing single car garage door with a 3-window bay that will match the style and proportions of the existing adjacent bay. The site falls within the West End Green Conservation Area. The building itself is not listed but is seen as making a positive contribution to the area.

DESIGN:

The current garage features an existing fireplace and chimney breast on the room's northern wall, allowing the safe assumption that is this internal space was once used as a reception or similar room. The proportions of the garage bay facing Crediton Hill also matches the adjacent, in-tact window bay to the south. Whilst some nearby houses have a similar garages facing Crediton Hill, included neighbouring 14 Crediton Hill, the majority of properties have 2 ground floor window bays facing the street. The conversion of this room would thus be in keeping with not only the house itself but indeed with the wider streetscape of Crediton Hill.

Currently the top line of the lintel above the garage does not match that of the window bay to the south, creating unnecessary asymmetry and a lack of order to the street facade. The introduction of a new window bay will not only re-establish this visual line and a coherent language to the elevation but the increased glazing will create a softer, more residential street interface.

ACCESS:

No changes to access will occur as part of this application and internal access to the basement level will be maintained.

The external car parking space parallel to the south window bay will be maintained.

MATERIALS/FINISHES:

New external red brick, painted white timber sash windows and clear glazing will match the style and colour of the existing building.

DRAWINGS:

- (PJ1)001_PL01 OS Plan
- (PJ1)002_PL01 Site Plan
- (PJ1)020_PL01 Ground Floor - Existing & Proposed
- (PJ1)200_PL01 Street Elevation - Existing & Proposed

SITE PHOTOS

Next page.



Figure 1: External photo of 16 Crediton Hill showing garage door.



Figure 2: Internal photo of the garage showing the fireplace.

PHOTOS

Project:
Private Residence

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