

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/3110/P	Stephen Williams for and on behalf of netherhall Neighbourhood Association	31/07/2018 16:40:55	OBJ	<p>This elegant highly articulated facade is a fine example of residential housing along Maresfield Gardens and is recognised as such in the Fitzjohn's and Netherhall Conservation Statement.</p> <p>"From Nos. 19 the properties (along the west side of Maresfield Gardens) are mostly detached but closely grouped, elevated with raised front doors and wide steps. With less green foliage in front of them they provide a visible and interesting combination of details."</p> <p>The front façade merits a photograph in the Fitzjohn's and Netherhall Conservation Statement as an example of these properties and their details.</p> <p>The design is a coherent whole with the treatment of the top of the façade an important element.</p> <p>The proposed modification of the roof slope to create larger upper floor within the roof is not acceptable. Introducing a mansard roof and forming a flat central roof increases the roof volume significantly. On the front façade it introduces a visually incongruous setting for the façade details, out of keeping with its neighbours and the general rooflines along Maresfield Gardens. In addition, to allow the raising of the roof, it is proposed to raise the brick parapets significantly on both side elevations which will change the appearance of the roof visible from the road. The submitted elevations for both back and front elevations fail to illustrate the true effect of this roof change. The roof will be bulkier, will be an awkward incongruous shape and will push the roof ridge line forward at the front and rear by over a metre. Whilst this is not shown by the submitted elevation drawings, in reality the appearance and bulk of the roof will be considerably changed as partly illustrated in the images on page 21 of the submitted report. It can also be seen that visually the existing roof dormer on the street frontage will be largely lost and the dormer will be, in effect, a window "blip" in the roof, significantly reducing the dormer's visual importance on the façade.</p> <p>In addition, a new dormer window has been introduced to the front elevation at 3rd floor level. The introduction of a dormer window cannot be achieved with the existing roof pitch but requires an increase of the pitch in contradiction of CPG1. Furthermore, the introduction of a "second" level of dormers interrupts the unbroken roofscape at this level. The introduction of new windows on the street frontage should be resisted.</p> <p>The raising of the ridge of the roof behind the decorative parapet should be resisted</p> <p>The projecting rooflights to the proposed new flat roof will be visible from the properties facing No 21 across Maresfield Gardens and not as the applicant suggests invisible.</p> <p>The raised side parapets will affect the light into windows in the adjoining properties at 19 and 23 Maresfield Gardens.</p> <p>These proposals will seriously weaken the appearance of this important building at 21 Maresfield Gardens and will disrupt the harmony of the group of buildings of which this forms an important central element. The proposals to alter the roof neither preserves nor enhances the character or appearance of the Conservation Area. The awkward and bulky enlargement of the roof in fact has a significant negative affect on this, one of the most visually important buildings in Maresfield Gardens. The NNA therefore ask that this application be rejected. If this proposal is granted to change the frontage of this important building, no building in the Conservation Area will be safe from future alteration.</p>

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