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PLANNING SUPPORTING STATEMENT



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INTRODUCTION

This application seeks to rectify unlawful external works in connection with the approved and implemented works to extend the listed dwelling.

Works were completed mid 2022. The owners terminated the contract with the builders and contacted the LPA for their advice with regards to rectification.

The LPA subsequently visited site in February 2023 to discuss the issues surrounding the retaining walls, parking area and general works undertaken that were not in accordance with the approval. The conservation department were going to liaise internally and respond with suggestions for improvement. Unfortunately, this has not happened. The works to rectify required changes to the extension to include replacing a window and flint panelling are now underway with a new contractor.

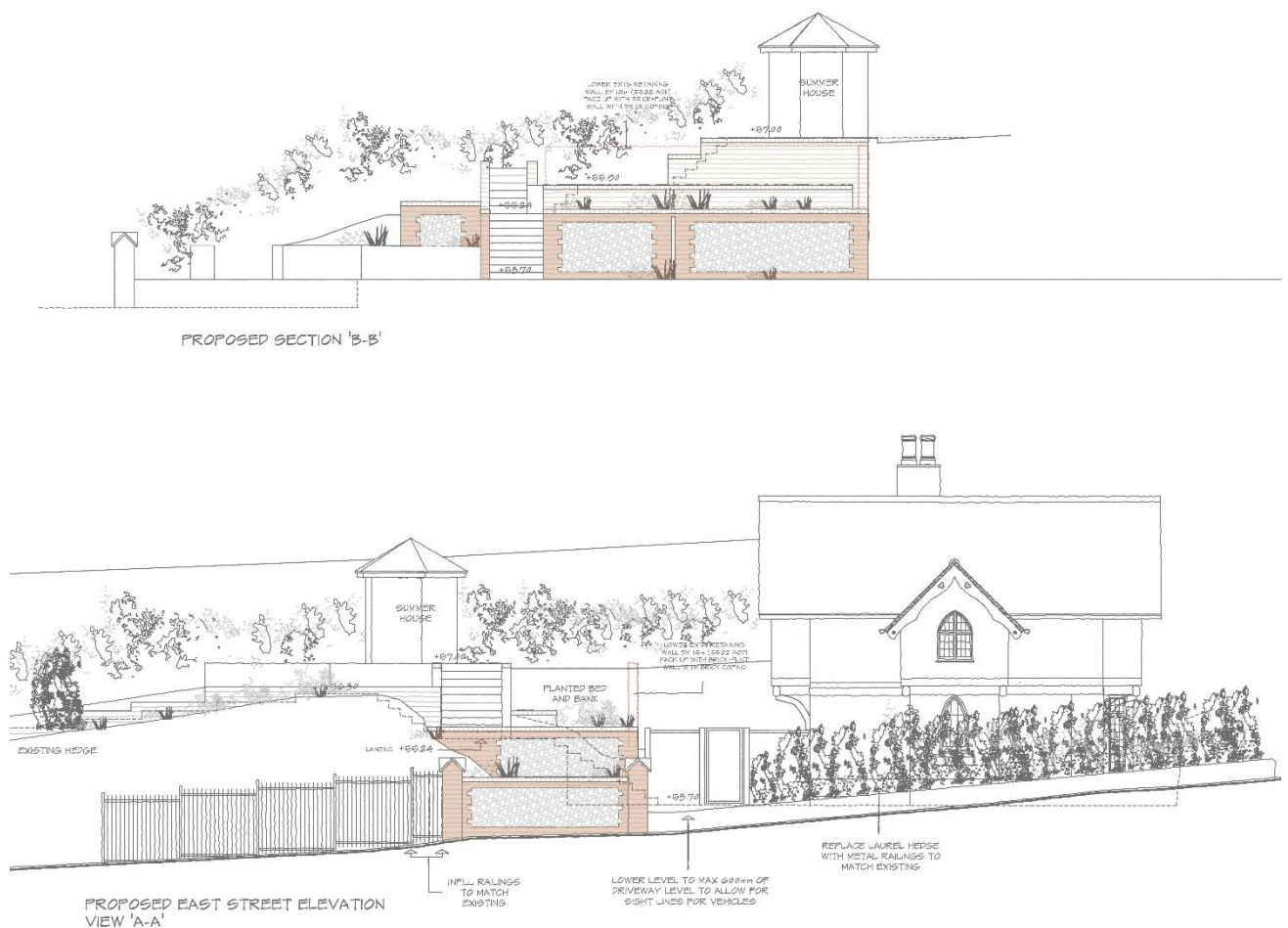
STL architecture were commissioned to design a sympathetic approach to the external works which forms the basis of this application. This application is a house holder and is not supported by a listed building application as no works will affect the listing. We attach to this application the following drawings.

- 3927/101 - Existing site plan
- 3927/102 - Existing elevation
- 3927/103 - Existing site context plan
- 3927/201A - Proposed site plan
- 3927/202A - Proposed elevation
- 3927/203 - Proposed site context plan

PROPOSED SITE PLAN

RETAINING WALLS

Currently the retaining walls are constructed of steel columns with inset concrete panels all faced up with black stained timber boarding. The wall is nearly 3.5m high. This proposal will include reducing the height by 1.5m with raised and stepped brick planters extending to the higher levels of the garden to the rear. The same principle applies to the retaining wall fronting the main road.

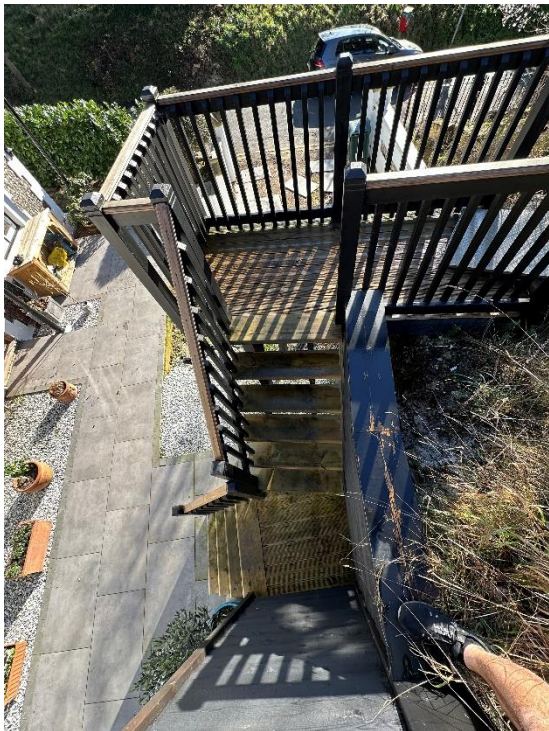


PROPOSED ELEVATION VIEWS

STEPS

The current non-compliant steps serving the rear upper lawn area will be removed and set behind a brick and flint mid height planter facing the road. The steps will be of sandstone with a wrought iron handrail and balustrade to match the pattern of the existing railings in principle. The landing area at the top of the first flight has been lowered to reduce the impact. The landing then connected to the existing pathway.

The existing concrete steps fronting onto the main road will also be reconstructed to match the current arrangement however using stone steps not concrete.

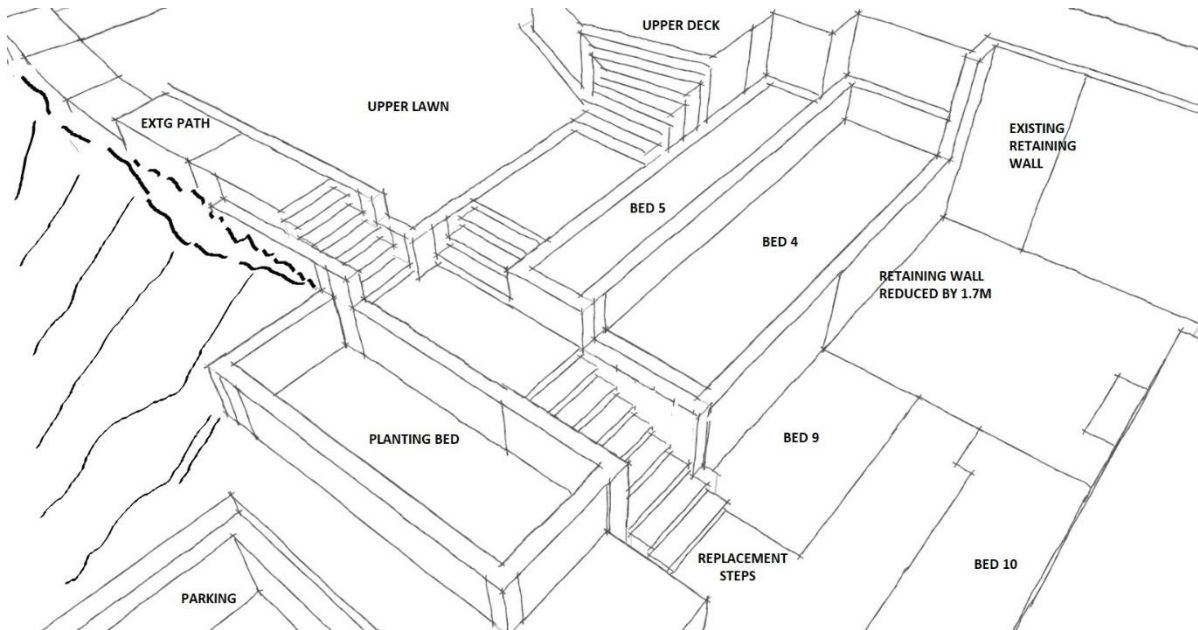


PARKING AREA

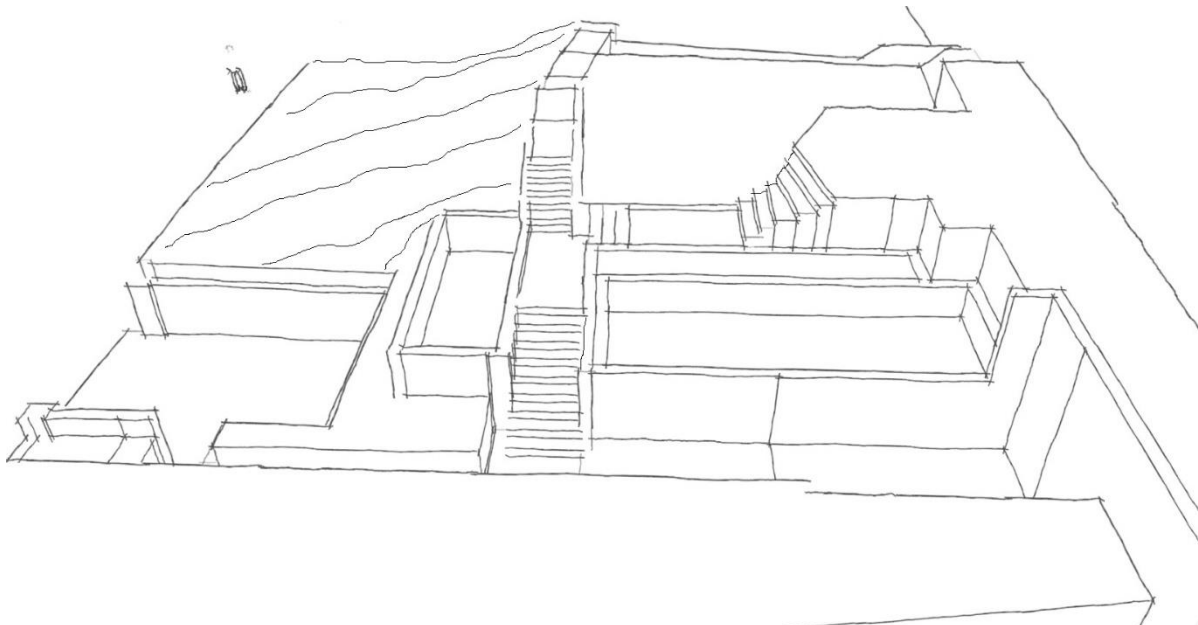
The current walls forming this area will be replaced with brick and flint panels. The walls nearest to the road will be lowered to allow clear vision in both directions.

The provision for parking in this area is based on the historical photograph indicating vehicular gated entrance at the same point. To retain the gravel finish a row of granite setts will be laid on the boundary line. (see appendix 1).





PERSPECTIVE BIRD'S VIEW OF PROPOSAL



SOFT LANDSCAPING/MATERIALS

There will be a number of new and altered garden beds in various forms as illustrated on STL drawings 3927/201A and 202A. The introduction of cottage shrubs will add a pleasing look to this location. The existing bank, trees and shrubs facing the warren will not be affected by their proposal. The salvaged and Random laid stone blocks (we understand these were claimed from Caversham Court) will be retained and laid to seem more organised than the current situation.

Facing brickwork will be the ABS bespoke Handmade Blend. (see image below)

Mortar will be lime based with aggregate. Flints will need to be knapped and carefully selected to match the boundary wall. Railings will be wrought iron to match the current detailing.





CONCLUSION

Their application seeks to address the current situation on site and to create a sensitive and pleasing appearance. We welcome any positive comments from the LPA conservation officers.