

15 Droitwich Road B96 6JE – Application for proposed 2 story side and single-story rear extension and related landscaping – Planning Application – 21/00357/FUL

Heritage Statement

The Existing Asset (fig 1)



Fig 1. Front of existing dwelling

The site is located within the Feckenham Conservation Area to the south of the village, along the Alcester/Droitwich Road (B4090) directly adjacent to the village shop and Feckenham Garage. On the North side of this road are homes consisting mostly of Grade 2 Listed buildings, including directly opposite being the Tudor House. The south side of the road however are more of a mixture of recent infills (c1930's) semi's/detached properties with the asset itself being one of the more modern being built in the early 1980's.

The LPA's 2006 character appraisal states in section 3.24 (n) 'The modern infills pay minimal respect to local building traditions and are considered to either detract or make no positive contribution to special character and amenity value of the Conservation Area'.

The plot itself has a wide frontage within the region of 30m with a low-level brick wall, which is in need of repair, running the length of the boundary with small pillars to the west of the plot forming the opening to the driveway.

The front garden has a selection of shrubbery but the majority of it consists of block paving/concrete and gravel which is very unsightly and adds nothing to the value of the Conservation Area. The dwelling is built entirely in facing brick and is not of any architectural merit and sits quite awkwardly opposite properties of significant architecture.

The Proposed Works

The project is to rework the existing dwelling so that is better suited to modern family life. This will be achieved by demolishing the unattractive and impractical conservatory on the west elevation and erecting a 2-story side extension to the east side and a single-story extension to the rear, which will house a large open plan kitchen/family/dining room and a new master bedroom with a full en-suite.

The facing brickwork above the current roof canopy and that of new extension will be either rendered or painted in a single neutral colour which not only breaks up the huge mass of current brickwork, but also allows it to sit better amongst its surrounded peers.

Demolishing the current low level front wall and erecting a new 1-metre-high boundary along the busy B4090 will not only provide a safer front garden for the applicants, it will also create the sense of continuity along the frontages of homes on south side of the street scene with all the current frontages being around this height.

The proposed side extension matches the existing roof pitch but sits below the current ridge line and is set back from the frontage. It is designed to appear an obvious addition, but extending the current low level roof canopy across to the new extension and rendering/painting the first-floor level of both the existing and new portions of the home will not only avoid it becoming an even bigger mass of brick than it already is, it will blend both the new and old together to form a much more visually appealing home.

There is huge enthusiasm by the applicants to improve the aesthetics of the current mundane looking home that currently detracts from the CA to one that provides a better contribution whilst still maintaining its 'individualistic' look.

Access

Vehicular access to remain unchanged. The demolition of the conservatory will provide a small amount of additional driveway.

Significance of the Asset

As explained above, the current home offers no contribution to the Conservation Area with one local describing the house as a "bit of an eye sore".

