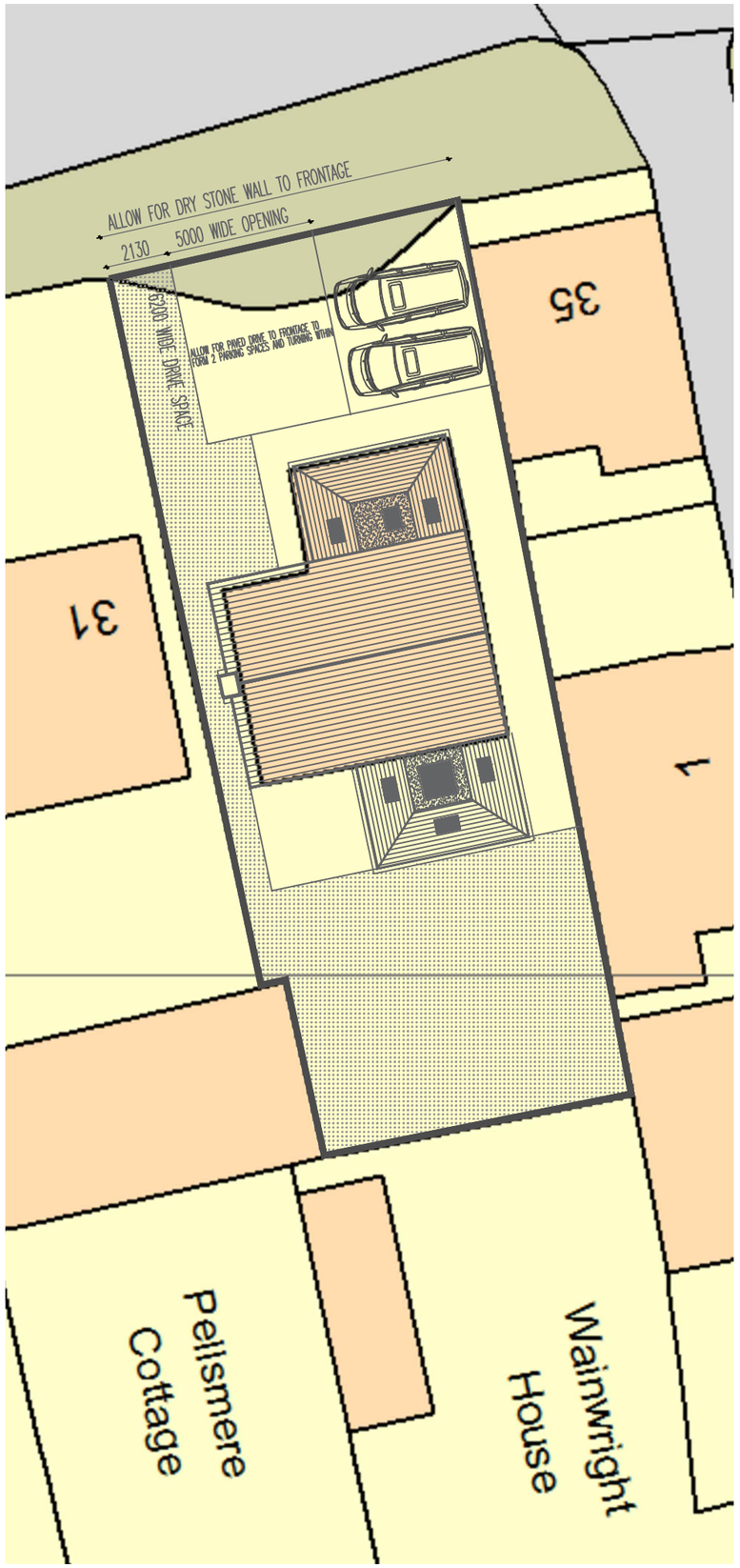
NORTH



33 THE FRONT SITS WITHIN THE FAIRFIELD CONSERVATION AREA, FRONTING ONTO WATERSWALLOWS ROAD FACING FAIRFIELD COMMON.

THIS PARTICULAR DWELLING IS A LATER ADDITION INFILL DWELLING AND FALLS WITHIN THE GROUPING OF PROPERTIES THAT THE CONSERVATION STATEMENT CALLS LATER 19TH AND 20TH CENTURY INFILL PROPERTIES ON A ROAD THAT WOULD HISTORICALLY HAVE BEEN FARM DWELLINGS AND COTTAGES. OVERTIME MANY OF THESE DWELLINGS HAVE GONE AND REPLACED WITH THE MIX OF PROPERTIES WE SEE TODAY. ALTHOUGH MANY OF THESE PROPERTIES ARE STILL 19-20TH CENTURY, 33 THE FRONT IS MUCH NEWER IN THAT GROUP AND IS TYPICAL IN IT'S MORE MODERN APPEARANCE WITH RELATIVELY BLAND ELEVATIONS AND USE OF MATERIALS WITH RECON STONE AND DASHED RENDER, CONCRETE TILES AND PLASTIC WINDOWS. THE INTEGRATED FLAT ROOF GARAGE ALSO DOES LITTLE TO HELP THE FRONT AND SIDE ELEVATIONS AND THE PROPERTY IN GENERAL IS OF LIMITED CHARACTER IN ITS CONTEXT.

THE PROPOSED WORKS SEEK TO MODERNIZE THE PROPERTY IN QUESTION BUT ALSO HOPEFULLY ALLOW IT TO SIT MORE COMFORTABLY WITHIN ITS SURROUNDINGS. THE FLAT GARAGE ROOF WILL BE REMOVED AND REPLACED WITH A PITCHED HIP ROOF TO A FLAT TOP SO AS TO SIT BELOW THE WINDOWS AT FIRST FLOOR. ALTHOUGH CONCRETE TILES WILL BE USED THIS IS SO TO MATCH THE EXISTING MATERIALS AS IT IS NOT REALLY PRACTICAL TO REPLACE ALL THE ROOF COVERINGS WITH SOMETHING MORE TRADITIONAL. THE INTRODUCTION OF A PITCH ROOF TO THE GARAGE WILL WITHOUT QUESTION HELP THE FRONT ELEVATION AS WILL THE FACT THAT ALL THE EXISTING RECON STONEWORK IS TO BE CLEANED UP TO TAKE THE MATERIAL BACK TO ITS ORIGINAL FINISH WHICH WILL AGAIN HELP THE ELEVATION AS WILL THE INTRODUCTION OF FLUSH CASEMENT WINDOWS.

TO THE REAR, THE PROPOSED EXTENSION WOULD TRADITIONALLY FALL UNDER PERMITTED DEVELOPMENT BUT OBVIOUSLY THE CONSERVATION POLICY LIMITS THIS AND THUS THE PROPOSED FORMS PART OF THE APPLICATION. THE EXTENSION IS REDUCED IN ITS SIZE TO WHAT PD WOULD HAVE ALLOWED. THE EXTENSION IS DELIBERATELY DESIGNED TO BE THE SAME WIDTH AS THE GARAGE TO THE FRONT AND WILL ALLOW FOR THE SAME ROOF FORM WITH A HIP PITCH TO A FLAT TOP WITH A ROOF LANTERN THERETO. THE USE OF DASHED RENDER IS AGAIN DESIGNED TO MATCH THE MAIN DWELLING. THE EXTENSION BEEN SO DESIGNED TO SIT COMFORTABLY WITH THE MAIN HOUSE BUT ALSO ADD A MORE COHESIVE APPEARANCE TAKING INTO ACCOUNT THE WORKS TO THE FRONT.

TO THE FRONT, THE EXISTING BOUNDARY WALL IS TO BE REPLACED WITH A DRY STONE WALL AS A CONTINUATION OF THOSE EITHER SIDE OF IT WHICH WILL AGAIN SOFTEN THE ELEVATIONAL APPEARANCE IN THE STREET CONTEXT.



DA/HERITAGE STATEMENT 1:200
33 THE FRONT, WATERSWALLOWS

DWG: DA/HERITAGE STATEMENT
33 THE FRONT
WATERSWALLOWS. BUXTON

0M 1M 2M 3M

REVISIONS:

1:200	CHECKED:
DATE: MAY'23	DRAWN:

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DA/HERITAGE 01

33 THE FRONT