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The proposed site is a low-level courtyard space for a large property located on Maltravers Street. Access to the site is directly from Tarrant Street, via an opening within a terrace of mostly three storey houses. Whilst the site is located away from the host dwelling, it is still in close proximity to a number of listed buildings. Development will still have the potential to affect the settings of listed buildings and the character of the conservation area.

At present the site consists of the remains of a derelict structure, identified by the agent as forming part of a stable yard. I note that the proposal is to retain as much of the historic structures as possible, and to incorporate them in to part of the proposal. Such a concept is supported.

The proposed design appears to draw upon a concept of a garage/stabling block through the use of simple façade treatment and the incorporation of a series of closing garage style doors. This concept reflects the existing character of the site, along with the previous use. The success of such an element of the design will depend upon the detailing of the window/doors. It is suggested that the glazing should be set back so as to create a shadow line, which reduces the impact of the glazing.

The location of the structure in a small courtyard context means that the materials chosen can be more modern in appearance, whilst still reflecting those found in the local area. I note that the aim is to use zinc, a biodiverse green roof, brick, grey timber cladding and a feature flint wall to the rear of the studio space which imitates the existing retaining wall which it conceals. It is assumed that the latter reference to a feature wall will be located within the new element of the building itself.

The retention of the boundary walling where possible is supported. I also note that works of repair are proposed to part of the retaining wall for structural reasons. Whilst this element of the proposal is considered acceptable, we will need to understand the details of how the new section of walling will look. Details should be provided for by way of condition

The breeze block wall is not appropriate for its locations and I note that the proposal is to treat this with cladding. The cladding appears to cover most, but not the entire wall. Details of the cladding, its colour and how the remainder of the wall is to be treated should be provided for by way of condition.

The existing concrete ground surface is of no significance to the character of the space, and its replacement is acceptable. The use of coarse sand/gravel edged with retaining bricks is acceptable, subject to details which can be provided by way of condition.

The Design and Access Statement refers to the fact that a new electric gate is to be installed at the entrance off Tarrant Street, the design of which is to be in keeping with the surroundings. Details of this gate should be provided to the council in order to ensure that it is appropriate for the street-scene and the neighbouring heritage assets.

I note that the turning area is to be covered with the same roof as the main structure. Would such a space become an additional parking space?

Overall, it is considered that the proposal is acceptable, subject to the provision of the additional information.

Conditions

If minded to approve the application, the following conditions are suggested

- Details of the course sand/gravel, and the retaining bricks for the hardstanding/turning area
- Details of the replacement section of the retaining wall, including the new gate to be inserted.
- Details of the cladding for the courtyard wall, its colour and how the remainder of the wall is to be treated.
- Details of the gate to be used on the Tarrant street access point should be provided to the council in order to ensure that it is appropriate for the street-scene and the neighbouring heritage assets.

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