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From: Rod Brown [REDACTED]
Sent: 30 September 2015 09:48
To: Anita Gardner
Subject: LU/252/15/PL 118-120 Wick Street - Beaconsfield Road

Dear Ms Gardner,

Further to my letter last week, I now attach three picture files intended to give a better impression of the effect of the proposed houses at the east (Beaconsfield Road) side of the site.

Even though I feel the perspective is pretty accurate, the set back of the houses from the road kerb may appear to be less than it actually would be in these views. It should be noted that the distance from the front of the first proposed house to the kerb would be the same or slightly greater than the corresponding set-back of the existing terrace opposite, and if thought of as distance from the front boundary wall (the existing cobble wall for the application site, and the garden wall at back of pavement for the terrace), then proposal is further by the width of the pavement.

I would also draw your attention to the terrace of four house north of the application site, as the previous Officer's Report stated there are no houses on this side of the stretch of Beaconsfield Road. The proposed pair of houses are around half a metre closer to the buildings opposite than is the case for the existing terrace, a matter of about 2.5% of the distance, 18.5 metres as against 19 metres on the OS plan, so the spacing is very much of the same order. The houses as proposed have a hipped roof, giving a near-pyramid shape generally quite similar to at least four buildings nearby, and of the same general form as the existing police houses. The main reason for adopting this form was to reduce the bulk to be less oppressive to the houses opposite than the gable end proposed in the previous application. The materials are also similar to the police houses.

It could be argued that there is a precedent for this type of building form, but equally it can be argued, with some justification, that this form is not particularly respectful to the Edwardian-style terraces opposite. It could also be

argued that various buildings in the street are simply typical of their time, viz. the Edwardian terrace, the typical ribbon-development early 1930s semis, and the later terrace of four.

The applicants, together with their adviser Richard Maile, and myself, feel that the set-back and distance between house frontages is appropriate and reasonable, but recognise that reduction in bulk and the right choice of materials would improve the neighbourliness of the proposal.

I would like to suggest two alternative approaches that might achieve this goal:

- a) Use of materials similar to those of the terrace opposite, namely painted render and slate roofing
 - b) Following the established habit of building in a style of the times, the second sketch view shows a flat-roofed painted-rendered form
- The applicants would be grateful if you will review these illustrations and suggestions. If any of these would make the proposal more acceptable, revised proposals could be supplied at short notice.

If you have any difficulty opening the picture files, do please contact me and I will provide alternatives (and paper versions if that would help).

I look forward to hearing your views,

Yours truly,

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Rod Brown





