

HISTORIC AND HERITAGE STATEMENT

Coachmans,
42 Linthurst Road
Barnt Green
Birmingham
B45 8JJ

Site Analysis

It is believed that No 42 Linthurst Road was once part of the estate of Linthurst Court which is a large imposing Gentleman's residence.

It is thought that No 42 was once occupied by employees of the main residence, being used for the Coachman.

The property is believed to date from circa 1890-1900 and first appears on Maps from 1904. The house originally faced the private driveway to the Linthurst Court Stables / garages (now converted to three residences forming The Coach Houses).

The house is not listed or adjacent to any listed building. The house has been extended (see Building History document)

Design and Assessment of Significance

The building falls within the green belt and the Barnt Green conservation area, Shepley, which is described as follows by Bromsgrove District Council. "The conservation area (made up of three areas, Shepley, Fiery Hill and Cherry Hill) varies in character from the lower density more sporadic pattern of well crafted three-storey palatial dwellings on the west side, to the higher density two-storey early 20th century more formal housing layout of the eastern flanks."

No 42 falls to the bottom edge of the conservation area, towards the M42 road bridge. The style and character of houses along this road change from Edwardian (near Fiery Hill Junction) to late 20th Century (towards the bridge)

Architectural Features

The building is a modest two-storey red brick construction, with areas of red clay machine tiles. The primary elevation (as determined by Charlotte Woods) has remained relatively unchanged over the years. The property was extended in the 1920s, 60s and, 80s and 2000s

The original building still retains its original multi-pane windows, front door, architectural features and cast-iron guttering.

The 1960s and 1980s construction matched the original brick, roof, tiled façade and window details.

The rear / side of the property is the most unattractive with a UPVC conservatory with polycarbonate roof and plastic guttering being tagged on to the original outside toilet and later tool store. The flat felt roof section is uneven and patched. The brick walls are constructed in three different brick types.

It appears that a succession of owners have carried out alterations and refurbishment with the aim of spending as little money as possible, resulting in a poor finish and different, impractical internal floor heights.

Proposed Alterations

The proposal is modest in scale and only relates to the re-build / refurbishment of the single storey conservatory, utility room and WC to the same location. This elevation lies to the rear/side of the property and is not visible from Linthurst Road.

The proposal is to re-build the structure and raise the height of one wall slightly (by 15cms) and install a flat roof (with slight fall) with lantern skylights above. This will provide a more practical internal space and enable the internal floors to be raised (by 15cms) and levelled to improve accessibility for wheelchair users.

This elevation is not visible from Linthurst Road or the Principal Elevation as it sits below the primary elevation parapet wall height.

To offset this slight height increase, the new rear wall elevation would be brought in and the footprint reduced. Therefore, this proposal delivers the same external volume as the existing structure within the conservation area.

The single storey re-build is designed to improve upon that which already exists, to provide a more harmonious and respectful finish which will endeavour to match the original craftsmanship rather than the jarring mishmash of styles that exist at present. It is proposed to replace the unsightly UPVC windows and conservatory with a brick structure with minimal black aluminium windows/doors and skylights to be more in line with the aesthetic of the original building.

The re-build would use one consistent brick type (sympathetic to the original house) to replace the three mis-matched brick types present in the current construction.

The current plastic guttering and downpipes will be replaced with cast iron to match the original house.

The new structure will be accessed from the house by the partial removal of an interior wall (containing a door and window)

We intend to try to match the original materials as far as possible and to provide a seamless flow between old and new. It is our intention to try to improve upon that which already exists in order to enhance the conservation area not just maintain neutrality.

Conclusion

The proposals outlined in our application have one goal: to improve and enhance 42 Linthurst Road.

We aim to undo the damage caused by previous owners and occupants who have haphazardly replaced, renovated and extended the building .

We wish to both preserve that which is original and to improve upon that which already exists.