

Note For LBN Planning Service

From

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1 You have raised three main areas of concern in respect of my planning application for a conservatory. They are:

- Technical matters in relation to the proposed design solution
- Increasing Biodiversity
- “ways in which the contribution of the property to the conservation area could be improved”. Clarification received on 19 July last suggests that improvements/enhancements to 119 Claremont that have already taken place can also be considered.

2 The technical and design matters will be dealt with in a revised submission by Eurodime Ltd to which this note is attached

Increasing Biodiversity

3 I attach a series of photos of the rear garden taken yesterday morning and today. See Photos 01 02 03 and 04. As you can see there is already substantial biodiversity in the rear garden of 119 including;

- Many shrubs, trees and plants in the three borders of the garden, including:
- Laurels/Swiss cheese type shrubs which have been in the garden at least 40 years;
- Roses including a New Dawn rose planted some 30 years ago along the back wall;
- 2 now mature crab apple trees and a quince;
- An old lilac tree which has been recently pruned to allow it to grow back which has been in the garden at least 40 years;
- A tall Pieris, c 30 years old
- A tall yew tree now c 40 years old;
- A tall bay tree planted about 25 years ago;
- A Camellia.

4 Included in the photos are a shrub Magnolia (Photo 05) and a peach tree (Photo 06) yet to be planted.

5 I am prepared to accept any reasonable condition in relation to any other planting deemed necessary but I hope that the above shows substantial diversity at present.

6 The front garden, per se, but it has a large Forsythia, a large Holly; privet hedges to the front and part of one side; a rose hedge on the third side and other roses each side of the garden path and in the centre of each lawn. I intend to plant one of the miniature trees which flower in midwinter with small pink flowers in the front garden. See Photos 07 08 and 09.

7 There is no crossover and I regard these things as an abomination that significantly reduce the townscape value and amenity of Woodgrange.

Enhancements/ improvements to the CA made by me

8 I attach a photos of both front and rear of 119. See Photos 10 11 12 and 13.

Front of House

9 You will note the new garden walls gate and railings built 2 years ago. NB the high quality of the stock brickwork; its struck pointing and the new Woodgrange railings. Photo 11 was taken just after the walls were built in June 2019 and the railings had then only been undercoated with Zinc Chromate primer.

10 A subsequent Photo, 12, taken yesterday shows the gate now painted black as have the remainder of the railings.

11 Behind the front gate you will see an entirely renovated front path using traditional tiles while retaining as many of the original tiles as possible. This was completed in 2020 and is now one of a very few, fully restored, paths on the Estate. All the front windows of the house have been renewed with timber dh and dg sashes with an identical profile to the original and painted. I intend to install stained glass in the front door, its side panels and fan light panel next year, in a style to be taken from the Young and Martin 1896 catalogue as reproduced by the Victorian Society.

12 Also attached are photos of the new rear extension. They show:

- High quality used stock brickwork which has been struck pointed;
- A re-used rear door (from my old extension) with an original 1930's stained glass panel;
- A traditional side parapet wall and coping stones with a corbal detail matching the roof line;
- Red stock brick soldier arch details above the 2 new dhs widows and with identical profiles to the Victorian and a horizontal one above the door;
- A slate hipped roof finished with traditional lead rolls and flashings details.

There are also French doors to the side elevation of the new extension with a red brick lintel above.

13 It is also worth pointing out that all 3 of my rear garden brick walls have been rebuilt in a like for like way with used stock bricks and struck pointing.

Conclusions

14 I consider that this note demonstrates quite clearly the beneficial contribution that my own efforts over the years have made to the character and amenity of the Conservation Area.

15 I also consider that they demonstrably show the contribution that my house has made and continues to make to the overall value of the Conservation Area.

16 I believe that they more than adequately provide a justification in the terms requested for my planning application to be granted. Indeed it would be almost perverse were it not now approved given the currently non statutory basis of the Woodgrange Design Guide.

David Gilles

23 July 2021

Photos 1 – 4





Photos 5 & 6





Photos 7, 8 and 9





Photos 10, 11, 12 and 13





