

Heritage statement - 18 St Marys Terrace

Access

The existing access is to be retained and not affected by the proposed development

Background

The existing dwelling is a brick built, with white render, two storey property located on St Marys Terrace. The roof is pitched with clay tiles. Property was constructed circa 1930.

Ground Floor -

The current layout consists of a small open porch leading to the front door entrance. Ground floor hall with doors leading to the reception room and rear dining room and lower ceiling kitchen space at the end of the hall. The stairs are currently situated between the reception and dining rooms.

First Floor-

This is accessed via stairs between reception and dining rooms. From the landing, doors lead to the main front bedroom which spans the width of the property, and a second rear bedroom which overlooks the courtyard and rear garden. The bathroom space is at the end of the landing with the floor being approx. 50cm below the rest of the first floor to accommodate pitched roof.

Exterior –

From the side positioned exterior kitchen door, the rear space consists of an adjoining outhouse courtyard and garden.

Proposal

A single storey extension is proposed to the rear of the property. The rear extension will be in place of the existing, unsightly lean to structure. The extension will be finished in London stock red brick to compliment the surrounding area. The roof tiles will be similar in appearance to the roof tiles of the existing property. The new layout will relocate the stairs into the halls together position. The dividing walls between the reception and dining room will be removed creating a combined reception diner and kitchen space, with UPVC double sliding doors leading to the courtyard/garden. The existing first-floor bathroom -kitchen and outhouse to be demolished. The ground floor will be extended into the space currently occupied by the lean-to structure.

Arboricultural works

There is no need or intention to remove an existing small trees or bushes.