
Heritage Statement

Extensions and Alterations

23 Plymouth Road

Barnt Green

B45 8JF

January 2024



1.0 INTRODUCTION

- 1.1 This is an application for 'Full Planning Permission' for extensions and alterations to include;
- new boundary treatment and alterations to access
 - first floor extension to garage
 - existing below floor void converted into basement accommodation
 - rear basement swimming pool extension
- 1.2 23 Plymouth Road is listed on the Historic Environment Record.
- 1.3 The application site is not in a conservation area.



Site location plan

2.0 EXISTING BUILDING

- 2.1 The property is a 4 storey dwelling (including the basement level), with 2 storey out buildings to the side. The original house was built in 1893 with a later ball room extension to the rear and recent annex extension to the side.
- 2.2 The house is constructed out of red/orange brick with a mix of tile hanging and half timber cladding. Some of the windows have stone surrounds and mullions. Traditional clay tiles to the pitched roofs.



Front of the property facing Plymouth Road



Side Elevation - Main Entrance



Side / Rear of the property



Rear of the property



Rear of the property

3.0 PROPOSALS

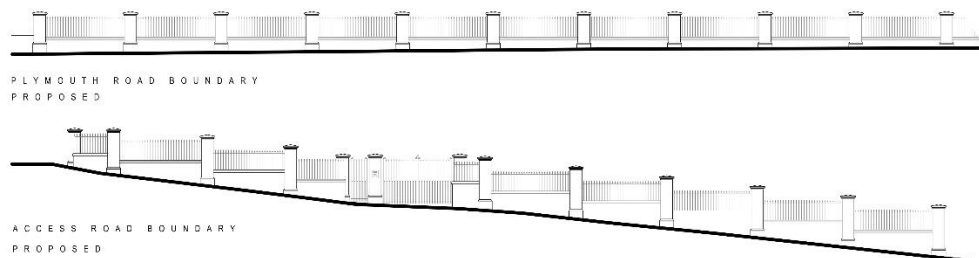
3.1 'New boundary treatment and alterations to front boundary'

3.2 It is proposed to replace the existing boundary gates, walls, piers and railing with new.



Image showing the existing front boundary treatment which is constructed out of a modern brick and lacks period detailing.

3.3 The proposed new gates, walls, piers and railing will be traditional in design to reflect the period style and detailing on the dwelling. The brick walls will be constructed of traditional imperial style bricks with stone cappings. The piers will have brick plinths and profiled stone cappings. The railings will be cast iron style, painted black and set into the stone cappings.



Proposed boundary treatments.

3.4 The new boundary treatments will enhance the setting of the Heritage Asset.

3.5 'First floor extension to garage'

3.6 The out buildings/garage/side entrance at the front of the property, facing Plymouth Road, located between the main house and new side annex is and area of the building that has been cobbled together over the years. This area consists of a mix of small pitched roofs and modern flats roofs, as a result it looks architecturally messy. The side entrance is a modern brick wall and door with sloping felt pitched roof which is unsympathetic to the period property.

- 3.7 It is proposed to remodel this area to provide a design that reflects the period detailing on the main house and simplifies the design to make the architectural link between the main house and annex work aesthetically in a better arrangement.
- 3.8 A new half-timber gable is proposed to repeat the annex gable size and style and a new side entrance created with timbering details to reflect the house detailing.
- 3.9 The new gable has also provided scope for additional accommodation to be created in the roof space.
- 3.10 The proposal will enhance the front elevation of the house and therefore improve the Heritage assets front elevation design in the street scene setting.
- 3.11 ‘Existing below floor void converted into basement accommodation’
- 3.12 Currently there is a basement level below the main entrance area and a basement swimming pool at the rear, below the current ball room.
- 3.13 The ground floor rooms across the rear of the house have a suspended timber floor construction with a void below. It is proposed to convert the void space into additional leisure accommodation to serve the pool area. This will allow the existing basement to be linked to the pool basement and the existing basement stair to be utilised to access the pool area, where currently there is no internal access to the pool.
- 3.14 This work is all below ground level and therefore will have zero impact on the external appearance of the heritage asset.



Images of existing basement and staircase.

- 3.15 ‘Rear basement swimming pool extension’
- 3.16 The existing basement swimming pool has access out into the garden via modern grey framed aluminium glazing, which is at odds with the Heritage asset.



Current pool access to rear garden

- 3.17 The existing basement swimming pool is very small. It is proposed to increase the size of the pool by proposing an 8m rear basement single storey extension.
- 3.18 The extension is design in the form of a high quality ‘Orangery Style’ extension. Externally the extension will be constructed entirely out of stone with period architectural detailing to create columns and a series of arched windows giving aspect to the garden.
- 3.19 The rear garden levels allow the extension to site below the ground level of the main house and therefore have minimal impact of the Heritage asset. The proposed high quality detailing and stone finish, when compared to the current rear pool elevation, will enhance the Heritage asset.

4.0 CONCLUSION

- 4.1 In conclusion the proposal have been sensitively designed with the Heritage asset's importance in mind. The proposals either have zero impact or enhance the Heritage Asset's setting.
- 4.2 The proposed materials to be used on the extensions will be of a high quality and the architectural detailing will sensitively reflect the host building.