

Our Ref: RR/2318

6th March 2024

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Dear Sirs

New Extension to Lydney Launderette, 51-55, High Street, Lydney

Thank you for your letter and its update.

The area is listed within the Forest of Dean District Councils Lydney Conservation Character Appraisal, Sub Area 4a, which describes the importance of the area from an historic sense and lists and photographs a number of important buildings that are worthy of mention. Although 51 - 55 is not specifically mentioned, it does feature in one photograph due its proximity to Raglan House and the street scene around it.

It is part of the older trading area of the High Street, and probably dates from mid-19th century, with the shop front appearing to be of an older style, possibly late Victorian and turn of the last century.

The building now operates as a Launderette has been established for several years and has a regular clientele which continue to use its facilities.

The ground floor provides two shop premises, which are at present being used together. The accommodation provides areas for washing machines, dryers, an ironing and pressing section, with a small kitchen to the rear of one unit, and a small store and WC to the rear of the other.

In 2017, the client applied for and received Planning Consent to separate the premises to allow for two shop units, with each also being extended to the rear. The planning reference is P1089/17/FUL.

Plans which accompanied the application showed the details of the separation and extension. The extension allowed for a single storey flat roofed projection to the rear of the premises.

This consent for the ground floor works has not been implemented. However, the client has had a rethink and feels that a shallow pitched roof is more suited, utilising the same footprint as previous. The new proposal shows the roof being modified with a shallow pitched roof over rather than the flat roof previously given consent.

As part of the conditions of the previous consent, item 3 outlined a pre commencement condition with regard to asbestos. I attach a certificate to show compliance.

The client has been looking at the first-floor accommodation during the last few years with a view to upgrading and improving it as part of scheme to upgrade the whole property.

At present the first floor is used as a two bedroomed flat, separate from the shop use on the ground floor. The flat although liveable, and occupied, needed updating and improving. The previous consent was P1440/19/FUL which gave consent for extending the above. This was not implemented.

The client has relooked at this space and decided that a reorganisation of the space would be adequate and so has opted to convert the space into two small apartments.

With the heritage aspect included, there is little affect on the actual appearance that the new works have. The new works alter the internal aspects only with the external space left unaffected.

However, the following have been born in mind.

Consultations have taken place with Forest of Dean Building Control Department as to how means of escape and fire protection measures could be met, and on the back of those consultations, a scheme designed to provide for two apartments on the first floor has been devised.

With regard to the choice of materials to both aspects of the application, I have provided the following description:-

- 1) Wall finishes. You will note that the majority of the properties that front the High Street have rendered finishes. There is a mixture of rough cast, smooth render, and Tyrolean systems. Only two properties that are close by have stone frontages, the immediate neighbour at 57, and Althorpe House. Both these properties, to sides and rear have a rendered finish, number 57 being rough cast, with Althorpe House being smooth render. A rendered finish has been adopted.
- 2) Roof finishes. With regard to roof finishes, the present lean-to has a metalled finish. The majority of the neighbouring properties have slate or artificial slates. The exception is Althorpe House, which has concrete slates. Althorpe House is a Grade II listed building. It is envisaged due to the low level of the extension that as the roof will project into the rear garden it will not provide a detrimental finish that will be apparent from any road side view.

- 3) Shop fronts. You will also note a similarity in the shop fronts of all the immediate neighbouring properties, that they all feature older style timber units, with the Tanning Studio the exception, with a uPVC shop front, but matching the design of the other shop fronts.
- 4) Windows. All the properties, with the exception of Althorpe House, have uPVC windows.

That the extension is hidden in a recess behind the building, and that the choice of roof finish is not one that will detract in appearance as it cannot be seen, metal sheeting of a colour and size that matches the rear of the existing property will be used.

With walls, given that all the local buildings have a rendered finish to the rear and sides, and in most cases the front, would suggest that a rendered finish would be appropriate to the rear walling of the property. The immediate neighbouring properties have a mixture of roughcast, Tyrolean, and smooth render. (See Ferrino's at first floor level, Althorpe House, Bream Road elevation for smooth render, and 59-61 for rough cast). I would suggest that as the older render system used locally is rough cast, that a rough cast finish is used to all walling to the rear.

With windows, the evidence from the High Street is that all windows (except for shop fronts,) are uPVC. Even though this is a material that I am not totally happy to use, given its dominance and use elsewhere, and especially that it is to the rear and cannot be seen from either the High Street, or from the rear, it would be unfair to ask my client to use another medium.

I would again add, that the extension is hidden behind the existing building and cannot be seen from the High Street and is screened on both sides by taller buildings.

Window detailing has been amended to allow for smaller and deeper units.

Scope of New Works

The existing shop premises will therefore be converted in line with the current Planning Approval and the new proposal will be for the first floor area internal modifications only.

The works will only affect the rear part of the structure with the front elevation, which forms part of the original fabric of the building, and is part of the older street scene of Lydney and this part of the High Street, will remain unaltered.

Design Chosen

The existing first floor area will be modified with two apartments being created, one on each side of the existing access stair. The rear extension will be enlarged with a simple lean to single storey extension which will be hidden from view by the adjoining buildings

Access to and Within the Development

Access to the property remains unchanged. Public car parks are in close proximity to the premises and it is envisaged that occupiers of the new apartments will use

these. At the front of the property a bus stop is available that allows for access to the station, the town and both Gloucester and Chepstow.

Given the proximity of local shops, the new properties have good pedestrian links to use local facilities.

Services and Environmental

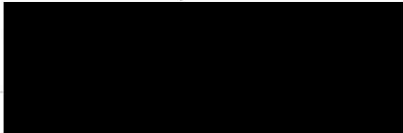
The property is served by the mains sewer and the existing drainage system will be utilised to allow for the foul and waste waters to be discharged into it.

Mains water, electricity, BT lines, will all be unaffected by the works. Rainwater from the new extension will discharge into the existing stormwater drain.

I hope that this gives sufficient background to the new works and we have supplied sufficient detail to allow you to consider the proposals.

If there is any further information that you require, please do not hesitate to ask.

Yours sincerely



Roland Reeve, B Sc (Hons) Building Surveyor for FDH Architects Ltd.



Photograph 1. Existing shop front facing onto the High Street showing both shop fronts with central door providing access to flat over. Shop frontage to remain unaltered during the new scope of improvements. Note render work to high level and concrete slates to roof.



Photograph 2. Front elevation showing older style shop front and render work



Photograph 3. Front elevation



Photograph 4. Passage way with only view of rear of premises to 51-55. Note height of 49 and narrowness of passage way which inhibits any view of new rear extension.



Photograph 5. Existing rear elevation. Notice window to neighbour and rough cast finish to neighbour plus lower eaves height to rear