

Teresa Turner

From: James Bate
Sent: 09 September 2019 12:01
To: Teresa Turner
Subject: RE: DMPA/2019/0940 - Old School Lodge, Derby Road

Good Afternoon Teresa,

I have been consulted on this application for an attached side extension forming a garage and store at Old School Lodge, identified as a positive building within the Aston-on-Trent conservation area together with the adjoining Old School House to the immediate north, both properties together form part of the old National School founded in 1845, ultimately replaced by the current primary school in the village in 1983.

The host property is typical of the high Victorian architectural character shared by so many village schools, with a tudor/gothic flavour.

The proposal is to add a flat roofed side extension to provide a garage and store, the front elevation of which would be set back to just beyond the line of the stone quoins to the corner of the building. This area of land is pinched by the boundary becoming narrower to the rear where the extensions is proposed to provide a store. The set back is not substantial, however it could not be notably increased as the narrowing width available would leave the space inadequate to accommodate a car. Similarly making the proposal detached, even modestly, would likely leave it too narrow to serve as a garage. Any detached structure at the front rather than at the side would limit the positive contribution which the building makes from the highway and the public realm by partly hiding it from view. In terms of impact upon the conservation area and the positive contribution which the host property makes to it the approach advocated is likely the least harmful.

However, the flat roofed form would be a sharp contrast to the steeply pitched forms of the existing building, albeit the raised front parapet could give the impression more of a gate through a side wall rather than an access to a garage. Indeed Detailing the top of the front facing parapet wall with blue brick triangular copings rather than stone copings similar to the parapet of the gables of the main building might allow this to read as a recessive gateway through a wall rather than a structure in its own right. A relatively modest change in this respect could change the way in which the proposed extension is perceived so as to give it a reduced impact on the character and appearance of the conservation area. I have discussed this with the agent who will provide correspondence to confirm that the proposed copings shall be changed to a blue brick saddleback coping, subject to this change I would conclude that the proposal would 'preserve' the special architectural and historic character and appearance of the conservation area as is described as being a 'desirable' objective within section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

A bespoke 'as per approved plans' condition shall be required to clarify that the scheme should be completed in accordance with the approved plans, save for the coping detail which shall be substituted for blue brick in place of the stone shown as confirmed by correspondence. We should also include a facing materials condition to ensure that the facing bricks do represent a reasonable match to the existing.

Yours,

James Bate
Conservation Officer

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Any advice is given at officer level only and does not prejudice any formal decision the Council makes in the future.