



Visualisation from the rear garden of No.67 Shepherd's Hill, showing the existing mature hedging to both boundaries.

External Works to Front Garden.

Crazy paving is laid to the existing front garden with areas somewhat neglected flowerbeds. The first half of the garden bordering the street has been flattened to create a level area of garden with space for parking 2 cars on one side formed by an unstable retaining wall, and a paved area with planting on the other, which has a damp storage room beneath.

The change in level between the street and the area outside the front door is 2.8m, and winding and irregular steps have been cut out of the ground in between. At the edge of the levelled area on both sides is a drop of around 1.5m to a lower planter area, with no balustrade which is unsafe. There is a low irregular crazy paved boundary wall to the Shepherd's Hill boundary.

It is proposed to rebuild the retaining wall with a brick facing to the parking area, and reconstruct the steps to the front door on axis with the entrance to the house, which will be more secure with a line of sight to the front door, similar to that of No.71.

It is also proposed to plant quite tall hedges along the boundary, again similar to Nos. 69 and 71, which will provide some privacy given the pavement level is only 400mm lower than the first floor bedrooms on the street side.

The new garden will follow the natural line of the sloping ground, terraced into flower beds to both sides of the entrance steps, each with a change in level less than 600mm and as such deemed to be a safe drop not requiring any form of guarding under building regulations. The greater area of planting vs hard standing will improve rainwater drainage and it is proposed to use small granite setts to the parking area with a permeable jointing compound to allow rainwater absorption.

Conclusion.

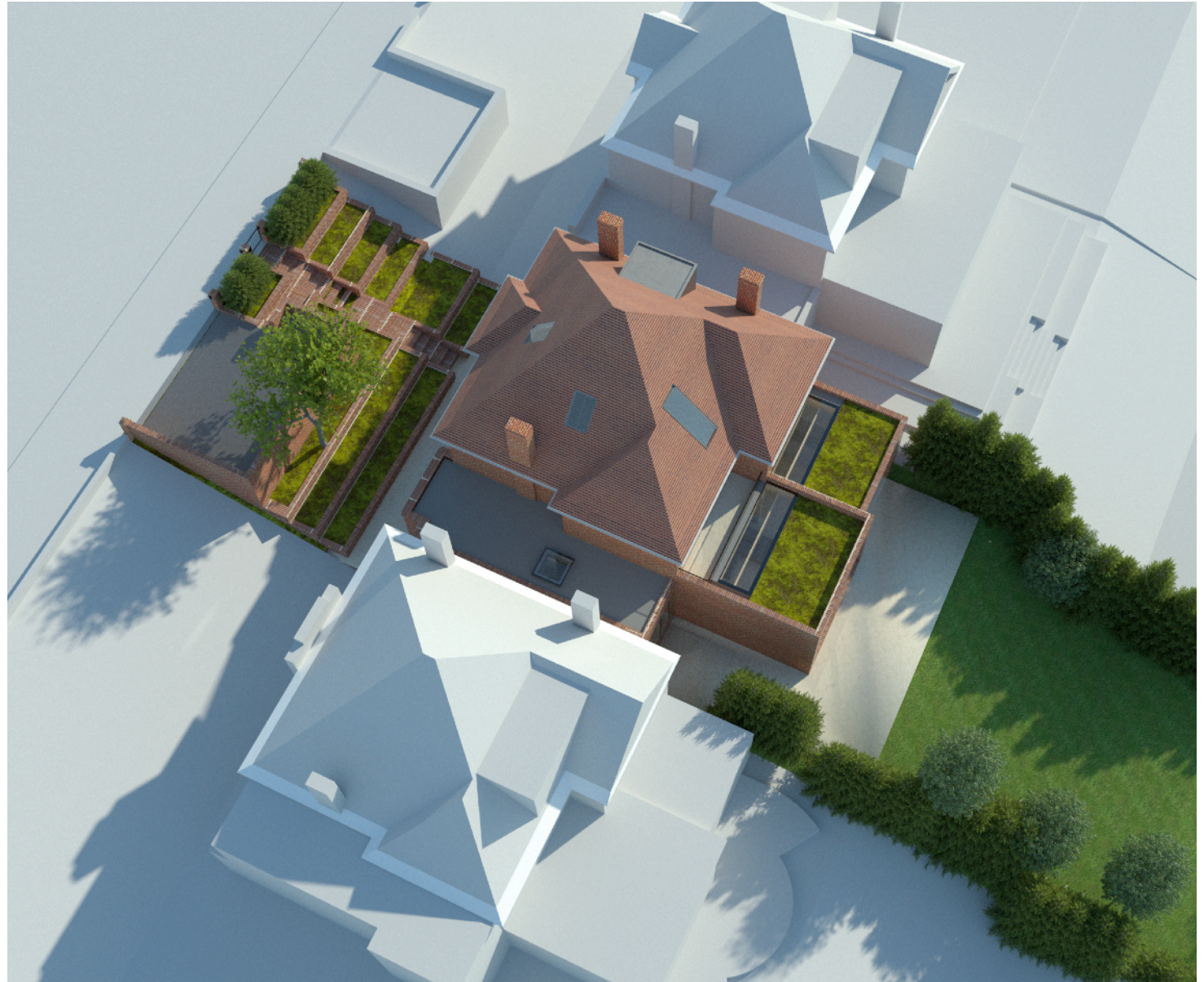
The proposal aims to sensitively modernise and upgrade and adapt a 1930's house to modern standards with high quality and sustainable materials.

The client has engaged a Passivhaus Consultant as part of the design team, to push the possibilities of making a house almost 100 years old into an exemplar of energy efficiency.

The contemporary aspects of the house are focused on the interior and the rear extension, keeping the street facade as originally intended, improving the front garden to enhance the streetscape as well as the conservation area in general by the retention of the characteristic form of the roof which will be the most visible element of the house when viewed from distance from the north.

We hope that the Planning Authority will appreciate the positive impact that the scheme will have to Shepherd's Hill, and grant approval for the application.

Aerial Visualisation.



Appendix: Site Photographs.



No.67 Shepherd's Hill.



No.67 Front Garden.



No.67 Car Parking Area and Steps.



Conservatory Roof and View of No.65's Extension.



Existing Balcony.



Roof of Existing Flat Roof to Side of No.67 and Flank Wall of No.69 with Window to Stairwell.



Tall Hedging between No.69 and No.67.



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