

Planning Consultation Request for case ref: 25/0358 (Lawnside 2 Stow Par...



Arnall, Guy

To Ostler, Marnie (Planning Officer)

Retention Policy 7 Year Delete (7 years)



Tue 10:43

Expires 06/07/2032

Hi Marnie,

Existing

Lawnside had been constructed by the early C20 (between 1885 and 1900) as part of a large semi-detached pair in snecked and rock-faced Pennant stone with ashlar dressings. It is located prominently upon the northern intersection of Stow Park Circle. Though south-facing (with rear elevations most prominent), the pair feature rich detailing, a prominent central stack and original single-storey rear service wings.

Their rear boundary wall is also of pennant stone, with Staffordshire blue copings and toothed buff-brick reveals to the central pedestrian entrances.

This boundary has been compromised (in the early C20) with the addition of a garage constructed in buff brick and a pair of over-sized gates, which extend beyond the height of the wall. The garage structure extends into the rear plot, crowding the generous rear garden (and associated yard). Set oblique to the rear elevation of the house, the garage intersects rather crudely with the rear boundary line, though the boundary wall does climb attractively to meet the gatepost to the north. These associated gate piers (in pennant stone with buff-brick quoin detailing) probably date from the same, later phase of work. There is existing hardstanding to the rear yard (between house and road), which also extends beyond the existing boundary line, to meet back of pavement in crudely formed sloping concrete. Both garage and vehicular gates partially obscure views of the building's rear elevation - including its interesting rear annexes.

Since at least August 2012, much of the boundary wall to the north of the site has been topped by a timber panel fence and chain-link fence (which exceeds 1 metre in height). Though there is no evidence for planning permission, this addition has deemed consent by the passage of time.

The overall result is a rather cluttered arrangement within this key Conservation Area viewpoint.

As identified within the accompanying HIA:

"Lawnside contributes to the streetscape as it intersects Stow Park Circle loop and has split views to the South East and South West. They have been identified as important views on Stow Park Conservation Area Appraisal as the mature trees hide the corner of the villa and opens up to the south west emphasising the elevated position of the semi-detached townhouses.

Lawnside has been identified as a positive contributor within the conservation area appraisal with its position and presence within the streetscape mentioned above and its prominent gable ends, ashlar dressings, bay windows and tall chimney stacks."

According to the Stow Park CAA:

4.3.8 Opportunities for Enhancement

4.3.9 The historical plots and configuration within the Stow Park Conservation Area generally survive intact, although there are exceptions around Stow Park Circle. Opportunities for enhancement are consequently limited to addressing the identified issues concerning condition and detracting features.

4.3.11 Where modern buildings are found to no longer be fit for purpose and up for development, there is potentially scope to implement a higher-quality and more contextual scheme that better reflects the character of the Conservation Area.

5.3 AIMS & OBJECTIVES

5. The removal and prevention of vegetation growth from boundary walls is encouraged.

Reason: To improve the aesthetic value of the streetscapes and improve the condition of the wall structures.

8. Newport City Council will support proposals to re-establish lost ironmongery features, subject to their design.

Reason: To preserve a characteristic feature of the Conservation Area and improve the aesthetic value of the streetscapes.

Proposals

It is proposed to demolish garage, vehicular gates, and timber fencing, and to relocate both gate piers to a matching design, with new decorative iron gates and railings atop the existing wall. Though I cannot see that there is any evidence for historical railings in this location as such, these proposals will consolidate the appearance of this prominent boundary (featuring suitably designed railings atop the existing boundary wall), re-establish the historical boundary line, improve upon the crude concrete hardstanding currently to back of pavement, reveal more of the rear elevation of the attractive building and remove the modern built intrusion into this generous plot.

Where replacement paving is proposed between house and road (including the 'driveway crossover'), it is my view that the wording of the Article 4(2) Direction cannot control the materials of this replacement. However, I would suggest that Pennant flagstones would be a suitably characterful material for the publicly visible area between new gates and pavement - and should be encouraged.

There is little detail provided regarding proposed materials, beyond the statement that: *"The architectural treatment of the proposed extended driveway, wall, re-constructed piers and railings is sensitively designed to match the local vernacular in terms of design, details and materials."* Therefore, I would suggest a condition for material samples is added for the proposed gate piers – or that more details are requested up-front. They should be formed in buff-brick and rock-faced pennant stone as per the existing, to harmonise with the historic boundary wall.

Pending satisfactory material details, the character and appearance of Stow Park Conservation Area will be enhanced.

Many thanks,

Guy Arnall

Prif Swyddog Treftadaeth / Principal Heritage Officer

Swyddog Dirprwyedig (Adeiladau Rhestredig) / Delegated Officer (Listed Buildings)