

Character and Street Scene Analysis

This document is provided in support of a householder planning application for a domestic garage to the front of the property at 35 Letty Harri. The proposed garage has been designed so as to successfully assimilate within the local character context and street scene.

The key elements that might define a local character are architectural styles, building materials, scale and massing, architectural details and ornamentation, street layout and open spaces, landscape features, circulation patterns and historical/heritage developments.

Some of these key elements are readily distinguishable in the local character of the area and as such are detailed below:

Layout

The layout of this part of Letty Harri is a linear layout along what was originally the upper valley road leading up the Afan valley. The pattern of development along this part is ribbon in nature and all development is located on the higher east side of the road.

There are some identifiable features in the layout as there is a relatively consistent building line along Letty Harri

with many of these properties have garages or off road parking spaces at street level with steps and access leading up to the houses. The majority of these garages are box like structures of block or brick with a flat roof.

It should also be noted that Lletty Harri does deviate away from the main carriageway and it is at this off shoot where the application site is located. This section of road is used to access only a small number of properties and there is no passing traffic. Notwithstanding this, the trends mentioned in other parts remain. These houses are of mixed style and occupy elevated positions with many of these houses have garages or parking below.

Scale and Massing

The properties along eastern side of Lletty Harri are, despite the different styles, all of similar scale. The buildings are share the same sort of proportions and are all two storey in height. The dwellings are all relatively modest in size, but because they occupy a highly elevated position above the road, they have a somewhat imposing stance especially to the passing public below.

The massing of the dwellings along Letty Harri typically appears to be greater than one might normally expect on dwellings such as these. However, this is largely due to

the fact that most dwellings have terraced front gardens with large retaining walls and block like garages at road level. The cumulative effect of this is that the overall mass of the buildings is quite large due to additive massing as a result of piecemeal alterations and extension taking place over the last 30 plus years.

Architectural Styles

Letty Harri is a residential road with the majority of buildings being private residential dwellings of various designs. The variety of housing styles represents the typical evolutionary changes, rather than a purposeful design change. The properties date from a nineteenth century victorian terrace to the mid to late twentieth century homes.

There is not one consistent architectural style throughout the area. Whilst this can be put down primarily to the evolutionary changes in house building and construction methods other factors will have undoubtably influenced the street as viewed today.

The result of which is that there is a mishmash of architectural styles with little to no consistency or cohesion in terms of architectural detailing and to some extent the pallet of materials.

Materials

Brick, render, hung tiles, spar render and concrete roof tiles are all present but not necessarily used in any meaningful or cohesive way. As you would expect with such a mixture of styles, the fenestrations are also totally inconsistent. In terms of the actual windows they mainly consist of white or brown uPVC and as you would expect the older properties have windows with a vertical emphasis whereas the late twentieth century properties have windows with more of a horizontal emphasis.

Overall there is no continuity or consistency in terms of materials and most future alterations will naturally be influenced directly by the host dwelling.

Conclusion

Given that the proposed garage follows the typical layout trend and is consistent with the rest of the Lletty Harri and the materials match the existing dwelling there would be no detrimental impact on the character of the area of the street scene.



- Box like garages at road level
- Elevated position of houses over parking and garages.
- Roadside parking, garages and terraces at front of houses.
- Differing styles of houses, box like garages and front terracing.
- Property with notable front terracing, bulky box like garage and hard standing area.
- The application site.
- The application site when viewed from the main Letty Harri carriageway