



Introduction

3A Cowbit Road is a fine mid 18th Century House set over two floors. The building is Grade II* listed and the details of the listing are as follows:

COWBIT ROAD

1.

5313
(East Side)
No 3
(Westbourne House)
TF 2421 1/46 29.12.50.
II* GV
2.

Architect possibly William Sands, junior. Mid C18 house of 2 storeys in red brick with 2 bays of 3 windows each and 1 window between. Hung sashes with glazing bars, except to centre window. Plain reveals, stone lintels and fluted keystones. Good projecting porch in Roman Ionic. Moulded frieze and balustraded parapet, string cornice. 1 storey wing to left with 2 longer windows, with similar lintels and keystones.
- Nos 2 to 5 (consec), 7 and Hall between Nos 2 and 3 form a group. (No 2 is a local interest building).

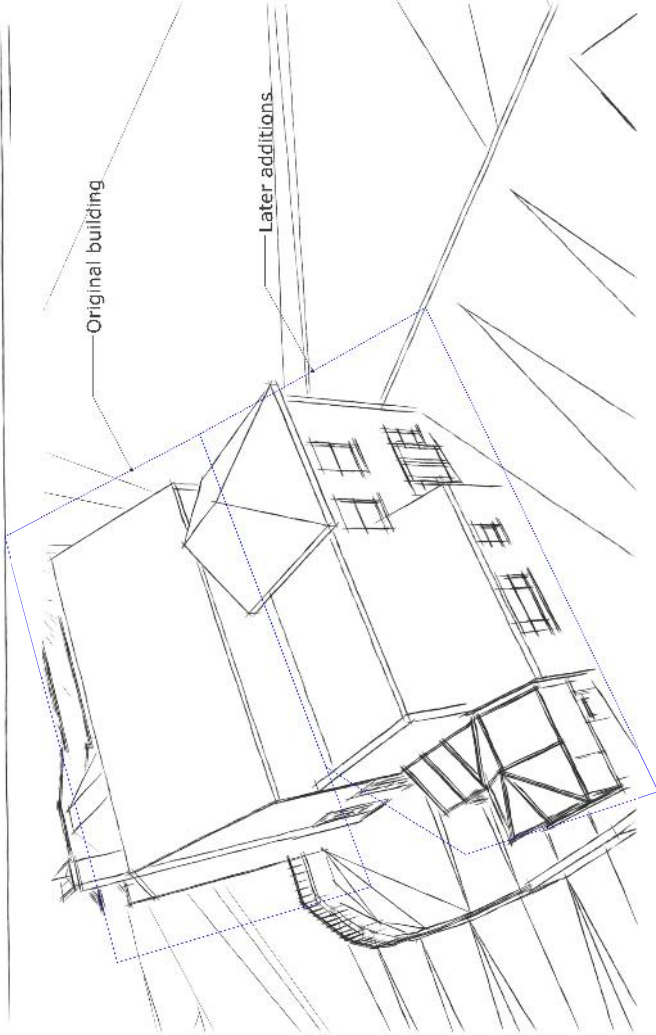
Listing NGR: TF2482622129

The original single dwelling house(Westbourne House) has been split into two with 3A Cowbit Road gaining the right hand bay and the central entrance hall and grand stair case.

The building has been extended to the rear with a pitched roof section, a flat roof section with a parapet, a lean to addition to the kitchen and an orangery style glazed side addition. A modern garage has also been added at the end of the garden.

Proposals

The owner would like to add a roof lantern to the flat roof above a currently unused box room to increase its amenity and he would also like to add wrought iron railings to the front of the property.



Design

There are few surviving examples of railings to the front of properties along Cowbit Road, however the below were found outside a property of a similar age approximately 250m from this dwelling. It is intended to replicate the vertical bar and spear design in cast iron (as shown below) to maintain the design integrity of the building. The railings will be no more than 1800mm in height.



The new rear roof light will be of white glossed hard wood with a spear finial. The roof light will sit on the flat roof and will be almost totally hidden from street level by the parapet wall surrounding the roof. An image of the proposed roof light is shown below.



Access

The front door to the property is the only level access route into the building. This new gate to the front of the building will feature a sliding bolt with a large handle at no more than 750 abfl to allow use by wheel chair users.

