

# SUMMARY OF APPRAISAL: MIDLAND COTTAGES

## > Enhancement opportunities

Repairs and replacement of boundary walls are required in places, whilst more appropriate treatments in other places would enhance the properties. Attempts should be made to persuade the railway company to paint the unattractive galvanised fence to reduce its impact and to provide some improved planting behind it. The grass verge between the fence and the cottages could also be planted with shrubs to reduce the impact of the fence and so significantly enhance the setting of the cottages.

The garages built at the ends of the terraces lack the quality of materials and detailing of the cottages. Their replacement in more appropriate materials and with pitched roofs would be a significant improvement to the character of the area.

The apron in front of the public house would be significantly enhanced by repaving in appropriate materials such as setts or blue bricks (even if it continues to be used for car parking). Alternatively, given the size of the rear car park, it could be used for sitting out if it was appropriately repaved and landscaped.

The track in front of the cottages is rough and could be resurfaced in bonded gravel or another appropriate finish with the footway repaved with setts or blue brick pavers. The large kerbs on the west side of the lane could be reused on the cottage side were the road reconfigured.



Wall to the pub car park and garages at end of terrace.



View north along the verge



Galvanised railway fence