

WISMA MULIA: (Grade II Listed).

#### HERITAGE STATEMENT.

The main house was built as a classic Regency styled villa on a site of approximately 1.5 acres. It is set back against the western boundary of the site with its main elegant elevation facing eastwards across the main lawn. The access drive from Bridge Road is in the north eastern corner of the site and so the main elevation can only be appreciated when well into the site. The side elevation facing northwards towards the road lacks the elegance of the main elevation but can be glimpsed from the road. The main house was built as the square villa we see today, including the rear wing and coach house.

The main impact of the site is the well treed driveway entrance and the dwelling known as Denhall's cottage which sits at right angles to the road in the north-west corner of the site. The house itself, therefore, has little impact on the general ambience of Bridge road.

The property was bought in 1973 by a not-for-profit housing society, Fountain Housing Association, to be used as a retirement home. A large extension was built in 1976 containing some twenty bed-sitting rooms plus ancillary accommodation. This extension is sympathetic to the main house but adds an individual design note of its own. At the same time a separate cottage in the south-east corner of the site containing two two-bedroom dwellings was built, together with refurbishment of the coach house and Denhall's cottage.

In 2012 a day room was built as an extension to the ancillary accommodation, looking out across the main lawn.

It must be noted that planning permission was granted in 2012 (12/0592/FUL) for two two-bedroom dwellings situated between the north elevation of the main house and Denhall's garden. This was not built due to a change in requirements.

This current planning application is as a result of those changes and therefore replaces the approval of 2012 and, by its nature, is much more polite to the relationship between the main house and the Denhall's garden area. Both the proposed dwelling units are just 1 bedroom each and both have flat roofs to minimise building volume.

The proposed new-build is located in an area of the site freed-up by the relocation of the large oil storage tank. The siting of this unit maintains the open nature of Denhall's garden. The other unit replaces the existing art room block with a similar footprint and volume.

Compared to permissions already received this application is very small in scale. It respects the existing spaces within the site and will have little impact on the immediate surroundings of Bridge Road.

MLA Feb. 2021.