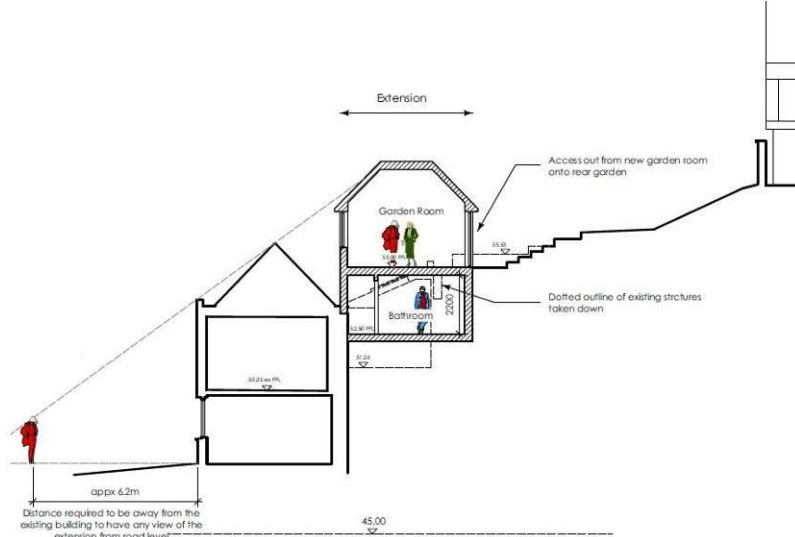


Mount Pleasant Cottage, Guildford - rear extension

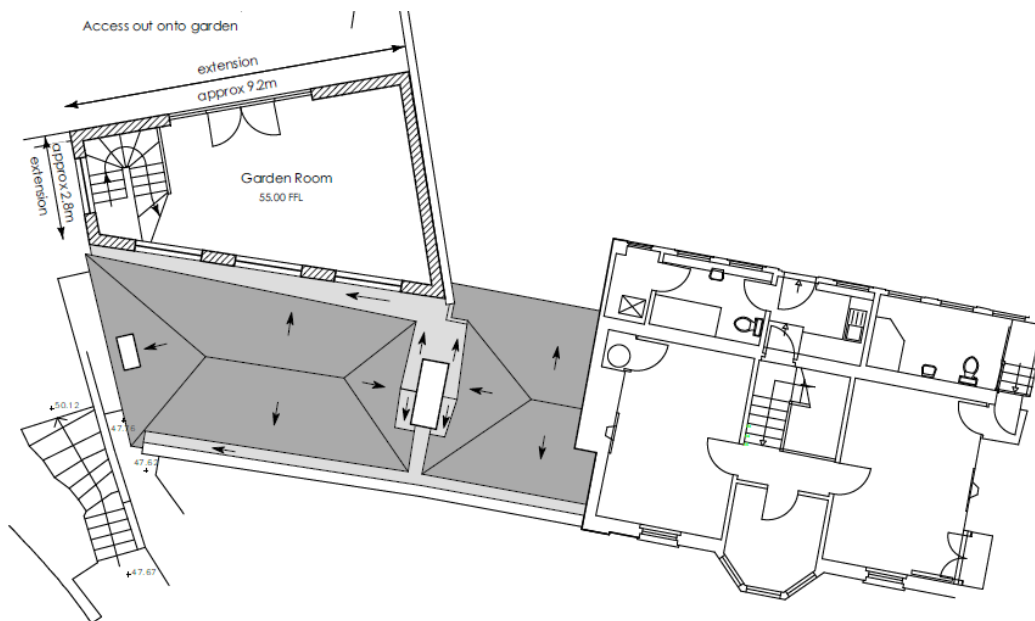
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**DESIGN, ACCESS, HERITAGE ASSET STATEMENT
 & ASSESSMENT OF PROPOSALS**

This Statement has been prepared to accompany the application for Planning & Listed Building Consent for an extension submitted on behalf of the owners Mr & Mrs K. Pryer.



Cross Section BB as proposed



Upper floor plan as proposed

Directors:

Richard Sloman Dip Arch RIBA **Michael Staff** Dip Arch RIBA AABC

Adam Hieke Dip Arch RIBA **Mark Goodchild** Dip Arch RIBA

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1. Introduction and outline of proposals
2. Identification and description of all the heritage assets that may be affected by the proposed development and assessment of their heritage significance
3. The proposal and assessment of its impact
4. Design & access
5. Conclusion

1. INTRODUCTION AND OUTLINE OF PROPOSALS

- 1.1 The application for Planning & Listed Building Consent is for the demolition of rear first floor infill structures (bathroom and laundry) and the construction of a two storey rear extension.
- 1.2 The current arrangement is such that because of the steeply sloping nature of the site and lack of available rear doors, there is no direct access out onto the back garden of the property. The garden presently is accessed via a steep set of outside steps to the south side of the house. The intention being that by constructing the extension, access can be gained via an internal staircase and out through the proposed new garden room.
- 1.3 The applicant owns both Mount Pleasant Cottage and the adjoining property no. 2 Mount Pleasant and which have interconnecting doorways such that they function as one dwelling. Approval for conversion into a single dwelling being granted under Listed Building Consent ref 07/P/02265.

2. IDENTIFICATION AND DESCRIPTION OF ALL THE HERITAGE ASSETS THAT MAY BE AFFECTED BY THE PROPOSED DEVELOPMENT AND ASSESSMENT OF THEIR HERITAGE SIGNIFICANCE

DESCRIPTION

- 2.1 Mount Pleasant Cottage is the most southerly part of a row of attractive Listed properties in a relatively prominent position in the town. The property is overlooked by several visually dominant 1970's flats known as West Mount which lie behind and above the application site.



Map shows the location of the application site (copyright Historic England)

- 2.2 Mount Pleasant Cottage and No 2 Mount Pleasant are individually Grade 2 Listed and were turned into a single dwelling under Listed Building Consent ref 07/P/02265.
- 2.3 The property lies within the Millmead & Portsmouth Road Conservation Area
- 2.4 The Council's planning history for the property back to the 1990's is:-
- 07/P/02265 | Listed Building Consent for the conversion of numbers 1 and 2 Mount Pleasant into a single dwelling house, and internal alterations to remove kitchen wall, remove door, infill at first floor level and to inset kitchen window by 100mm. | 1 & 2 Mount Pleasant, Guildford, GU2 4HZ
 - 08/P/01736 | Listed Building Consent for internal alterations comprising new larder, ensuite shower room, bathroom and replace side door with a window. | Mount Pleasant House, 2 Mount Pleasant, Guildford, GU2 4HZ
 - 03/P/00620 & 03/P/00700 | Improvements to front access area. | 2 Mount Pleasant, Guildford, GU2 5HZ
 - 00/P/00174 | Retrospective application for Listed Building Consent for demolition of existing conservatory roof and construction of new tiled roof. | 1 Mount Pleasant, Guildford, Surrey, GU2 5HZ
 - 99/P/00886 | Listed Building Consent for re-alignment of kitchen window and driveway and parking improvements. (As amended by plans received 22/10/99 and 08/11/99). | 2 Mount Pleasant, Guildford
 - 96/P/01153 | Formation of new vehicular access to replace existing. | Mount Pleasant Cottage, 1 Mount Pleasant, Guildford. (Refused)
 - 95/P/00371 | Listed Building Consent for rooflight to be fitted at low level on roof behind parapet to allow access to parapet gutter for maintenance purposes. | 2 Mount Pleasant, Guildford

ASSESSMENT OF HERITAGE SIGNIFICANCE

- 2.5 Mount Pleasant Cottage is a Grade 2 listed house. The official list description is set out below,

(The application property)

Mount Pleasant Cottage

Grade 2

"House. Early C19 front on slightly older core. Whitewashed brick front with parapet partly obscuring plain tiled hipped roofs. Two storeys with rebuilt C20 stack to left end, further stack to right of centre. Outer tripartite cambered-head glazing-bar sash windows on the first floor with reeded mullions. 12-pane glazing-bar sash window to first floor centre. Three-light sash window to ground floor right, hipped-roof canted bay to ground floor left with plate glass sash fenestration; cambered-head sash window to ground floor left of centre flanking small, square brick porch with parapet over brick dentil course on paired piers. Door decorated with strapwork in "Chinoiserie pattern". Included for group value."

(Next door but in same ownership)

GUILDFORD MOUNT PLEASANT (West Side) No. 2

Grade 2

"Late C18 front on older core. Red brick with gauged-brick dressings and plain tiled roof; tile hung gable to left end. Three storeys with end stacks and stone-coped eaves parapet. Three windowed front with end pier buttresses. Round-arched glazing-bar sash windows to second floor under gauged-brick heads; central canted bay oriel window with modillioned cornice and flat lead roof. One round-arched glazing-bar sash window in each face of oriel with iron sills below. Three tripartite sash windows to the first floor, that to centre under oriel in Doric pilaster surround, all windows with reeded mullions. Two tripartite windows on the ground floor, one either side of a central, flat-roofed portico, originally open, on Doric piers. Door of six panels in front face, windows to sides."

- 2.6 The Cottage onto which the extension is proposed to be built is Listed for its group value alongside nos. 2, 3 & 4 Mount Pleasant. As the Cottage is Listed for its group value it would be reasonable to assume that it is of lesser significance to its neighbours & would not have been Listed in its own right in a standalone setting. No. 3 Horncastle & No. 4 Mount Pleasant (& individually Listed No 2 Mount Pleasant) in the same row of properties are also Grade 2 Listed. These three properties are imposing & striking architecturally and present a strong presence on the streetscene and contribution to the character of the Conservation Area.
- 2.7 There are also Listed properties on the east side of Portsmouth Road nearby, all Grade 2 Listed but not of any exceptional significance.

3. THE PROPOSALS & ASSESSMENT OF THEIR IMPACT

Scope of work

- 3.1 Demolition – the extension is to be built on the rear of the building where at present there are only slated shallow sloping roofs over first floor rooms embedded into the hillside. The parts of the existing rear elevation which are required to be demolished to make way for the extension are all of relatively modern construction and of no historical importance being of late 20th Century construction and the roofs replacing earlier glazed structures – ref GBC planning consent ref 00/P/0017 for 'Retrospective application for Listed Building Consent for demolition of existing conservatory roof and construction of new tiled roof.'). Photograph showing parts to be demolished below and defined on application drawings P09 & P10 marked up existing floor plans:-



Location of roofs to be removed where extension to be constructed

3.2 The extension is to be constructed in a traditional vernacular style from a simple palette of materials (cream painted brick walling, handmade clay tiled roof slopes and painted timber windows) to complement the existing building. It should be noted that the skyline behind the property is dominated by the West Mount flats. The proposed extension will generally read as a separate building behind and slightly above the existing cottage barely visible from the street level below (see application drawing P08-3D external view schematics and cross section BB drawing P04 – extracts from 3D views below to compare existing and proposed streetscene views):-



Sketch View 1 - as proposed



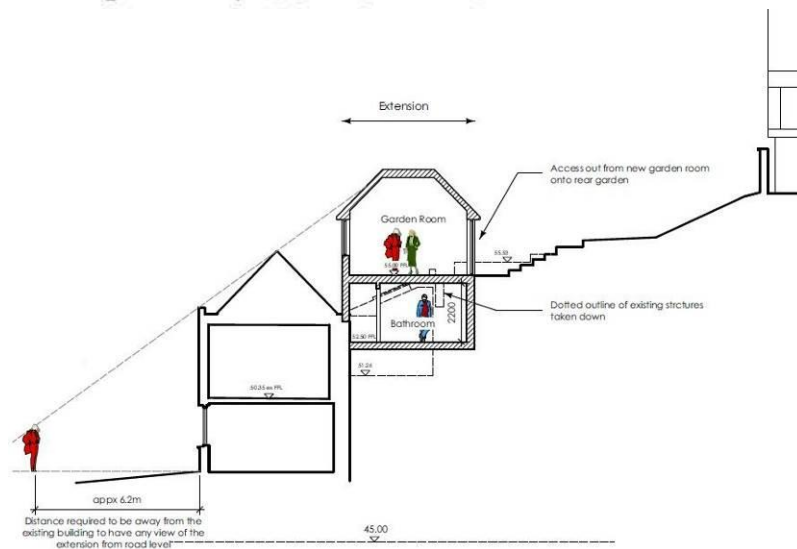
Existing View 1 (copyright Google Streetview)



Sketch View 2 - as proposed

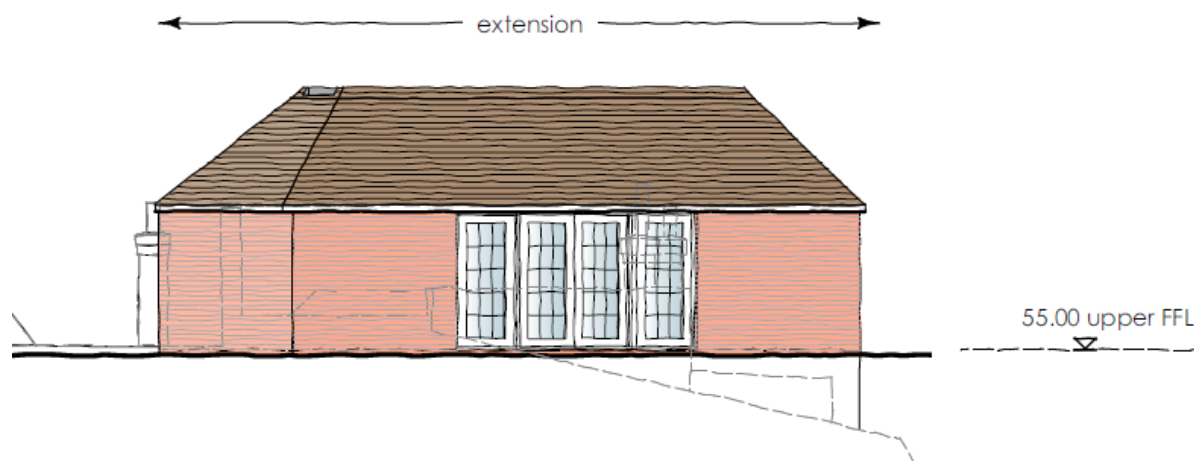


Existing View 2 (copyright Google Street View)



Cross Section BB as proposed

- 3.3 Looking out from the West Mount flats which lie behind the site all that will be visible is what will appear as a single storey building and it is considered that this would not in any way detract from the Flats' views over Guildford Town beyond, or affect the Flat owners' appreciation of the Listed buildings below them or their setting. Relevant rear elevation below:-



Rear garden elevation facing West Mount flats

- 3.4 No 3 Horncastle & No 4 Mount Pleasant in the same row of properties and the other nearby Listed properties on the east side of Portsmouth Road nearby are not considered to be affected by the proposal nor their setting compromised in any way.

4. DESIGN & ACCESS

- 4.1 The extension has been designed in a traditional pitched roof style to complement and generally match in with the existing buildings to which it is attached.
- 4.2 As stated above at item 1.2, the current building arrangement is such that because of the steeply sloping nature of the site and lack of available rear doors, there is no direct access out onto the back garden of the property. The garden presently being accessed via a steep set of outside steps to the south side of the house. The intention being that by constructing the extension access can be gained via an internal staircase and through the proposed new garden room.
- 4.3 Access generally will be improved by the proposal but because of the steep nature of the site wheelchair access is not practicable.

5. CONCLUSION

- 5.1 It is our suggestion that this statement has served to help demonstrate the suitability of the proposal and compliance with good conservation practice and that it should be recommended for approval.

Michael Staff RIBA AABC (Architect Accredited in Building Conservation)
Nye Saunders Ltd, Chartered Architects.

August 2021

MS/20025