

WHITE ROK
architecture

**Heritage, Design &
Planning Statement**

To accompany the
householder & listed
building consent application
for

Replace doors and form
new opening + installation
of french casement doors

at

Basing Cottage,
17 Milkingpen Lane,
Old Basing

May 2022

CONTENTS

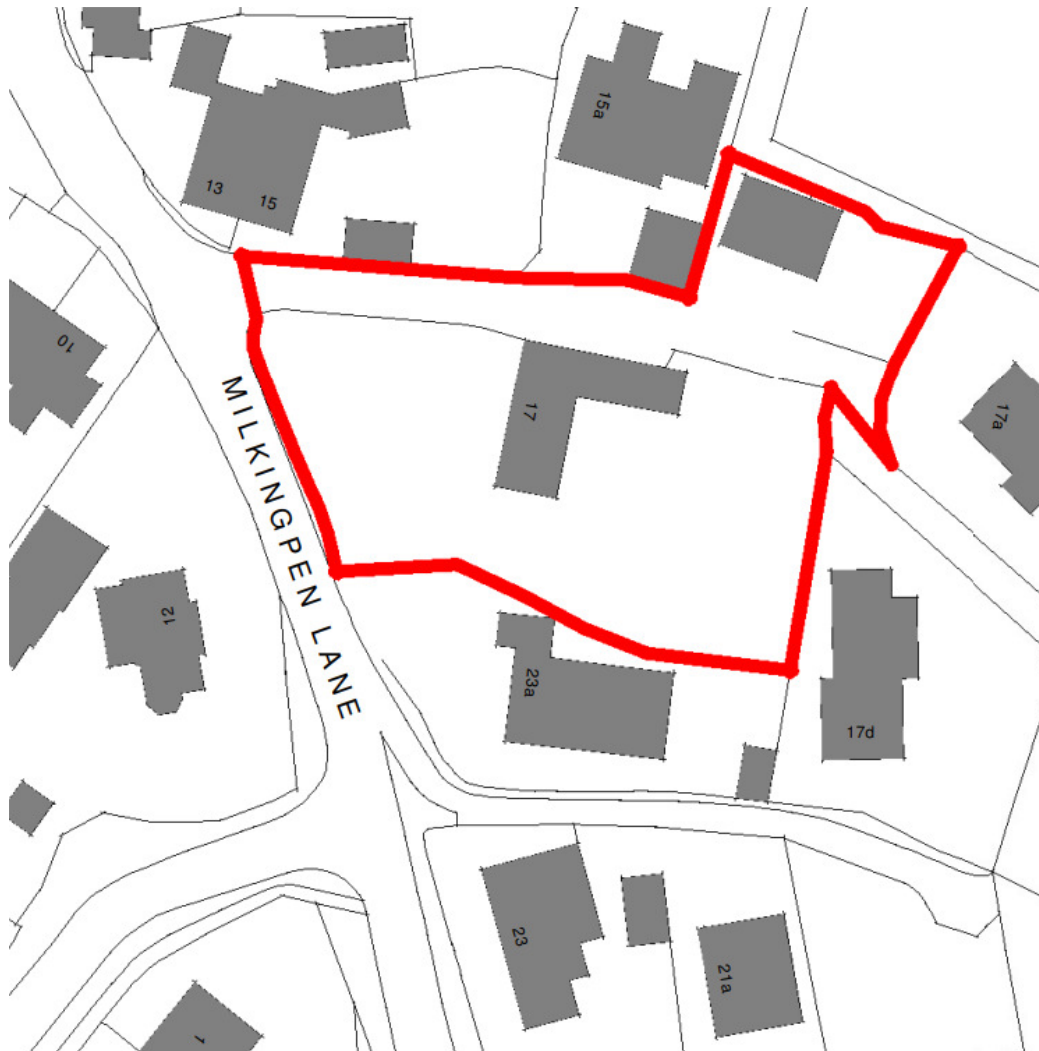
1. Introduction..... 3
2. Existing..... 3
3. Proposal..... 8

1. Introduction

Heritage, design and planning statement to accompany the householder and listed building consent application for 'Replace doors and form new opening + installation of french casement doors' at Basing Cottage, 17 Milkingpen Lane, Old Basing.

2. Existing

The application site is located to the north-east of Milkingpen Lane, Old Basing as identified by the redline on the plan extract below:



The application site comprises a detached two-storey dwelling with single storey rear extension. The building frontage faces west and is set back from the highway with a generous garden screened by a brick wall (to the south) and a picket fence with dense hedgerow (to the west and north boundaries). There is a large yew tree towards the south section of the front garden (identified as an important landscape feature in the Old Basing Conservation Appraisal). The garden extends along the side (south) of the building to a large lawn area at the rear. A vehicle track is accessed from Milkingpen Lane at the north-west corner of the site, running along the north of the property, leading to a garage and group of bungalows. The rear of the site is well screened by dense hedgerows.

The building is Grade II listed ref. SU 6652. C.17th century with a modern extension to the south and a late C.20th single storey extension to the rear/east. The walls are brick construction with timber framing.

The roof is half-hipped with dropped eaves, incorporating dormers and covered in plain tile.
The windows to the main building are single glazed metal frame.
The windows to the rear c.20th century extension is upvc.
The doors are timber

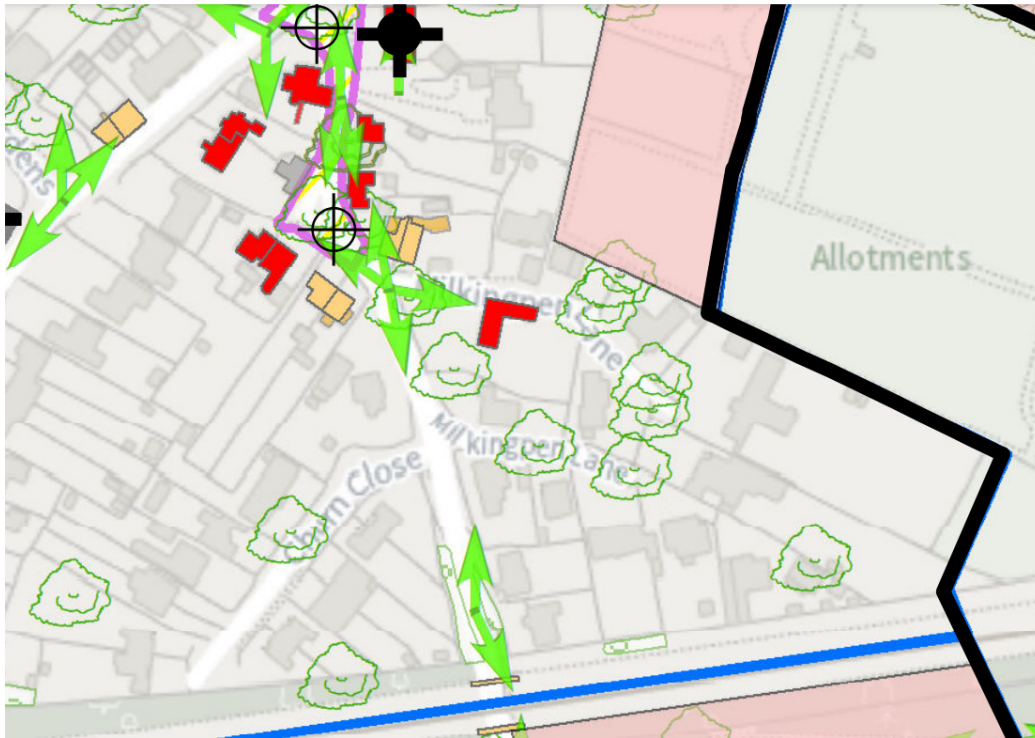








The site lies within the Old Basing Conservation area as defined by the black line on the plan extract below from the local Conservation Area appraisal:



Green arrows indicate important views
Red hatch indicates listed buildings
Orange hatch indicates notable structures
Magenta line indicates Open area of townscape significance

Relevant planning history

14/02181/LBC – refused.

Erection of single storey rear extension following demolition of existing shed

14/02113/HSE – refused

Erection of single storey rear extension following demolition of existing shed

14/02112/HSE

Erection of detached double garage and car port following demolition of the existing detached double garage

BDB/53977

Internal alterations on the first floor

BDB/53097

To repair/replace plaster in one bedroom and to remove modern finishes to investigate structure

BDB/17574

Single storey pitched roof extension

3. Proposal

Installation of replacement doors to rear of property. The existing doors have deteriorated and require replacement.

Formation of new opening and installation of french casement doors. The works will comprise removal of the brick pier between the door and window to the kitchen with installation of a new lintel above. The new french casement doors are to be composite material (existing windows in the rear extension are upvc).

Replace existing door to rear of single storey extension (modern construction) with a fully glazed door.