

# Heritage, Design and Access Statement

- supporting -

Pre Planning Application

- for -

Proposed First Floor Extension and Detached Garage

- at -

The Mill Cottage

Liphook Road

West Sussex

GU27 3QE

## **1.0 Introduction**

This Heritage, Design and Access Statement has been prepared to accompany a house holder planning application for a proposed first floor extension to main dwelling and single storey detached garage at The Mill Cottage, Liphook Road, West Sussex, GU27 3QE.

Reference should be made to drawings that are accompanied to the Planning Application.

## **2.0 The Site**

The property is located to the west of Haslemere, just inside the West Sussex border with Surrey and is on the Liphook Road. Access to the existing driveway is via The Millstream road, off the Liphook Road. The property comprises of a detached two storey cottage with two adjoining single-story extensions, with the principle front elevation facing west onto the Liphook Road. The Garden is to the south of the property and has a boundary consisting of a low brick wall and trees. An unmade driveway is situated to the southeast of the house, off The Millstream, leading to a single car parking space. There is further on-street parking nearby.

## **3.0 Assessment**

The design has evolved from a requirement to create a dwelling with a more tradition look and layout. The current design does not lend itself to family living and it is noted in a past planning application (06/01244/DOM – Site Visit Sheet) that your case officer thought the proposal looked “somewhat clumsy”. The proposed design goes to remedy this clumsy layout and to turn the house into a proper family home.

We believe the intended use of the existing house was to create two separate multigenerational living spaces, which by design is going to fall short of an optimal layout for single family use.

## **4.0 Design**

The site is located within a conservation area and is within the urban fringe of Haslemere. This has been considered as part of the design process and hopes to tie in stylistically with both the existing dwelling and other local buildings.

Part of the external design consideration is to replace all the existing windows with new traditional flush casement windows. In places, the existing single-glazed metal windows have been crudely fitted within older timber frames, leading to poor aesthetic appeal, insulation performance and inadequate security. New, modern, thermally efficient, and secure windows & doors (either UPVC, Aluminium or Timber) would be fitted to all areas.

The existing extensions to the house are in plain red brickwork and while in decent condition do not add much to the cottage look. The proposal here would be to timber clad all but the “old cottage” in rebated feather edge cladding, finished in black.

Upgrades to the existing “old cottage” will also be undertaken to improve the overall thermal efficiency of the building, especially where the tile hung sections are, as the upstairs internal rooms are poorly insulated. The roof space will also be fully insulated in line with current requirements.

The proposed detached garage will be brick built, with as low a pitched tiled clay tiled roof as possible, per manufacturers guidelines. It will have a single doorway for pedestrian use, a window for natural light, and a secure roller shutter door for vehicle access.

## **5.0 Layout**

The proposed first floor extension will allow the relocation of the main family bathroom to the first floor, along with the creation of a new main bedroom & ensuite. The alterations will also allow the relocation of the staircase to a more central position. The ground floor is then reconfigured to create a further; entrance hall; downstairs bedroom & ensuite; new utility room; new w/c; new open plan kitchen/dining/living space. The use of the existing lounge and small bedroom/home office will remain as is.

Existing internal floor area is approx. 124 sq/m or 1335 sq/ft

Proposed internal floor area would be approx. 155 sq/m or 1668 sq/ft

An increase of 31 sq/m or 25%

The proposed garage would add an additional 45 sq/m

## **6.0 Scale**

The proposed first floor extension is proportionate to the existing dwelling. It will be built within the footprint of the existing building and be subservient in height to the original "old cottage".

The garage is also sized and located on the plot to have as little impact on the immediate neighbours as possible. The nearest house (no.1 The Millstream) has its gable end facing The Mill Cottage garden, with only a back door facing our property. The pitch of the proposed garage roof will also allow as much light as possible to the neighbours' property.

Given the relatively limited size increase to the main dwelling, it is not considered that the proposal would have a harmful effect on the character or appearance of the immediate street scene or conservation area.

## **7.0 Access**

The creation of the garage and drive area will provide off street parking for two cars. Proposed driveway covering will be a gravel stabilisation grid system which is fully SuDS compliant. The gravel grids form a porous surface that is 100% water permeable.