

PLANNING / DESIGN & ACCESS STATEMENT

for

for internal alterations to:

THE LITTLE MALTHOUSE, FORGE ROAD, KINGSLEY GU35 9LW

2309-PL-10

December 2023



Fig.1. Rear Elevation of The Little Malthouse



VOLLER ARCHITECTURAL DESIGN

17 Ackender Road, Alton, Hampshire GU34 1JP

1.0 THE EXISTING SITE & LISTING

- 1.01 The site lies at the eastern end of Kingsley to the north of Forge Road (B3004), before the junction with the A325.
- 1.02 **The Little Malthouse** is a Grade II listed residential dwelling. The Historic England Listing ID is 1094007 (date listed, 15th August 1985). See Heritage Statement 2309-PL-11.

2.0 PLANNING HISTORY

- 2.01 There is no history on EHDC website of previous applications.

3.0 ACCESS

- 3.01 There are no changes to existing access, other than replacing the existing white uPVC front door with new black metal Crittal style double-glazed door with sidelights.
- 3.02 Side and rear access remains as existing.
- 3.03 There are no changes to existing parking arrangements, or the number of bedrooms in the dwelling.
- 3.04 Internally a new hallway is being opposed at ground floor level, with new timber staircase to first floor.

4.0 THE PROPOSALS

- 4.01 Other than replacing external windows and a door which will enhance the appearance of the building, all the proposed works are internal alterations. No extensions or external works are being proposed.
- 4.02 No works are being proposed to the roof space.
- 4.03 The proposed layout repositions all three bedrooms on the ground floor and creates a hallway passageway from front door to a new timber staircase to the first floor. The existing open plan kitchen / living room arrangement at first floor is being retained with access to a new snug and study arrangement in the east end of the dwelling.
- 4.04 No alterations to the structural fabric of the building are being proposed.
- 4.05 The failing concrete tanking in the proposed Master Bedroom will be removed and the original ironstone wall lime rendered.

5.0 CONCLUSIONS

- 5.01 Other than replacing external windows and a door, all the proposed works are internal alterations. No extensions or external works are being proposed, and therefore considerations relating to amount, landscape and trees and appearance are not relevant to this application.
- 5.02 No works are being proposed to the roof space. The proposals will have no impact on surrounding ecology.
- 5.03 The proposals will have no impact on the neighbouring listed dwelling 'The Malthouse Farmhouse' or 'Nightingale Cottage'.
- 5.04 All internal partitions being removed are non-loadbearing and their removal will not damage the original fabric of the dwelling.
- 5.05 The dwelling remains a three bedroom property, and parking arrangements remain as existing.