

Heritage statement

PLANNING APPLICATION FOR RE-MODELLING OF REAR EXTENSION
QUAY COTTAGE, 3 QUAY ROAD, LYMINGTON, SO41 3AT

Please find enclosed our proposal for improvements to the existing flat- roofed extension at the rear of the above property.

Quay Cottage has its own identity on Quay Road, being a large double-fronted house, at the end of a short row of smaller cottages. The house was extensively re-modelled in 1967 by the local building contractor Dunfords. It has a distinctive front elevation facing the Lymington Quay, with two bow windows set within blue weatherboarding at first floor level.



At the rear of the house, the large flat-roofed, white painted, brick extension is of poor design, with a flat felted roof; with both roof and walls devoid of insulation. Although not visible from any public space, the rear extension epitomises all that is bad about 1960s design, and creates an incongruous appearance within the Conservation Area, as shown below. The existing cottage is not Listed and is not thought to comprise a non-designated heritage asset within the Conservation Area. As such, the existing building has limited significance at the present time.



This proposal seeks to add a slate pitched roof to the rear extension, to match the main house, as well as the rear elevation of the adjoining 2 Quay Road which already features a large rear gable, as shown on the elevations. The proposal also seeks to improve the fenestration by changing the existing horizontal rear windows for a canted bay of more traditional form, with improved vertical emphasis.

Finally, the exterior would be improved by the addition of external insulation, to aid the retention of heat, sustainability and energy efficiency of the house. The locations of the proposed external insulation is shown on the plans.

The new rooflight would be a conservation rooflight, fit flush with the roof plane. Weatherboarding and window materials would match those of the existing house.

The new roof would be natural dark riven-edged grey slate, fit in a traditional manner, and clay ridge tiles would be used. These details can be secured by planning condition. This application seeks to redress that harm by creating a new, more traditional pitched roof. The proposal is therefore desirable to the Conservation Area.

The proposals were discussed with the Authority at pre-application stage.