

Householder Development Form Statement

Design and Access & Heritage Statement

Proposal for

Extension on rear balcony.

at

The Old Bakery,

Milford on Sea. SO41 0QR



for

Mrs L Maunsell

Prepared by:-
John Maunsell
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Location & Block Plan.

Plans & Elevations

1) Introduction

This statement is to support a request for advice as detailed on the accompanying Householder Development Form.

The advice sought and question raised is:-

Based on the information supplied would a Planning Application receive the support of the planning officers.?

2) Description of the Existing

The Old Bakery is within the Milford-on-Sea Conservation Area. The property is not identified as being a Key Important Existing Building in the Conservation Area Appraisal published by the New Forest District Council, though it is adjacent to one.

3) Description of The Old Bakery

The Old Bakery was built in the 1820s and refurbished in the 1920s being converted into a two bedroom dwelling.

The external walls are face brickwork laid in stretcher bond with lime mortar. The windows and front door are double glazed white upvc.

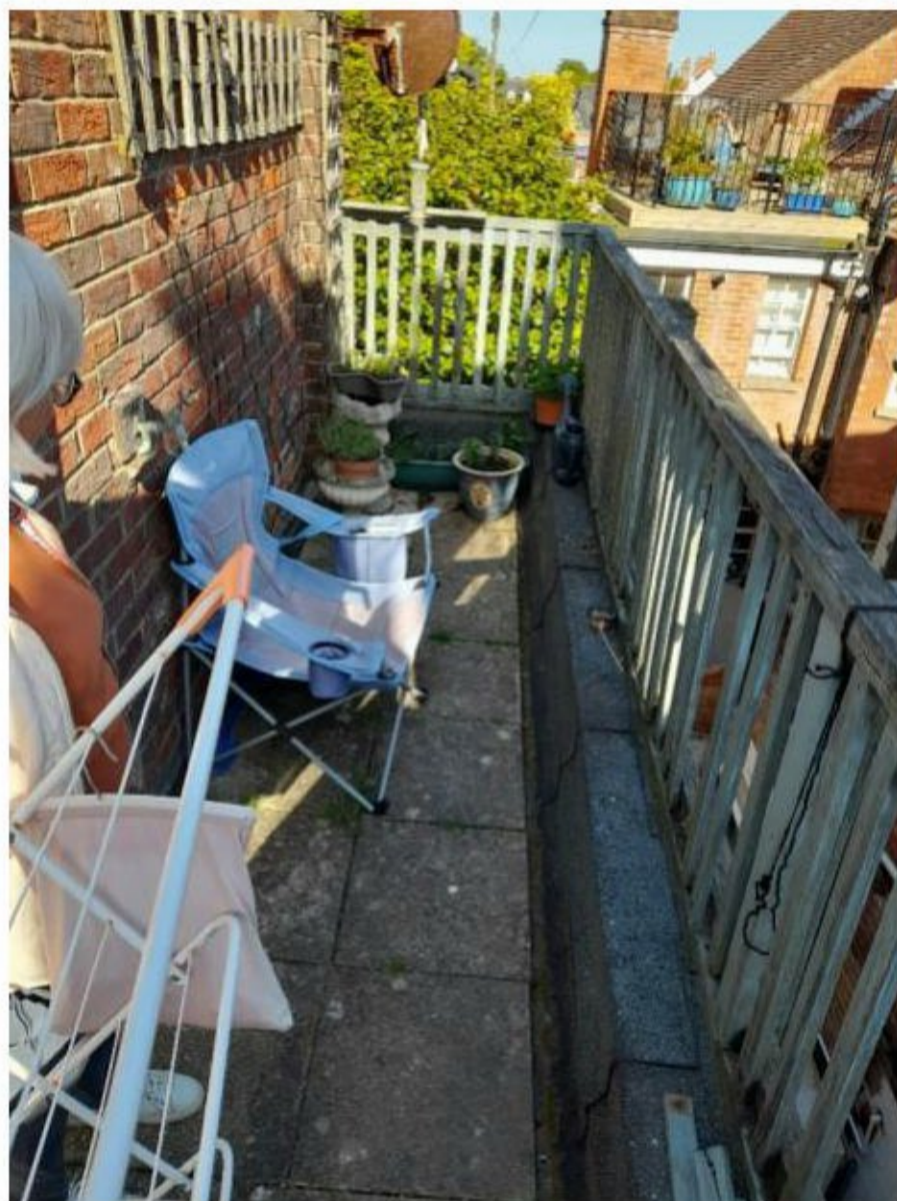
The rear elevation (South) has three stories with access to small basement stores and at first floor level is a balcony, which sits over the ground floor kitchen and bathroom.

4) Description of the proposed works

The proposal is to form a first floor room on a section of the existing balcony with access off the stairs and landing. (see floor plan)The current arrangement is undesirable with the two bedrooms on the first floor and shower room on the ground floor, by moving it to the first floor it would improve the health and welfare on the residents.

The proposed extension would be constructed in timber framed with treated timber vertical cladding board under a plain tiled pitched roof rising off the existing external walls on the east and south elevations and off the balcony slab on the west elevation. The extension would be subservient in height to the flat roof parapet of the existing roof.

A small obscurely glazed window would be placed on the west elevation to give natural light and ventilation to the bath/shower room.



Existing rear south facing terrace

5) Heritage Statement

Archaeologically the internal conversion of the Old Bakery from a bakery to a dwelling removed any features of a historic interest. While externally the fenestration is replacement white upvc windows and the external walls are face brickwork in lime mortar.

It is intended that the cladding would blend with the brickwork creating a low impact structure.

This proposed extension is to the rear of the Old Bakery and is not seen from the street scene. It does not rise above the existing parapet and would be subservient to the existing roof profile. It would not obscure the views of the Tudor revival chimneys on Number 25 to the west of The Old Bakery when viewed from Milford green .