Read with the following drawings:

	Location Plan	A4	1:1250
JDS025-02	Site Plan	A3	1:200
JDS025-11	Floor Plans	A3	1:100
JDS025-12	Elevations	A3	1:100

1.0 Existing Site and Building

1.1 The site is presently a private dwelling house and garden located on the east side of Station Road, immediately to the south of the Old Mill. It lies within the Alton and Farley Conservation Area. The building is not listed.



1.2 The building's origins are unknown but may have been associated with the mill. It has been much extended and altered over the years. The original building appears to have been single storey, constructed in stone similar to the mill, with a first floor added later in brick. A relatively modern single storey extension has been added in brick to the west end. A modern blue brick plinth has been added to the original stonework. Roofs are clay tile throughout. Windows and external doors are modern PVC-U.

1.3 Internally there are chimney breasts and old exposed beams, but internal doors and frames and fixtures and fittings are modern.

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1.4 The house is set at a low level, well below the road. The gardens drop steeply from road level, with a sloping driveway, terraced lawn areas and a stepped path. They are well screened from all directions by existing fences and high hedges

2.0 Proposals

2.1 The proposal is to use the house for accommodation for up to three children between the ages of 6 and 18, together with associated staff.

2.2 No alterations are proposed to the building, other than minor internal re-planning and replacement of some internal doors to protect the staircase in case of fire. In addition, smoke alarm and emergency lighting provision will be added.

2.3 In the garden some additional balustrading will be added for safety to steps and at changes of level.

3.0 Heritage Appraisal

3.1 The alterations proposed to the building will not change the external appearance.

3.2 The internal alterations proposed will not result in the removal or alteration of any structure or significant fixtures or fittings with heritage value.

3.3 Any alterations made to the garden will be minor and will not be visible from the road and from most other viewpoints. In particular the significant view of the Old Mill with the dramatic backdrop of Alton Castle when approaching Alton from the north along Station Road will not be affected.

3.4 In conclusion there are no heritage grounds for refusing this application

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