HERITAGE,DESIGN & ACCESS STATEMENT

Proposed single storey garage extension to

Mistra, School Road, Bagnall, Staffordshire ST9 9JP



Introduction

This application refers to the erection of a single storey extension to provide a double garage directly beyond the current double garage in order to release space within the property by moving internal walls to accommodate an art studio at the rear.

The detached property was constructed in 1976 in modern style with red/brown brick walls and plain tiles, and, following the acquisition of a strip of garden land from Staffordshire Police Authority, has been extended with Planning Approval.

Heritage

Mistra lies within and upon the western boundary of the Bagnall Conservation Area (Appendix A) and is within the Bagnall village boundary (Appendix B).

The property has no intrinsic special features relevant to the conservation area and lies within a strip of comparatively modern properties of diverse style, age and size on the western side of School Road, bordering agricultural land to the rear.

Bagnall village has some historic properties and features, but, like many other houses on the edge of and indeed at the centre of the conservation area, Mistra is not such, but is complementary thereto.

It was agreed with the Council's Arboricultural Officer that no tree survey was required.

Design

Some of the existing Leylandii hedge on the boundary where the extension is to be constructed, will be removed and the garage will be built with agreed matching facing bricks, tiles, garage doors and rainwater items.

The internal changes involve moving the utility room and creating a studio and a downstairs wc and shower room . It is proposed to put windows to the side of the property in each of those rooms: the shower room and utility room to have obscured glazing.

Access

This will remain as is currently by dropped kerb and driveway from School Road.