To: **Head of Development Control**

FAO:

From: **Planning Policy and Design Section (Regeneration and Planning Policy Unit)**

Date: **12 July 2017**

Register No: 2762 **Application Ref:** L/17/80250

Application Address:

Bradgate Manor, Abbey Hill, Southampton, SO31 5FB.

Application Summary:

Single and two storey side extensions (to north-eastern elevations), following removal of existing garage and a one and a half storey rear extension (to north-western ele4vation) with 2no. Side facing dormers and a first floor balcony, following removal of existing attached aoutbuilding. Elevational alterations to north-east including removal of 1no. Velux window and enlargement of first floor window.

Policy Officer:

Comments:

Design Officer: Tim J S Dyer

Comments: This elegant listed building has suffered some less than elegant extensions over the years leaving a building with two facinating prime elevations and a very poor rear. This scheme proposes two extensions in the character of the original but suitably subservient to it which will transform the existing historic layout for one that is more in keeping with todays lifestyle. Having said that one must remember this is an historic building that has a storey to tell that should not be lost sight of. For example the servants staircase appears to be retained on the ground floor but has disappeared by the first floor leaving two excessively large bathrooms. Retention of this staircase is an important part of the history of the house and should be retained to remind those that follow us how life used to be for the better off. In addition it provides a secondry means of escape in the unfortunate case of a fire in the house.
The proposals fit well with the original building yet have an identity of their own and present the building as a cohesive whole rather than an elegant original with a collection of basic additions joined on. The choice of materials and match for the original is important; these should be conditioned.

Design Officer 2:

Comments

Design Officer 3:

Comments

Response: HOLDING OBJECTION