

Heritage Statement as part of a planning application for minor alterations at 'The Dairy House' 23 Claremont Gardens, Purbrook, Waterlooville Hants.

The 'Dairy House' is a Grade 2 listed building being a two storey domestic dwelling that was originally part of the Gauntlet and Walker Dairy site and is now within a housing development that was built in the latter part of the last century. The site is now entered from Claremont Gardens.

About ten years ago, rooms in roof with front and rear dormers were added to the dwelling. The rear garden that also contains a detached double garage is fully enclosed with a 3 metre high fence and the front garden that contains a carport and a wood store is also fully enclosed with a 3 metre high fence except for an approximate 3 metre wide access to the public highway.

The works to the old building are to improve the external appearance of the dwelling within the Claremont Gardens estate and provide modern facilities within the dwelling for the new occupants that have recently purchased the property.



Front elevation of 'The dairy House'

The trees on the adjoining land to the west of this site have Tree Preservation Orders however the proposed re-decoration to the existing external walls and windows are well away from the trees and the other proposed works are to be internal within the existing dwelling therefore this project will not affect any of the protected trees.

The other proposed works are minor alterations within the existing dwelling to provide improved accommodation for the occupants, and these works involve the installation of an en-suite facility to bedroom 3, an en-suite with a walk in cupboard facility to bedroom 2 and a boot room within the hallway leading to the ground floor cloaks, and changing the modern day glazing beads to the ground floor timber framed windows to traditional style glazing beads.

The external appearance of the existing house to be tidied up with the following:-

The external walls to be painted with Dulux 'Egyptian Cotton' 40YY 65/061, and this being an off white colour.

The window frames to be painted with Dulux 'Garden Grey' 10GG 53/030, and this being a light grey colour.

The conservatory to be painted with Farrow & Ball 'Down Pipe' 26, and this being a dark lead grey colour.

The existing vehicular access arrangements which provide safe and easy access to and from Claremont Gardens will remain unchanged.

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