Design & Access Statement for
The Pennings, Mildenhall, SN8 2LT

Construction of single-storey side extension, extension of terrace, replacement fenestration.



Figure 1 The Pennings aerial view.

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Existing site
The Pennings is a detached dwellinghouse within the village of Mildenhall (known locally as Minal), approximately 1.5 miles east of Marlborough. Although not a listed building, The Pennings is sited within the Mildenhall Conservation Area and, it can be argued, is a non-designated heritage asset.

Built in 1939, The Pennings was originally a farmhouse, constructed in a 'simplified Arts and Crafts style' according to the Mildenhall Conservation Area Statement of 2004. The curtilage also includes two outbuildings.

Planning History
According to the Wiltshire Council website, no applications have been made in relation to this property, other than a notification to reduce and reshape a copper beech tree in November 2022.

Design Concept and materials
The modest proposal is to demolish a small extension to the side elevation (east) and construct a single-storey side extension in its place, creating an open plan kitchen/dining/bar area. The plan is to also create a new utility area.

The proposal includes the replacement and extension of the terrace to the rear of the property, including a covered 'Brazilian BBQ' area. Finally, all existing windows will be replaced with white 'Crittall-style' frames. The extension will feature an orangery roof lantern to bring maximum daylight into the new space.

With regards to other materials, these will match those existing i.e. the roof tiles, bricks and weatherboard cladding of the walls as a continuation of the outbuilding.



Figure 2 The Pennings rear and side (east) elevations.

Access
No changes are proposed.

Heritage Significance
As stated, although not listed, The Pennings is arguably a heritage asset so plans to extend or develop the property are necessarily modest and in-keeping with both the style of the property and the character of the village.

Flood Risk Assessment
The Pennings is in flood zone 1 indicating a low probability of flooding from rivers or seas.

Additional assessments

- **Daylight/Sunlight**
  - The proposals will not impact on neighbouring properties.
- **Biodiversity**
  - The proposals will have no impact wildlife habitats or protected species, should they be present.
- **Noise impact**
  - There will be no noise impact.



Figure 3 Outbuilding showing weatherboard cladding and covered area to link with new extension.