

Design and Access Statement

Alterations to a Listed Dwelling

The Farmhouse, 240 Catherington Lane, Catherington, Hampshire PO8 0TA



Photograph 1 – North Elevation

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Prepared by:

Helyer Davies Architects Ltd

1 The Old Flour Mill

Queen Street

Emsworth

Hampshire

PO10 7BT



Introduction

Helyer Davies Architects Ltd have been appointed by a private client to submit a Listed Building application for alterations that are proposed at The Farmhouse, Catherington. Our clients have recently moved into the listed dwelling and are looking to make some small alterations that will improve the functionality and quality of the building as a family home. The application is for Householder Planning Permission and Listed Building Consent.

The works consist of:

- Alterations to listed dwelling
- Increasing width of the main site entrance (*from Five Heads Road*)
- Closing off existing side site entrance (*from Catherington Lane*)

The following documents will accompany the Application:

- Application Form
- Heritage Statement
- Drawing series 20117
- Design and Access Statement

The OS extracts are to show site location plan and block plan only. A measured building survey was carried out by Encompass Surveys in November 2020. The OS extracts are to show the site location and block plan only.



Planning History

21161/002 – Two detached two storey dwellings with detached double bay cart sheds for garaging.

– *Refused and dismissed at appeal November 1999*

35461 – Reinstate original window openings to north elevation – *Permitted July 2000*

35461/001 – Sub-division of dwelling into two dwellings and single storey side extension – *Permitted July 2003.*

35461/002 - Sub-division of dwelling into two units, single storey side extension and demolition of conservatory and outside WC - *Permitted May 2001*

35461/003 – Five detached dwellings with detached garages, new vehicular access and associated landscaping - *Withdrawn January 2002*

35461/004 – Five detached dwellings with attached garages - *Withdrawn 2002*

35461/005 & 35461/006 - Remodelling of porch and detached double garage (as amended by plans received 23/5/02 and letter received 14/6/02) – *Permitted July 2002*

35461/008 – Replace five windows – *Permitted May 2006*

35461/010 – Listed Building Consent for work to replace one set of doors and upgrade the other door on the barn attached to the main house – *permitted January 2014*

Site Context

The Farmhouse is located on the south-east corner of Catherington Lane and Five Heads Road, in Catherington, Hampshire. The dwelling lies within the Catherington Conservation Area.

Catherington is a small rural village located on the top of a hill, north of Horndean. Its position on high ground provides views, as indicated on the map opposite, across the surrounding landscape.

The overall layout of the village is characterised by its linear form of development that centres around Catherington Lane. Mature trees and hedgerows are a dominant feature in the village and edge the roads, helping the buildings to merge into the surrounding countryside.

The surrounding buildings are predominantly residential, although Kings Court Private School resides in the Listed Building (182 Five Heads Road) opposite the application site. The village is made up of a combination of historic buildings, of which nine are listed and more recent buildings. The buildings vary in their appearance, though of vernacular design. Materials consist of a combination of brick, painted render and flint, with clay tiled and slate roofs.



Flood Risk



Environmental Agency Flood Risk Map- flood-map-for-planning.service.gov.uk/

Zone 1 Low Probability (clear)

Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)

Zone 2 Medium Probability (light blue)

Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)

Zone 3a High Probability (darker blue)

Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)

The Farmhouse is in Flood Risk Zone 1 and therefore does not require a Flood Risk Assessment.



Proposals and Layout

Ground Floor

The existing internal partition wall, separating the kitchen and living room within the annex, is to be removed to create an open plan living/kitchen/dining area. The existing annex living room window (on the west elevation) is to be replaced with double doors. The width of the structural opening will remain the same. The annex kitchen is to be enlarged to provide more natural light into the room and increasing the view out across the garden, the proposal seeks to improve the internal space within the annex.

First Floor

At first floor there are some minor alterations proposed that seek to improve the functionality of the existing spaces and adapt the layout to make the house more appropriate for modern family living.

In the historic mid-18th Century section of the dwelling, bedroom 2 is currently accessed through the master bedroom. The proposed works transform bedroom 2 into a dressing room for the master bedroom. New cupboards are to be incorporated; however, none of the proposals within this room will cause damage or loss to any historic fabric.

The existing family bathroom currently accessed via the landing and through bedroom 2 (the proposed dressing room) is to become an en-suite for the master bedroom. The en-suite will continue to be accessed through the dressing room (bedroom 2) and the existing doorway from the landing will be blocked up.

The existing window from the landing into the existing family bathroom is to be blocked up.

In the rear annex, the existing layout which currently incorporates two bedrooms and a small bathroom, will be reconfigured. The proposed layout will provide one modest double bedroom, a modest bathroom and small storage area for the annex.

Second Floor

New partition walls are to be incorporated into bedroom 7 (located in the north western corner of the dwelling). The proposed partition walls split the existing room to form an en-suite and dressing area for bedroom 8.

Use

To remain as existing (C3 dwelling).



Access

The existing pedestrian side access from Catherington Lane is to be closed off. The existing brick wall on the northern side of the gate is to be extended across this entry point into the site, making the main access from Five Heads Road the sole entrance to the site.

The existing main entrance to the site from Five Heads Road is the only vehicular entrance to the site and it is very narrow. The boundary treatment either side of the entrance way is formed of a 1m high wall with dense high vegetation growing behind it, this limits visibility when entering or exiting the site. It is proposed to remove a section of the modern brick wall (as indicated on drawing 20117-03) in order to create a wider entrance to the site. The widening of the entrance will improve access and visibility. The position of the entrance, adjacent to the junction between Five Heads Road and Catherington Lane, means that visibility is very important, particularly when exiting the site. The proposals seek to improve visibility and subsequently make it safer for vehicles entering and exiting the site, whilst having minimal impact on the listed dwelling and Conservation Area.

Appearance

The materials and finishes have been carefully chosen to provide a high-quality finish and remain in keeping with the character of the existing dwelling.

Materials

Replacement annex kitchen window – White painted timber hardwood sash windows with slimline double glazing.

Replacement double doors – White painted timber hardwood doors with slimline double glazing.

Replacement gate – Timber gate.

New section of brick boundary wall – 1m high brickwork to match existing brick wall along western boundary.

Amount and Scale

The proposed alterations will not impact on the scale or footprint of the existing dwelling.

Landscape

To remain as existing.

Photographs of Existing Dwelling



Side of dwelling – East elevation



Rear of dwelling – South elevation



Side of existing dwelling – West elevation



Front of dwelling – North Elevation