

**Single-storey side extension in place of existing conservatory, single-storey outbuilding in place of existing outhouse, new front gate & hard landscaping.**

**Nature and Significance of the Listed Asset:**

|                         |  |
|-------------------------|--|
| List Entry No:          | 1093109  |
| Date Listed:            | 30 April 1985  |
| Historic England Entry: | House, Early C19. Chalk and slate. Symmetrical front (south-east) of 2 storeys, 3 windows. Low-pitched hipped roof. Plain walls. Sashes in reveals. Plain doorway with fanlight and panelled door. Included for group value. |

Chalk House is a Grade II listed house located in Abbots Ann, Hampshire. The original white render and flint building dates back to the nineteenth century, with several more recent additions. The house is included in the listing for 'group value' as a contribution to the local character. The main house is a simple, symmetrical design with limewash walls on a flint plinth, a shallow slate-tiled roof and painted timber fenestration. The white-painted timber conservatory is a more recent addition and is not noted in the Historic England entry. In the northwestern corner of the plot is an outhouse, currently used for garden storage and in poor repair. The garden is predominantly laid to lawn, with planted borders and a mix of gravel and paved paths. To the front, the house is screened from Dunkirt Lane by a render and brick boundary wall and established planting.



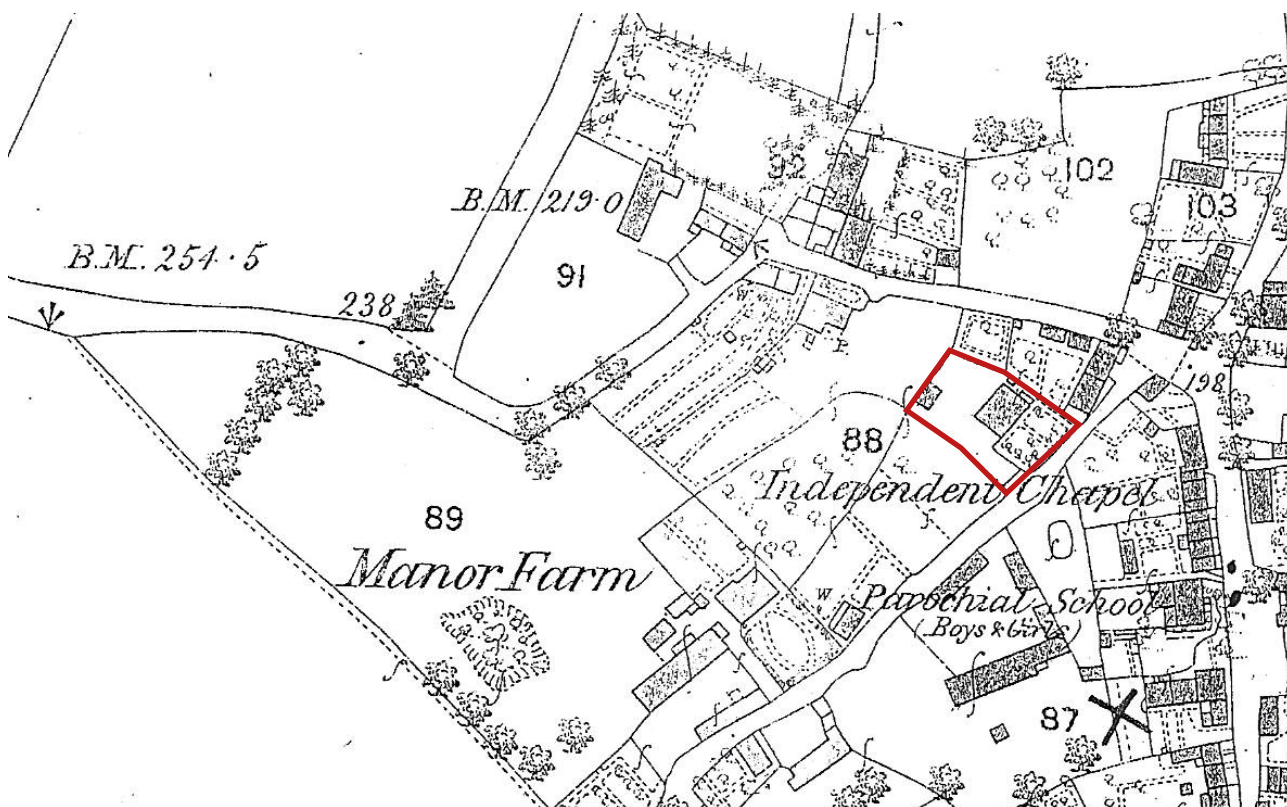
View of Chalk House from Dunkirt Lane, illustrating the segmented nature of the boundary wall.



View of existing conservatory from north.



View of existing outhouse from south.



Historic map of Abbots Ann c. 1873, with Chalk House outlined in red, illustrating the original path from the front door.



Aerial view of Abbots Ann c. 1930, with Chalk House outlined in red, illustrating the original path from the front door.

**Proposed Works:**

Broadly the proposed works seek to replace the existing conservatory with a more generous dining space, better suited to modern life and useable year-round. The dilapidated outhouse will also be replaced with a new outbuilding, providing additional living space.

The walls of the new side extension will be slightly stepped back from the front of the main house to delineate between old and new and ensure the extension remains subservient. Material choices have been carefully considered so as to compliment the house, while also creating a clearly defined modern addition. A flint plinth will be featured below the corner window, but modernised with simple black cladding panels to the rest of the extension. This dark scheme sits well alongside the slate roof tiles and black-painted timber of the main house. It also balances with the existing extension on the opposite flank, in keeping with the house's original symmetry. That extension is to be reclad to match the new extension to the front only. Concealed rainwater goods and slimline metal roof trims keep the design pared back, with Crittall style windows to break up the glazing and add detail. Together, these design choices ensure the proposed extension ties in comfortably with the historic fabric. It is our client's intention to use Gary Padfield (Limeworx) to conduct this work.

The existing outhouse, situated along the northern boundary, is to be demolished and replaced with a simple single-storey outbuilding. This will initially be used as a gym and games room, with the potential in the future to be used as additional living space for our client's son. Externally, the building will be lime rendered with a flint plinth and slate tiles, to match the existing house. The rear wall will be built in brickwork due to its proximity to the garden wall. These materials are encouraged in the Abbott's Ann Village Design Statement. A black timber shed will sit between the outbuilding and the boundary fence. Crittall style glazed doors, of the same style as the new side extension, will lead onto paved steps.

A new garden scheme will tie together both of the new elements with the old, with additional areas of soft landscaping to screen and soften the overall scheme. Raised landscaping to the rear of the extension allows for a level threshold and squares off the plan, tying together all elements of the house. A small opening will be made in the front wall to allow for a new wrought iron gate, which will return the front boundary to more like its original condition. It is our client's intention to use Martyn Dean (Jack Bush Forge) to complete this work. Either side of the gate will be a new external light, along with a new house name plaque. Most of the established planting is to be retained to the front, with additional perimeter planting in other areas.



View of proposed extension & outhouse from Dunkirt Lane.

**Planning History:**

Permission was granted for the demolition of the existing outhouse in 2008 (08/02351/CAWN) and 2005 (05/00423/LBWN). In 2008, permission was separately granted (08/02460/FULLN) for the replacement of the outhouse with a detached outbuilding to provide additional living space. This was renewed in 2011.

**Impact on the Listed Asset:**

All effort has been taken to minimise disruption to the historic fabric of the house and only a small section of wall below the existing conservatory internal windows will be removed. A gravel-filled gap between the new patio and the main house will ensure the lime render can breathe adequately. The outhouse itself is not listed, but sits within the curtilage of the listed building, so the proposed replacement is considered sympathetic. As the proposed works seek to create a simple, contemporary addition in proportion to the main house, we consider them appropriate for the architectural and historical importance of Chalk House.



View of proposed extension from south.



View of proposed outhouse from southeast.