

LAVENDER COTTAGE, CRONDALL, HAMPSHIRE GU10 5PF

DESIGN & ACCESS STATEMENT



Nick Cross Design

Bryntirion, Deptford Lane, Greywell, Hampshire RG29 1BS

www.nickcrossdesign.com

RIBA 
Chartered Practice

arb
Architects
Registration
Board

INTRODUCTION

This Design and Access Statement has been prepared to support the application for proposed alterations to Lavender Cottage, Dippenhall Street, Crondall, Hampshire.

This document should be read in conjunction with drawings PL01-PL13, and the enclosed Technical Note from RGP Transport Planning and Infrastructure Design Consultants.

Contents:

- SITE AND EXISTING BUILDINGS
- DESIGN PROPOSALS
- ACCESS STATEMENT
- SUMMARY



Cover page: Front elevation of Lavender Cottage

This page: View of perimeter hedging of Lavender Cottage from Dippenhall Street (top of chimney and aerial visible)

Next pages: Ordnance Survey map & aerial photograph



This page: Ordnance Survey map (Licence No. 100048957) & aerial photograph. (Not to scale).
Next pages: Detail of Ordnance Survey map showing prevailing building line along Dippenhall Street.





Google



SITE AND EXISTING BUILDING

Lavender Cottage is a 1930's property situated at the southern end of Dippenhall Street, on the corner with St. Cross Road, and to the south of the centre of Crondall village.

The property is not Listed, and it is not set within the Crondall Conservation Area.

From Dippenhall Street, Lavender Cottage is almost completely hidden behind a tall hedge that sits at the top of a steeply sloping bank which is 2.1 metres above street level.

Lavender Cottage is accessed directly from Dippenhall Street, up concrete steps and through a pedestrian gate set within the front hedge.

On the west side of the plot Lavender Cottage sits along the boundary line and is attached to Thyme Cottage on this side.

The gardens of the cottage are to the south and east sides of the property, entirely at the front.



Top image: View of Lavender Cottage from south.

Bottom image: View from south showing fence along northern boundary and area for proposed extension.



An adjacent set of steps to the north leads to another shared pathway, which gives access to the back door of Lavender Cottage, and to the adjoining properties of Thyme Cottage and West Bank.

This shared pathway separates Lavender Cottage from Little Dene Cottage to the north.



Top image: View of shared pathway between Lavender Cottage and Little Dene Cottage, looking west.

Bottom image: View of shared pathway between Lavender Cottage and Little Dene Cottage, looking east.

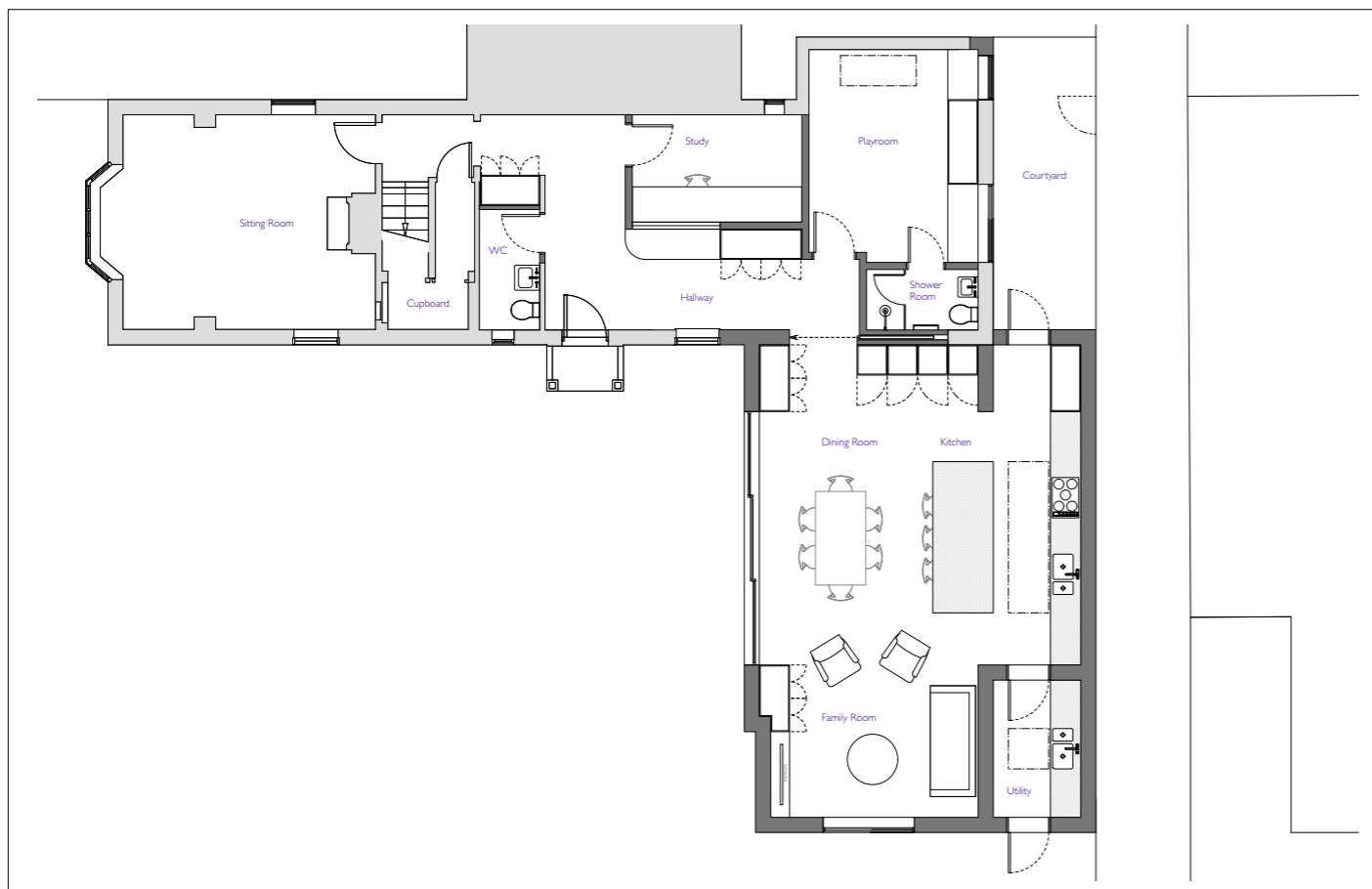
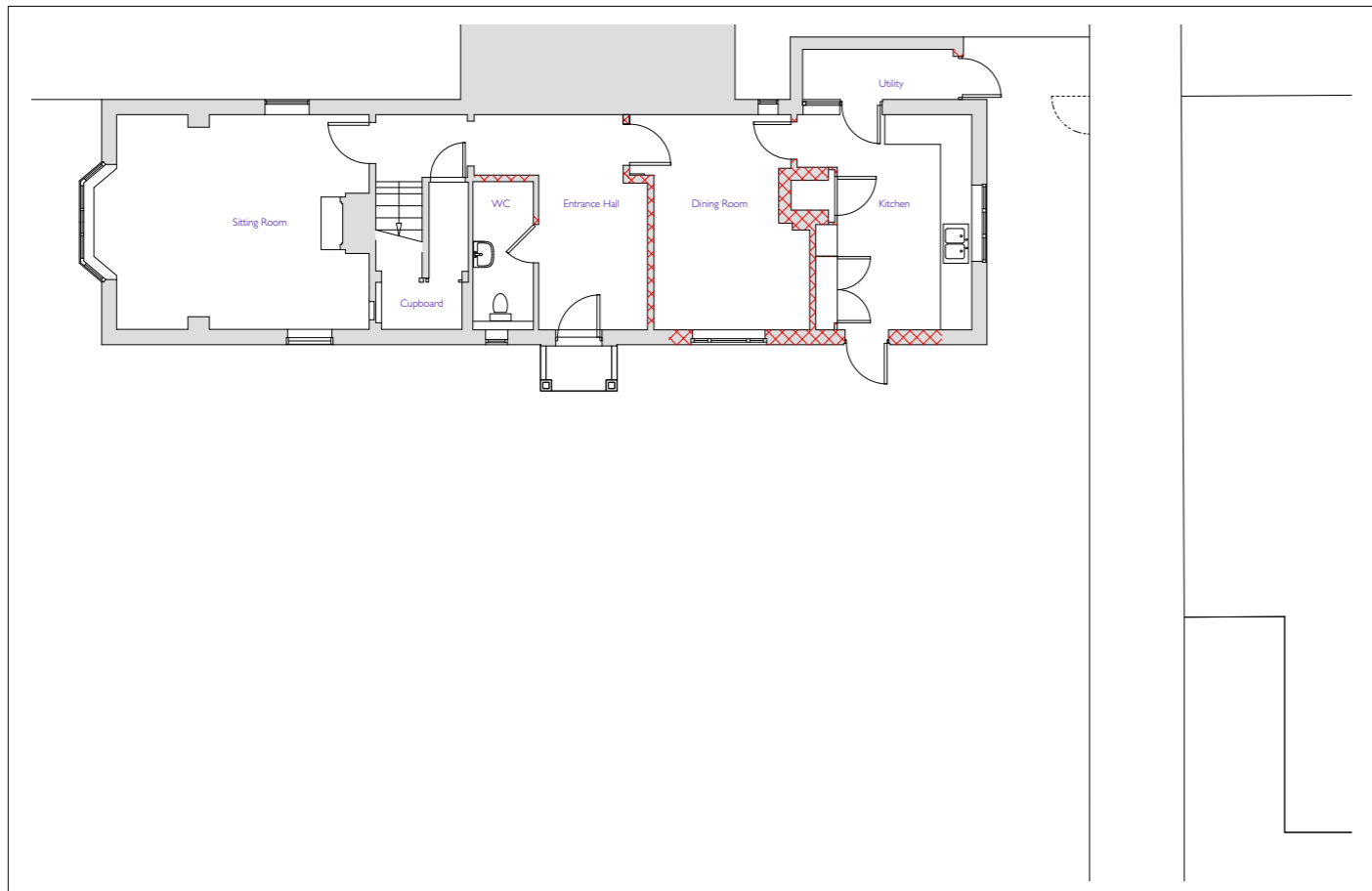
DESIGN PROPOSALS

Essentially the design brief is to extend the property in order to provide adequate living space for the applicant and his family.

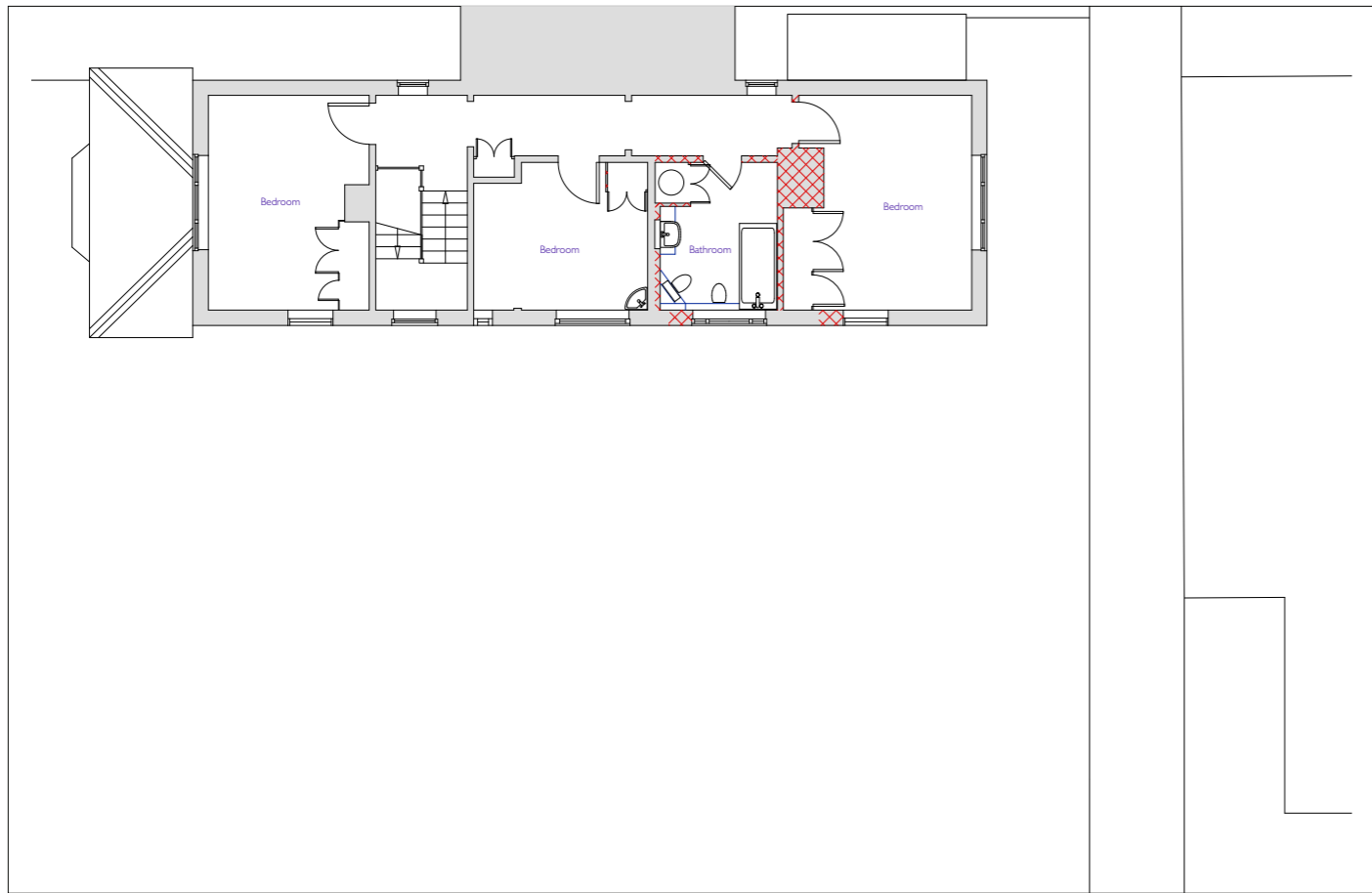
Currently Lavender Cottage is significantly set back from the prevailing building line, along the west side of Dippenhall Street, that has been established by Little Dene Cottage to the north, and Townsend Cottages to the south.

It would not be possible to extend Lavender Cottage to the north, or to the west, so the proposal is to extend the property to the east, yet within the limits of this prevailing building line. It would be possible to extend to the south, but this would create a very longitudinal property.

An extension to the east allows for the minimum loss of garden area, as well as having the least impact on the neighbouring properties.



Top image: Existing ground floor plan.
Bottom image: Proposed ground floor plan.
(Not to scale - please refer to application drawings).



The proposed design comprises a two storey extension running perpendicular to the existing house, along the northern boundary with the shared footpath. This is similar in nature to the 1990 extension to West Bank (89/18745/FUL).

The proposed extension is to be constructed of brick, with timber-framed windows and a pitched roof, all to match the existing cottage. The ridge height of the roof is truncated and set below the existing ridge height by 600mm. This allows for a small section of flat roof at high level.

The southern elevation of the extension has sliding folding metal doors, leading onto the garden.

The extension at first floor level is set back two metres from the building line at the front of the property.

The design includes a single storey flat-roofed element on the north side (which follows the boundary line of the existing fence) and east side.



Top image: Existing first floor plan.
Bottom image: Proposed first floor plan.
 (Not to scale - please refer to application drawings).

ACCESS STATEMENT

Currently Lavender Cottage has no off-street parking provision. The only access to the property is from Dippenhall Street via pedestrian steps cut into a steep grass bank. There is no pavement in this location, or parking provision, making the existing access relatively difficult and unsafe.

This application includes off-street parking provision from St. Cross Road. In order to facilitate this, a section of the garden will be excavated level with the road, similarly to the other properties in St. Cross Road. Safe pedestrian access to the Lavender Cottage will be provided via steps from the parking area, with a pathway across the garden to the front door. It is envisaged that the existing steps to Dippenhall Street will not be used on a day to day basis.

See RGP Transport Consultant's Technical Note for further information.

Internal access arrangements have been designed to comply with Approved Document Part M of The Building Regulations where possible.



Top image: Existing south elevation from St. Cross Road.
Bottom image: Proposed south elevation from St. Cross Road.
(Not to scale - please refer to application drawings).



Top image: View of existing pedestrian access steps to Lavender Cottage from Dippenhall Street.
Bottom image: View of existing road frontage from St. Cross Road, and access point for proposed off-street parking provision.

SUMMARY

The scale of the proposed extension to Lavender Cottage is relatively modest for the size of the plot, and represents an increase in floor area of 92 square metres.

The proposals are sustainable, respond to the local context, and do not harm the character or setting of the building.

These proposals do not affect any neighbour's amenity, or have a negative effect upon any adjacent properties.

It is accordingly requested that the proposed development be approved.

Nick Cross Design
February 2021



Top image: Existing east elevation.
Bottom image: Proposed east elevation.

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PLANNING APPLICATION DRAWINGS

APPLICATION NO.1

REVISED FEBRUARY 2021

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