



Vesta Architects Ltd
The Oast House
Stapeley Manor Farm
Odiham
Hampshire
RG29 1JE

t. 01256 862850
e. info@vesta-architects.co.uk

Planning services
Hart District Council

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Our ref: **4804**

Dear Sir/Madam,

PARK CORNER FARM, ODIHAM – DESIGN & ACCESS STATEMENT

1.0 Introduction

1.1 The Statement should be read in conjunction with drawing nos. 20-4804-01, 02, 03, 04 & 05. The Statement details the proposed single storey extension and the demolition of the modern, sub-standard elements. The Statement also shows how the scheme has been carefully designed to provide an extension of appropriate scale and design which will fit into the established pattern of development, and which will respect the character of the existing building.

2.0 Design Criteria

- 2.1 Proposals for new development in any location should achieve a level of design, which will allow them to fit comfortably into the surrounding area in terms of their visual appearance, and the scale and form of existing development. Extra care must be taken with a listed building to ensure that any alterations are sympathetic and in character.
- 2.2 The proposed development should not cause any unreasonable loss of amenity and should include adequate parking and access arrangements. In addition, the development should not have any adverse impact on the general character and visual appearance of the host building or wider area.

3.0 The Property

3.1 Park Corner Farm is a C16, C17. 2 storeyed timber-framed house. Once a hall with a wing, there is evidence of later C20 additions and alterations, including a brick clad lean-to extension on the eastern side and large oak framed porch to the west.



3.2 Several C21 timber framed buildings have been erected within the curtilage of Park Corner Farm, including a double garage with living accommodation above, pool house and stables. Red clay tiles make up the roof with hip bonnet tiles to the ridges. Exposed timber framing is visible on north, west and part south elevations, with red brick infilling and other walling. Leaded casement windows are framed by the irregular fenestration.

4.0 The Site

4.1 Park Corner Farm lies within a rural setting, amongst a small hamlet comprising four dwellings. Located on a substantial plot of circa 2.75 acres, mature tree screening can be found to the eastern and western boundaries and woodland to the south. There are several timber outbuildings and structures to the east of the main dwelling including stables, a pool house, and a garage with living accommodation above.

5.0 The Proposal

5.1 This application is for planning consent for the part demolition of a C20 side extension to a Grade II listed building and the erection of a single storey structure. The proposal will form a more respectful gable roof and low eaves line that will enhance the significance of the heritage asset.

5.2 The proposal will be subservient in height to the existing dwelling and will not compete visually with other more dominant elements, which provide the host dwelling with its character. It is considered that the proposed extension is well articulated and respects the scale and characteristics of the dwelling.

5.3 The proposal is to be clad in black painted shiplap timber boards to reflect the surrounding outbuildings and compliment the exposed timber to the facades of the heritage asset.

6.0 Access

6.1 There will be no changes to access to the site, either pedestrian or vehicular or changes to parking arrangements.

7.0 Conclusion

7.1 This Design and Access Statement has been prepared in order to illustrate the context and explain the reasoning for the proposed development.

Yours faithfully

Michael Benwell