



COMBINED HERITAGE, DESIGN AND ACCESS STATEMENT

For the Erection of an freestanding oak mansard

At

Farmhouse

Palace Gate Farm

Odiham

Hook

Hants

RG29 1JX

On behalf of

Mr Jeanes

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1.0 Introduction

This Combined Heritage Design and Access statement has been prepared as part of a Planning and Listed Building Consent application to construct a single storey free standing oak mansard at Farmhouse, Palace Gate Farm, Odiham, Hook.

By reference to relevant statutory legislation it is apparent that the application site is a designated heritage asset as defined in Annex 2 of the National Planning Policy Framework (NPPF). Paragraph 128 of this document requires an assessment of the significance of any heritage assets affected by the proposed works. Therefore this section aims to highlight and assess such assets and the historical context connected to the property.

1.1 The Site and surroundings

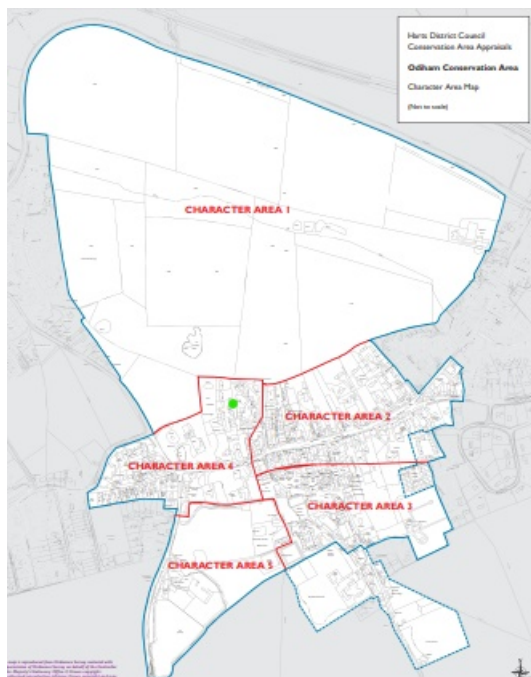
Odiham

Odiham Conservation Area was designated in 1979 and later extended in 1987.

The Conservation Area lies 5 miles west of Church Crookham and 9 miles east of Basingstoke in a predominantly rural location. The Village is encompassed by agricultural farmland.

Odiham is a small village, predominantly residential.

The boundaries of the Conservation Area are shown below (Courtesy of Hart District Council). Farmhouse is highlighted in green, within Character Area 4.



There are approximately 128 Listed Buildings within the boundaries of the Conservation Area, mainly centred around the High Street.



Farmhouse



Farmhouse is a semi-detached, Grade II Listed house. The property is of brick construction with a tiled roof.

The property is located on the western side of Strawberry Lane and is set within .17 of a hectare of private domestic curtilage. The applicant also owns the land to the west of the application site.

There are residential properties to the north, south and west of the application site.

The property does not fall within the boundaries of a Conservation Area nor an Area of Outstanding Natural Beauty.

2.0 Planning Background and Development Plan Framework

2.1 Planning History

To change the use of a wardens office to a kitchen for private residential use.

Ref. No: 00/01547/COU | Status: GrantPermission

Change of use from Wardens office to kitchen for private residential use.

Ref. No: 00/01548/LBC | Status: GrantPermission

Replacement of external door by window. Reinstatement of original opening and provision of new door.

Ref. No: 01/01518/LBC | Status: GrantPermission

Single attached garage with associated alterations to provide a utility room and double garage. Erection of a greenhouse. AMENDED PLANS - ALTERATION OF GARAGE DOORS FROM BI-FOLD GEAR TO FIXED SIDE HANG

Ref. No: 02/01422/FUL | Status: GrantPermission

Erection of a single attached garage with associated alterations to provide a utility room and double garage. Also erection of a greenhouse. AMENDED PLANS - ALTERATION TO GARAGE DOORS FROM BI-FOLD GEAR TO FIXED SIDE HUNG

Ref. No: 02/01423/LBC | Status: GrantPermission

Conversion of farmhouse to two dwellings & relocate wardens office.

Ref. No: 93/00980/LBC | Status: GrantPermission

Conversion of farmhouse to 2 dwellings & relocate wardens office.

Ref. No: 93/23131/FUL | Status: GrantPermission

NOTIFICATION OF TREE WORKS IN CONSERVATION AREA 1. Eucalyptus T1: Fell and grind out the stump. Tree has caused damage to the surrounding wall and is growing half a metre from the wall. 2. Cherry T2: Shape up tree. Crown needs shaping as it is growing under the canopy of another tree 3. Apple T3: Fell and dig out. It is less than 2 metres in height and was planted in the wrong position.

Ref. No: 12/01257/CA | Status: No Objection

Pre-application advice meeting for single storey extension.

Ref. No: 15/02715/PREAPP | Status: Opinion Issued

Erection of a new conservatory and refurbishment of cellar and new access stairs.

Ref. No: 16/00893/HOU | Status: GrantPermission

Erection of a new conservatory and refurbishment of cellar and new access stairs.

Ref. No: 16/00894/LBC | Status: GrantPermission

Discharge of condition 2- details of materials- pursuant to 16/00893/HOU and 16/00894/LBC Erection of a new conservatory and refurbishment of cellar and new access stairs.

Ref. No: 16/00894/CON | Status: Condition Discharged

2.2 Policy Considerations

National Planning Policy Context

The National Planning Policy Framework (NPPF) was introduced in March 2012 to streamline planning policy at the national level. At the heart of the NPPF is the presumption in favour of sustainable development – the “golden thread” running through the plan making a decision making process. The pursuit of sustainable development includes seeking improvements in the quality of the built environment, natural and historic environment through the gains obtained through the planning system.

The NPPF sets out how Local Planning Authorities should plan positively for the conservation and enjoyment of the historic environment.

12.Achieving well-designed places

124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

126. To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.

127. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

128. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and

local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests.

Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

129. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for Life⁴⁷. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.

130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

131. In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

132. The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

Conserving and enhancing the historic environment

184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁶¹. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations⁶².

185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.*

186. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

187. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and*
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.*

188. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

192. In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁶³.*

195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁶⁴. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

202. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Hart Local Plan

Policy NBE8 Historic Environment

Development proposals should conserve or enhance heritage assets and their settings, taking account of their significance.

Proposals that would affect a designated or non-designated heritage asset must be supported by a heritage statement (proportionate to the importance of the heritage asset and the potential impact of the proposal) that demonstrates a thorough understanding of the significance of the heritage asset and its setting, identifies the nature and level of potential impacts on the significance of the heritage asset, and sets out how the findings of the assessment has informed the proposal in order to avoid harm in the first instance, or minimise or mitigate harm to the significance of the asset.

Proposals which would lead to the loss of, or harm to, the significance of a heritage asset and/or its setting, will not be permitted unless they meet the relevant tests and assessment factors specified in the National Planning Policy Framework.

Policy NBE9 Design

All developments should seek to achieve a high quality design and positively contribute to the overall appearance of the local area.

Development will be supported where it would meet the following relevant criteria:

a) it promotes, reflects and incorporates the distinctive qualities of its surroundings in terms of the proposed scale, density, mass and height of development and choice of building materials. Innovative building designs will be supported provided that they are sensitive to their surroundings and help to improve the quality of the townscape or landscape;

b) it provides or positively contributes to public spaces and access routes and public rights of way that are attractive, safe and inclusive for all users, including families, disabled people and the elderly;

c) the layout of new buildings reinforces any locally distinctive street patterns, responds to climate change, and enhances permeability by facilitating access by walking or cycling modes;

d) it respects local landscape character and sympathetically incorporates any on-site or adjoining landscape features such as trees and hedgerows, and respects or enhances views into and out of the site;

e) it protects or enhances surrounding heritage assets, including their settings;

f) it includes sufficient well-designed facilities/areas for parking (including bicycle storage) taking account of the need for good access for all users;

g) the design of external spaces (such as highways, parking areas, gardens and areas of open space) should be designed to reduce the opportunities for crime and anti-social behaviour and facilitates the safe use of these areas by future residents, service providers or visitors, according to their intended function;

h) the future maintenance and servicing requirements of buildings and public spaces have been considered, including the storage and collection of waste and recycling;

i) it reduces energy consumption through sustainable approaches to building design and layout, such as through the use of low-impact materials and high energy efficiency;

and

j) it incorporates renewable or low carbon energy technologies, where appropriate.

Development proposals should demonstrate compliance with the above criteria through a Planning Statement or a Design and Access Statement (where one is required), submitted alongside a planning application.

Proposals must also demonstrate that they have taken account of any local supplementary guidance (such as any local town or village design statements, design codes or conservation area appraisals) and design-related policies in Neighbourhood Plans.

3.0 Historical context and location of Heritage Assets

The Listing



*SU 73-7450 & 73-7451 ODIHAM HIGH STREET (north side) 17/9 Palace Gate Farmhouse
8.7.52*

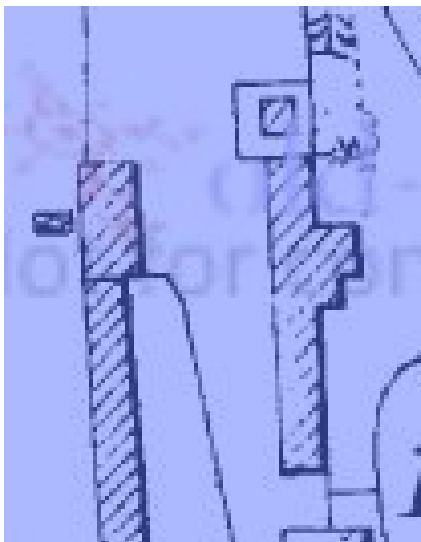
GV II

Mid C17, C18. Building in 3 parts, the earliest (northern) part being a tall 2-storeyed house, much altered but with stylish features,. with symmetrical east and west fronts of 1.1.1 windows, the centre of slight projection. Signs of a former hipped roof survive at the eaves but above this is a red tiled roof gabled at each end, a large shafted stack being attached at the south. The walling is red brick, Flemish bond, with projecting chamfered quoins, a thin 1st floor band, a plinth with altered openings and infilling of former large windows, timber-framed gable. There are 3 old mullioned and transomed windows on the 1st floor (2 outer on west side, central on east) and other later casements. The probable central doorways are now filled, the entrance being in a small slate- roofed outshot from the north-west corner. To the south of this part is a longer lower domestic range (C18) of 2 storeys, 3 windows: at its junction with the older part there is a 2-storeyed (C19) extension on the east side, with a 1-storeyed outshot attached to its south side. Red tile roofing, with hip on the east wind: red brick walling, with blue leaders in the lower part, some altered openings. Casements, some old with leaded lights: 2 plain doors in solid frames, one old panelled door on the east side. Attached to the south are storage buildings of lower elevation with some weather-boarded walling.

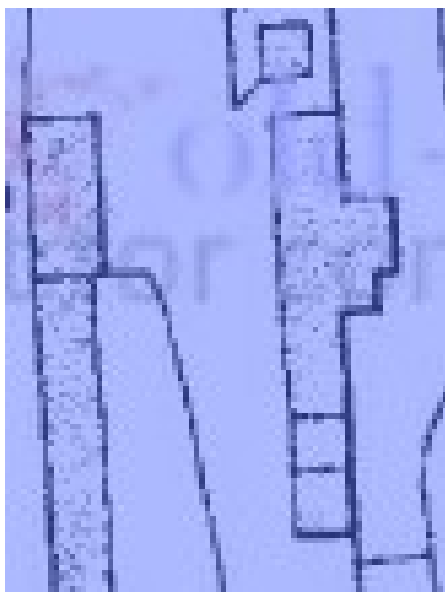
The Evolution



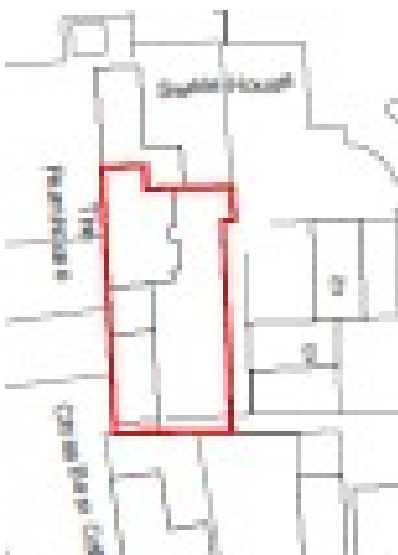
The above is an 1871 OS Extract showing Farmhouse.



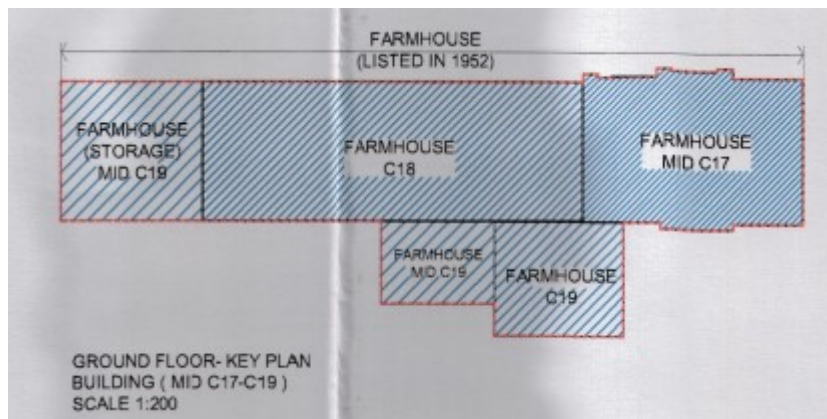
This is an 1896 Extract.



A 1911 Extract. The footprint is the same as in 1871.



This is the site plan that accompanies the Planning and Listed Applications. The footprint of the property has been extended to the eastern elevation. This is the conservatory that was approved under references 16/00893/HOU and 16/00894/LBC



The above shows how the property has been evolved over the centuries.

4.0 Proposed Development and Potential Impact on the Heritage Asset

4.1 The Proposal

The aim in making the proposed alteration is to conserve the house as a family home for the 21st Century.

The proposals are needed to meet the needs of today's family life rather than the needs of the typical family for whom the house was built.

The proposed freestanding oak mansard will:-

- preserve the significance of the heritage asset;
- cause minimal harm to the setting of the host dwelling;
- provide a high quality free standing structure within the private gardens.

The works also involve the resiting of the existing side garden gate to the front of the property as shown below.



The passageway is not subject to any right of way; the only real right imposed is the easement for the electricity. Its original purpose was to provide access for residents of Palace Gate to the Wardens office; this has since been re-sited and the original office converted to a kitchen (Ref. No: 00/01548/LBC) and the path incorporated into the garden.

The remaining path was purchased as part of the plans for erection of a single attached garage with associated alterations to provide a utility room and double garage (Ref. No: 02/01423/LBC) and it is intended to incorporate it into the garden as part of this proposal.

The proposed works do not adversely affect any important architectural or historic features of the property, as the proposal is for a freestanding structure. The mansard will be sited in the rear garden. is at the rear of the building. The proposed works do not adversely affect the buildings setting. The works are in scale with the host dwelling, being subservient to the main dwelling.

The oak mansard has been purposefully designed to reflect the proportions of the host dwelling.

The choice of materials are sympathetic to the property. Whilst the works are intended to compliment and blend with the property, it is purposefully designed to allow the subtle distinction between the original architecture and the latest 21st century addition.

English Heritage in their publication Constructive Conservation support the change and adaptation of historic buildings:-

“Historic buildings and places help to define our nation. Even so, change, adaptation or development will often be the key to securing their future. ‘Constructive conservation’ is the term used by English Heritage to describe the protection and adaptation of historic buildings and places through actively managing change. The approach is positive and collaborative, based upon a shared understanding of the qualities which make a place or building special. The aim of constructive conservation is to achieve a balance which ensures that those qualities are reinforced rather than diminished by change, whilst achieving a solution which is architecturally and commercially deliverable.”

4.2 Mass and Impact on the listed building:

The proposed oak mansard will have a footprint of 22 square metres.

Being a free standing structure it will not impact on the mass of the listed building.

4.3 Roof Design and Glazing

The roof of the proposed mansard will be tiled and will incorporate a glazed lantern rooflight.

4.4 Materials, finishes and construction details

The materials ensure that the proposals will blend naturally with the host dwelling and will be of the highest quality as would be appropriate for a structure of this nature located within the curtilage of a heritage asset. The mansard will appear as a lightweight, predominantly glazed structure.

The use of oak and glazing will ensure that the proposal respects and complements the heritage asset but does not mimic it.

4.5 Design

The proposed free standing oak framed mansard will be sited in the south eastern corner of the rear garden. As already stated the works are intended to compliment and blend with the property.

We are of the opinion that the new design complements the listed building and is aesthetically pleasing.

4.6 Impact on the listed building and it's significance

The proposal will have no impact on the host dwelling as it is a free standing structure.

4.7 Materials

Proposed

Wall/Base – Brick and timber cladding

Roof – Tiled with a glazed lantern

Doors and Windows – Natural Oak

4.8 Compatibility:

The proposed design is subordinate to the host dwelling and will not detrimentally affect the host property, the setting of the property or the area in which the property is situated.

The design materials, oak and glazing are appropriate for this style of development.

4.9 Landscaping

No landscaping works are proposed.

4.10 Access

No special access arrangements have been made. The proposal is confined to a domestic dwelling and therefore no provision has been made for any disabled or public access.

4.11 Impact on neighbouring properties

The proposed works will not impact on the amenities enjoyed by the neighbouring residents, nor will it impact on the street scene. It has been purposefully design so that there will no overlooking into neighbouring properties.

5.0 Summary and conclusions

The aim in making the proposed alteration is to conserve the house as a family home for the 21st Century.

The proposed free standing mansard will:-

- preserve the significance of the heritage asset;
- cause minimal impact;
- provide a high quality structure within the private garden.
- provide a contemporary design that does not try to mimic the historic architecture enabling the history of the property to be easily read.

We believe that the proposed works satisfy the requirements set out in the planning policies. The proposals will not detract from the host dwelling nor the surrounding area. They will enhance the property by virtue of good design and detailing and the sympathetic use of materials.

The proposed mansard will result in an improvement in the quality of the residential amenity for the applicants and will not impact negatively on the visual appearance of the site or residential amenity of neighbouring properties. The proposed extension is well proportioned in comparison with the host dwelling and sits comfortably within the site.

The application property is a family home; the character and setting of the property will not be harmed by the proposed works, only improved.

The proposal is in keeping with the character of the building. The materials used are chosen carefully to compliment the host dwelling and will therefore not appear visually intrusive in the landscape.

This relatively small one storey proposal with its timber and glazed appearance has been chosen so as not to adversely affect the amenity of the occupants of any neighbouring properties.

The proposal would not have any significant adverse effect on the fabric of the host dwelling and the wider area. The scale, size and sympathetic choice of materials as well as the high quality design ensure that the proposal would not be detrimental to the character of the host dwelling nor the surrounding area.

The design has been carefully considered to respect the existing building and its setting. It is perceived to be of minimal impact whilst providing significant improvements to meet client expectations.

We consider the proposed oak mansard has sufficient integrity to contribute to the amenity of Farmhouse without detracting away from the beauty and character or conflicting visually or technically to the existing property.