

DESIGN, ACCESS & HERITAGE STATEMENT

FOR

**CHEDWORTH
DIPPENHALL STREET
CRONDALL**



Site

Crondall is a small rural settlement that is located on the rolling chalk downlands of North Hampshire, 1km south of the A287 between Farnham and Odiham.

Chedworth is at the southern end of Crondalls Settlement boundary but outside of the Conservation Area, with the edge of the conservation Area running along Dippenhall Street..

The site slopes gently up from the road, and is rectangular in shape measuring approximately 15m by 57m deep with an approximate area of 0.1 hectares (1/4 acres). To the East of the site is Dippenhall Street with the listed building The Malt House beyond. To the north, west and south are similar residential properties.

Architectural History

Chedworth is a one and a half storey 1950's house, typical of this period.

To the side of the house is a detached single garage which is in a state of collapse.

In 1992 planning permission was given for a two storey rear extension (ref: 92/21837/FUL) which has been completed.

Proposals

The existing kitchen is very small and has a door on each of the four walls which makes it unusable, and the front entrance comes straight into the kitchen. The proposal is to relocate the kitchen to the rear of the house into the existing play room.

The front door will stay where it is, but will now open out into a new Hall (rather than a kitchen). The stairs have been turned around so that an open area/void can be created up to the first floor landing. We propose a new oak framed porch in front of the door to protect it from the weather.

The existing hall and shower room will be turned into a utility room.

The existing garage is collapsing, the proposal is to demolish this building creating space for a lean-to extension to accommodate a dining room and work area/seating area. The existing dining room will be turned into a play room.

Due to the low eaves level, and the way the roof structure was designed, all of the original bedrooms have large cupboards in them that support the roof, which make the rooms small and awkwardly shaped. The proposal is to raise the roof slightly, and support the roof on the external walls so that the cupboards can be removed. Doing this will also remedy the damp problems as all of the dormers leak.

To the front of the house are fantastic views along Heath Lane yet the bathroom at the front of the house has got frosted glass and the original rear bedroom only has side views directly into the neighbour's house. We propose to swap the two rooms around, and this can be achieved with the raising of the roof and removal of the cupboards to create the required space.



garage temporarily propped



Massing

We have only raised the roof by 670mm so that the eaves height is still lower than the top of the windows, in this way the chalet style and gables over the windows can still be maintained. So that the gable of the main roof does not impose on either neighbour we have introduced a half hip, matching the neighbouring roof at Cherry Bank.

The gutter level of the lean-to roof is slightly lower than the gutter of the garage, and it is located 900mm further away from the boundary so that views and light levels from the neighbouring house, Hill View, will be improved.

Appearance and Materials

All new materials will match the existing materials. The walls will be brick to match the main house and the new roof and lean-to roof will be in clay tile to match the existing. The windows will be timber framed casements with a single horizontal glazing bar and painted cream to create a more cottagy look than the existing upvc leaded windows.

The windows of the dormers will be reduced from three casements to two casements and the concrete tiles facing the gables over the dormers will be replaced with decorative hand-made clay tiles with white barge boards, to match the dormer windows of the two houses opposite.



Trees

There are no trees within falling distance of the development..

Biodiversity Assessment

As the proposal is to replace the existing roof and to remove the garage a bat survey was undertaken. The property is in category 1 of the Interactive Bat Protocol ie a residential building, however the post 1914 house is more than 200m from woodland or water

We examined the existing buildings both externally and internally for any bat activity but found no sign of occupation.

The existing house has a traditional open attic roof that is felted and with a partially boarded floor. The roof void was open/uncluttered and a careful inspection was made of the area, checking all rafters, purlins, ridge boards and crevices for any evidence of bats. None were found. The boarding and insulation covering the floor of the loft was carefully studied for any evidence of bat droppings, but none were found.

Externally the soffit board butted up to the brick walls with no gap between, and there was no staining of the bricks or tiles that might otherwise indicate a bat entrance.



The garage has an open roof, ie no roof void, making the inspection easy. The roof was well sealed and there was no evidence of bats or droppings within the garage. The garage was well used making this an undesirable home for a bat.

It is unlikely that bats have used, or could use, this property for roosting or shelter therefore Natural England will not need to be approached, as a licence will not be required for this project

Vigilance will be exercised during works, particularly during the removal of the roof tiles, so that if any bats are found work will be suspended until Natural England have been consulted as to how to proceed.

The extension is built entirely over the existing garage, drive and patio area and therefore it is unlikely that any other endangered creatures or their habitats will be disturbed.

The proposals will not affect any trees and therefore will not affect possible bat foraging areas.

Flood Risk Assessment

The Environment Agencies Flood Risk map shows that the house, and extensions, are outside of the Flood Zone.

Access

The existing vehicular and pedestrian access will be unaffected by the proposals.

The existing garage is of insufficient size to accommodate a car however there is still sufficient area on the gravel drive to park three to four cars which is sufficient for this four bedroomed house so parking will be unaffected.

Heritage Impact Statement

The work will have little to no impact on the Conservation Area. The house is set back a considerable distance from the road and is obscured by mature boundary planting. The increase in height of 670mm when viewed from the road, 26m away, will be negligible. The introduction of barn hips to the roof will soften the building and will match the neighbouring house. Many houses along this part of the road are two storey and the raising of the roof will not be out of place within this varied streetscape. The introduction of smaller dormer windows that match the dormers found on the older properties along the road will be an attractive feature, particularly when compared with the wide dormers that are there at present. The introduction of an oak framed porch will soften and give warmth to this hard building, and the replacement of upvc windows with timber windows will be of benefit to the conservation area.

Conclusion

We believe that the proposals are sensitive to the neighbouring properties and to the Conservation Area, will enhance this tired house whilst also enhancing enormously the quality of life for our clients. We therefore ask that you approve the proposals.