

Design and Access Statement REV A

For the proposed extension of:
The Old Coach House,
Gosport Road
East Tisted,
Alton,
Hampshire, GU34 3QJ

1.0 Introduction

This report has been produced as supporting documentation for the planning and listed building applications for the proposed two storey extension at The Old Coach House, Gosport Road, East Tisted, Hampshire. This statement discusses the key issues considered during the design process in line with the relevant conditions of the local and national planning policies.

2.0 Existing Building

The Old Coach House is a Grade II listed building located in the village of east Tisted in Hampshire which is within the boundaries of the South Downs National Park. The building is believed to date back to prior 1871 and was part of the ancillary buildings provided for the Rectory. The building was listed in 1983 following an application for its conversion into a separate residential dwelling with consent for the works given in 1984 albeit to a slightly different form to what is currently found onsite. The original elements of the property are constructed from Ashlar Malmstone walls below a pitched roof finished with decorative plain clay tiles and clay half round ridge tiles. Several gable ends and dormer window constructions are included to provide an enhanced level of first floor accommodation which is largely within the roof void of the original dwelling. The extension to the east of the original building is constructed with cavity masonry walls finished externally with red bricks laid to a stretcher bond below a pitched roof finished with clay tiles that matches the height of the original roof it connects into.

3.0 Use of the Site

The Old Coach House is a detached residential dwelling which was converted from an ancillary building supporting the significant former rectory located adjacent in 1984. The property includes the main reception rooms to the ground floor including the living room, dining room, study and kitchen with the first floor providing the bedrooms and bathrooms which are partially located within the roof void of the existing. The main amenity space is located to the west of the property which is mainly laid to lawn with mature hedges at the boundaries. The site includes a gravel parking area adjacent to the east elevation and a detached garage with accommodation over to the south east corner which is a later addition.

4.0 Scale and mass of proposals

The proposed extension has been designed in consultation with the historical surveyor with the buildings historical development informing the location and size of the addition to provide the much needed, Utility/ dog room space required for modern day living requirements which having no negative impact on the subject listed building or its wider setting including those adjacent listed dwellings. The extension has been stepped back from the building line of the southern elevation of the former extension it is proposed to be attached to which allows for the visual break along this line marking the addition as subservient to the later addition to which its attached, despite this being to the same proportions as the original host building. This step to the principal elevation also allows the ridge height to be reduced further reducing the mass of the addition and clearly marking it as a later addition.

5.0 Size of proposals

The proposed extension seeks to provide a minimal increase of floor space for the property with an additional 7.5m.sq of floor space provided to the ground floor and a similar level to the first floor albeit impacted by the sloping nature of the roof. This provides a percentage increase of approximately 7% over the existing floor area and provides the required space for the proposed dog room and small utility area to house the washing machine and tumble dryer removing these noisy appliances from the kitchen which is not separated from the habitable areas of the dwelling with any solid doors.

6.0 Appearance

The extension has been designed to be subservient to the main dwelling as its currently found onsite and seeks to extend the previous extension to further reduce an impact on the original host building. The connection of the extension to the previously extension also removed the need to remove any historic fabric to facilitate access to the new areas further reducing the impact on the historical elements of the building. The first floor en-suite will require the partial removal of the eastern wall of the existing extension and it is proposed to provide the support required for the remaining masonry with a timber frame which will mimic some of the exposed timber framework top the ground floor which is part of the former buildings use as ancillary storage for the rectory. The external walls are proposed to be constructed from cavity masonry construction and are to include stretcher bond brickwork for the external skin although it is proposed to paint the proposed and existing red brickwork to better integrate the existing and proposed extensions with the historic Ashlar Malmstone walling. The current use of deep red bricks, against the light buff colour of the stonework detracts from the overall appearance of the principal elevation. Whist the painting of the brickwork will be harmonious to the colour of the stone the use of bricks will still clearly define this area as an extension to the higher quality finish provided by the stone walling. The proposed extension by virtue of it being stepped back and incorporating a lower ridge will be further subservient to the building it attaches to defining this as a further additional to the building but with the use of matching materials will still complement the setting of this area.

7.0 Landscape

None of the works proposed will have an effect on the landscaping for the site. The proposed extension is to be sited over an existing area of hardstanding with no other alterations proposed.

8.0 Access and Parking

There are no proposed changes to the access of the property. Access for emergency services and other essential vehicles will remain unchanged. A rear access door to the proposed utility/ dog room is proposed so dogs can be brought straight into this area without the need to traverse the main living areas if required.

9.0 Soil Statement

The small amount of soil arising from the excavations will be utilised for planting beds to be located to the western garden with any remaining after this process to be removed from site for disposal to a registered site by a licenced contractor.