

COMBINED DESIGN & ACCESS STATEMENT AND HERITAGE STATEMENT

PROPOSED DEMOLITION OF EXISTING CONSERVATORY
AND SUBSEQUENT ERECTION OF REPLACEMENT
CONSERVATORY AT 2 MORGAN'S VALE COTTAGES,
BRAMSHAW, LYNDHURST, HAMPSHIRE, SO43 7JG.



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Introduction

This Combined Design & Access Statement and Heritage Statement has been prepared by Prime Oak Ltd to accompany a householder planning application for the demolition of a conservatory and erection of a replacement conservatory at 2 Morgan's Vale Cottages, Bramshaw, Lyndhurst, Hampshire, SO43 7JG.

This statement should be read in conjunction with the drawings enclosed with the accompanying application, including:

- Red Lined Location Plan at 1:1250 (drg. 47467/01);
- Proposed Block Plan at 1:500 (drg. 47467/02);
- Existing Ground Floor Plan & Elevations at 1:100 (drg. 47467/03);
- Existing Roof Plan at 1:100 (drg. 47467/04);
- Proposed Ground Floor Plan and Elevations at 1:100 (drg. 47467/05);
- Proposed Roof Plan at 1:100 (drg. 47467/06);

2 Morgan's View Cottages is located within the boundary of Forest Central North Conservation Area.

Prime Oak Ltd will be designing and constructing the proposed conservatory on behalf of the applicant. Prime Oak is one of the country's leading specialists in the design and construction of oak framed buildings for all kinds of domestic and other uses.

Proposals

This application seeks permission to demolish an existing conservatory and erect a new conservatory of the same size and scale. The conservatory would be oak framed and sited in the same location as the existing. All exterior walls would be glazed with oak framed windows with oak framed fully glazed french doors along the western elevation of the structure. The roof would be pitched and fully glazed.

Heritage Statement

2 Morgan's Vale Cottage ('the Property') is located within the boundary of Forest Central North Conservation Area. The Conservation Area encompasses 7 settlements one of which is Bramshaw, where the Property is located. The area has a long history with evidence suggesting that it was under cultivation or pasture at the time of the Norman Conquest.

Forest Central North Conservation Character Appraisal outlines the key characteristics of the Conservation Area as a whole which include, but are not restricted to, the following:

- Most buildings are in residential use
- The area general consists of small historic settlements
- There are 30 listed buildings within the Conservation Area
- Some buildings originating from the 16th and 17th century have timber frames
- Many houses have been altered and extended from their original small, 2-storey scale

The larger Conservation Area is split into 10 individual Character Areas, each with their own distinctive character and form with the Property falling within the boundary of Character Area F: Brook, Brook Hill, Stocks Cross and Bramshaw.

This Character Area is located along the mid-section of the eastern boundary of the Conservation Area and is of a linear form along the B3079 and encompasses five small settlements, one of which is

Bramshaw, where the Property is sited. The oldest building within this Character Area is a 14th century cottage, however the majority of development arose between the 18th century and late 20th century. There are few key views into and out of the area due to the thick boundary trees and hedgerows, with the only partial views to agricultural land to the north.

The most notable characteristics and features within the Conservation Area are the wide verges of all main roads and triangular open spaces at the centre of some settlements which act as focal points and create a sense of spaciousness in an area with otherwise restricted views in and out.

Within the Character Area there are sixteen Grade II statutory listed buildings which are either clustered together in small groups or isolated in individual plots. In addition to these listed buildings 15 unlisted buildings within the Character Area have been designated as local heritage assets which largely originate from the 19th and early 20th century.

The Property- 2 Morgan's Vale- and 1 Morgan's Vale have been highlighted as unlisted buildings with local significance within the Character Area as they provide typical examples of late 19th century forest edged dwellings which have undergone few alterations since their construction. The dwellings have been formed from red brick with yellow brick detailing whilst the roofs are laid with slate tiles. The most striking feature of 2 Morgan's Cottage is the date '1871' formed from brick on the gable end.

There is an existing conservatory located along the southern elevation of the property at the same location that this proposed conservatory would be located which suggests that the principle of a conservatory at this location with the Conservation Area has already been deemed as acceptable. The existing conservatory is ageing and constructed of materials that are wholly unsuitable to the integrity and character of the existing dwelling with local heritage significance and detracts from the setting of the Conservation Area.

The appearance, design and scale of the new conservatory would provide an opportunity to enhance part of the property that currently harms the setting of the locally significant dwelling and Conservation Area, which is discussed in more detail below.

Use

The use proposed is entirely domestic. This is a new extension to provide additional/enhanced living space and facilities for the main property. As such the use is entirely appropriate in principle for this existing residential property. The use in itself would have no impact on the Conservation Area.

Amount

The amount of development proposed as part of this proposal would be the exact same as that of the existing. The new conservatory would be single storey in height and extend to 3.4m in length and 2.5m in depth. With this in mind, the extension has been designed to appear as a subservient addition to the existing property in terms of the amount of development proposed.

Layout

As described above the new conservatory proposed as part of this application would be sited in the same location as the existing. The proposed conservatory would be attached to the southern elevation of the house, running parallel to the front (western) elevation of the dwelling. Therefore, the new extension would not impact upon the setting or character of the Conservation Area any more than the current already does.

Access

There would be no alterations to the existing parking and access arrangements to the site. The extension itself would comply with relevant Building Regulations in terms of pedestrian or disabled access.

Scale

The proposed conservatory would be of the same scale and footprint as the existing. Its single storey height would keep it below the overall height of the existing dwelling whilst its footprint and dimensions would be in relation to the larger dwellinghouse ensuring that the proposed conservatory would not detract from the integrity of the largely original 19th century dwellinghouse.

Furthermore, the glazed aspects of the conservatory would give it a visually lightweight appearance whilst the brickwork would be in keeping with the original house providing design continuity. As such the proposal would appear as a subordinate extension to the main property and would have no unduly detrimental impact in terms of bulk or massing.

In terms of scale, therefore, the proposal would have no harmful impact on the setting or character of the Conservation Area.

Appearance

The fundamental distinction between the existing conservatory and proposed is the design and appearance. The existing conservatory is constructed from white PVC which is wholly unsuitable to the character of the 19th century dwelling and Conservation Area as a whole.

The new conservatory would be constructed of an oak frame echoing the timber frames of some 16th and 17th century cottages that exist in the wider conservation area and would be more sympathetic to the character and setting of the Conservation Area. The substantial glazed elements along all exterior elevations would provide the structure with a lightweight appearance ensuring the locally significant dwelling remains as the dominant feature within the site.

As the proposed conservatory would be located in a visually prominent part of the site it is integral to ensure that the design of any new additions to the property would be sympathetic to both the character and setting of the dwelling and the wider Conservation Area. This application provides the opportunity to enhance this part of the property by providing a conservatory of the same size and proportions but of a much superior design.

In terms of appearance therefore, the proposed extension would enhance the character and setting of the Conservation Area.

Landscape

As described above the new conservatory would be located in the exact same location as the existing so no existing trees or areas of planting are proposed to be removed and no new landscaping is specifically proposed as part of the application. The existing garden is already attractively landscaped and the proposed conservatory would take up no further part of the garden than the existing currently does.

Sustainable Development

The new conservatory would be constructed of oak harvested from well managed renewable and sustainable sources, whilst the traditional carpentry methods to be used in its construction would rely

less on the use of power tools than conventional modern construction methods. The proposed construction method of the conservatory in itself is therefore highly sustainable.

The glazed elevation of the structure would face south to take advantage of solar gain for natural space heating, but would also include wide opening French doors for natural ventilation and heat control.

Conclusion

This application simply seeks to replace an existing, ageing conservatory with a new conservatory of the same scale and proportions but of a much superior design that would be more sympathetic to the setting of the Conservation Area whilst also ensuring that the integrity of the locally significant dwelling is maintained.

Overall, this application provides the opportunity to enhance the existing dwelling by removing the poorly designed conservatory improving the appearance the Property as a whole whilst simultaneously improving the character and setting of the Conservation Area.