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Job no. 2159

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**DESIGN AND ACCESS STATEMENT**

**Alterations and extensions to an existing outbuilding**

MARSHLANDS, THE MARSH, BREAMORE,

FORDINGBRIDGE, HANTS, SP6 2EJ

1. **PROPOSAL**

“Marshlands” is a thatched cottage with brick and clay tile outbuildings, in the Breamore Conservation Area: it is not a Listed Building but may be considered as a “Non-designated Heritage Asset”.

Under planning application ref. 94/NFDC/55740, approval was granted on 3rd February 1995, for change of use of land to extend residential curtilage/conversion of cowshed.

It is proposed to extend the existing outbuildings to provide covered parking, and extend the existing mower shed. An existing cowshed is to be converted to a gym.

The existing cowshed is neither wide enough, nor high enough, to act as a garage for modern vehicles. The width is only 4.1 metres and the clearance under the eaves is only 1.9 metres.

Our clients requested pre-application advice and under ENQ/21/20052/HH this was provided by Kate Cattermole on 7 March 2021.

Following this advice, we have abandoned the idea of adding first floor accommodation and ensured that the single-storey outbuilding “retains a subservient relationship to the thatched cottage”.

As advised, we have “replaced the existing timber outbuilding at the (southern) end of the building (with a new mower shed)……and continued the line of the existing ridge over the footprint…..”

Also, as advised, we have shown a “single-storey extension which comes out at right angles to the main building….” to provide a carport that is wide enough, and high enough, to accommodate modern vehicles.

1. **Layout**

The proposed extensions are added to the north and south ends of the existing cowsheds so that they blend with the original building.

1. **Scale**

The proposed extensions are of a similar scale to the existing building.

1. **Appearance and materials**

The proposed extensions are roofed in red/brown clay plain tiles to match the existing tiles, and at the same pitch, so that they fit seamlessly with the original building.

Also, they will be built in 215mm brickwork, with a brick and brick bond to match the existing building.

To create the gym, existing openings will be covered with black-stained vertical timber boarding and vertical cover strips to match existing boarding on the west elevation of the garden room.

High level oak-framed fixed glazing will also match the same detail on the west elevation.

1. **ACCESS**

There will be no alteration to the existing vehicle access.