

**PROPOSED EXTENSION AND ALTERATIONS TO
OAKHILL COTTAGE**

**DESIGN AND ACCESS STATEMENT
+ HERITAGE STATEMENT**

Oakhill cottage
Seaview
PO35

DAS_506



Introduction

The proposals are for the extension and alteration to Oakhill Cottage, an existing dwelling within the curtilage of Oakhill House - a grade II listed building that has undergone significant repair during the current owners occupation with the addition of terraced areas to replace failing flat roof sections of the building.

The applicant has grown up in Oakhill House as a family home and moved away to University to study and would like to return to the Isle of Wight for the long term with his fiancé, also a long term resident of the Isle of Wight, who has also taken up a position at the Hospital after a period commuting to Great Ormond Street Hospital in London. The applicants parents will continue to reside in Oakhill House.

The replacement outbuilding is to be a gym/training facility and study for ancillary use to replace existing dilapidated outbuildings, although permission is not required for this outbuilding it is included for completeness and illustrates general improvements to the setting of the Listed Building of Oakhill House.

List entry summary

The main dwelling is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: OAK HILL

List Entry Number: 1274869

Location: OAK HILL, OAK HILL ROAD

The building may lie within the boundary of more than one authority. County:

District: Isle of Wight

District Type: Unitary Authority

Parish: Nettlestone and Seaview

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 24-Oct-1950

Date of most recent amendment: Not applicable to this List entry. Legacy System Information

OAK HILL ROAD, SPRING VALE

1.

1577

Oak Hill

SZ 6191 5/126 24.10.50.



//101274869-oak-hill-

[nettlestone-and-seaview/photos/114642](#) [More Photos » \(101274869-oak-hill-nettlestone-and-seaview/photos\)](#)

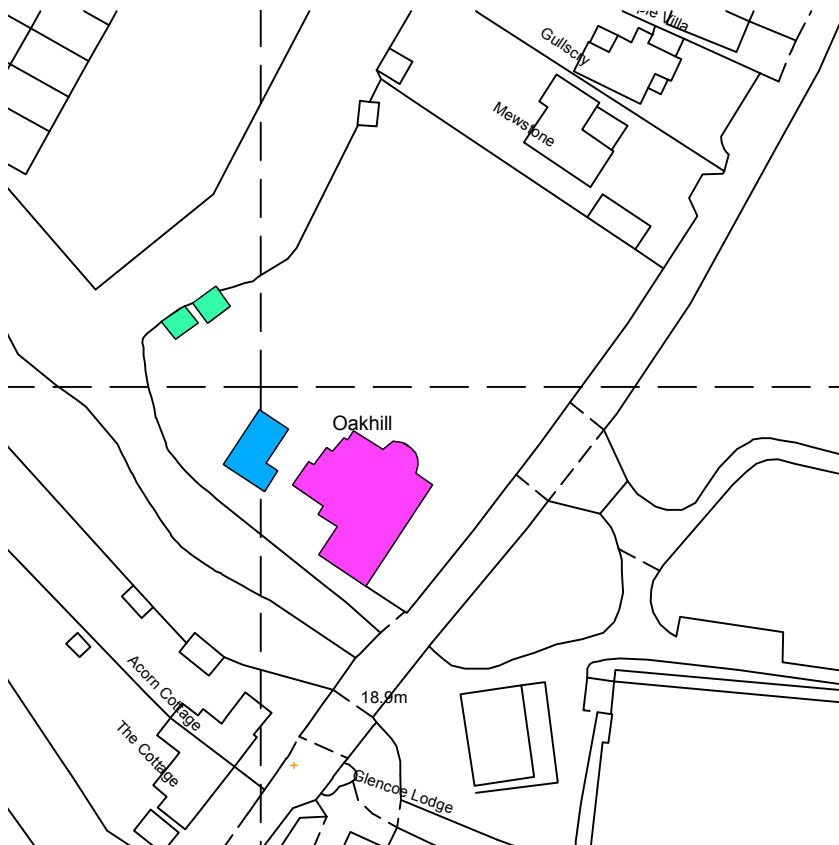
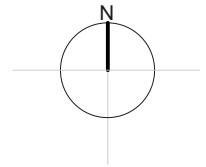
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


Latitude: 50.7214 / 50°43'17"N
Longitude: -1.1242 / 1°7'26"W
OS Eastings: 461921
OS Northings: 91674
OS Grid: SZ619916
Mapcode National: GBR 9CP.QL4
Mapcode Global: FRA 87J5.HWB
Plus Code: 9C2WVPVC+H8

Entry Name: Oak Hill
Listing Date: 24 October 1950
Grade: II
Source: Historic England
Source ID: 1274869
English Heritage Legacy ID: 413955
Location: Nettlestone and Seaview, Isle of Wight, PO34
County: Isle of Wight
Civil Parish: Nettlestone and Seaview
Built-Up Area: Pondwell
Traditional County: Hampshire
Lieutenancy Area (Ceremonial County): Isle of Wight
Church of England Parish: Oakfield St John
Church of England Diocese: Portsmouth

Setting + site context

Oakhill Cottage is a rateable dwelling and is not Listed, however it is set within the curtilage of Oak Hill House a grade II listed building and currently consists of a large storage area at ground floor level with a self contained accommodation at first floor level.



-  Existing outbuildings
-  Oakhill Cottage
-  Oakhill House



Oakhill Cottage viewed from the North East



Oakhill Cottage viewed from the North West



Existing timber and brick built glazed outhouse structure to be demolished



Existing timber and brick built glazed outhouse structure in a dilapidated state



Decommissioned and redundant LPG storage tank to be removed



Brick built outbuilding in a state of disrepair and is to be demolished as part of the replacement studio proposals as permitted development



Existing structure adjacent to the redundant outbuildings and is to remain in situ

Impact of the proposals on the Listed building

Currently the main focus of the maintenance, repair and improvements have been on the Grade II Listed Building and these proposals seek to improve the landscaping and setting of Oakhill House by upgrading remaining buildings on the site and providing designated amenity and parking areas.

Without frequent use, the North Western end of the site has become an eyesore and the proposals would seek to incorporate the wider grounds in a methodical and well planned approach, existing boundary fences constructed to hide unsightly outbuildings will be removed replaced with planting where necessary.

The proposals for Oakhill cottage would reflect the high level of workmanship associated with the restoration of Oakhill House carried out to date and the extensions would be orientated to have as little adverse impact on the Listed Building as possible, in fact the extension would not be seen from the Listed Building.

The incorporation of the North Western corner into the proposals will help provide certainty and longevity to the grounds of the Listed Building and encourage more frequent use of the landscaped areas.

Use

The use is to be an extension to an existing dwelling and improve parking provisions to accommodate vehicles to improve the setting of the Listed Building. Dilapidated outbuildings will also be replaced with a studio/gym outbuilding under permitted development to be used as a study/gym and training facility for the client.

Amount

One extension and one outbuilding, the outbuilding is not to exceed an eaves height of 2.5m from ground level

Layout

Currently Oakhill Cottage is a self contained accommodation arranged predominately on the first floor of the building, with storage below.

The single storey extension seeks to provide additional accommodation at ground floor level while providing a terrace area to the North West of the building with views to the sea and allowing for an external access to the terrace, reflective of the improvements carried out on Oakhill House.

Due to the terrace being on the North West side of the dwelling, there would be no issues with overlooking

Access

Access to the highway is to remain the same

Materials

Materials on the proposed extension are to be timber frame post and beam with glazed portions. Natural timber cladding would be used in the areas remaining as per the existing wall build up. The balustrade would be glazed with a galvanised steel stairwell providing access as with the proposals given permission on Oakhill House.

The proposed studio is to be timber clad to match to the cladding proposed on Oakhill Cottage with glazed portions also.

Conclusion

This opportunity allows an existing building to be upgraded and extended to provide long term accommodation for formerly local residents to relocate back to the Isle of Wight on a permanent basis with work opportunities at the hospital and having established working from home as a viable long term solution during 2020 as a result of the pandemic.