

## **Design and Access Statement**

### **Features of existing site**

#### **Location**

The Old Post Office, formerly 1 and 2 Northbrook, is sited within the village of Tichborne, within the conservation area, in the north-west corner of the South Downs National Park. It lies on a minor road half a mile west of the B3046 connecting New Alresford with Cheriton. The Old Post Office sits on the north-west side of the minor road almost opposite The Tichborne Arms.

#### **Site and Surroundings**

Tichborne is a small, picturesque settlement set within rolling Hampshire countryside, on a mainly east facing slope above the upper reaches of the River Itchen. Approaching the village from the north the road follows the line of the river before turning and rising to pass through the village. With the road cut into the side of the slope The Old Post Office sits high on a bank on the right hand side, signalling its position at the entrance to the village.

The house, some 22m long by 5.5m wide, sits 4.5 m back from the road within a site approximately triangular in shape, of 0.33 hectares with a frontage of 120m onto the road. A hedgerow forms the westerly boundary with The Old Rectory, the rear garden rises to the northern boundary, mainly open to the fields behind, and meets a hedge line on the easterly boundary, fronting the road. There are several large trees within the garden.

The hedge line finishes on the eastern boundary in front of the house, replaced by post and rail fencing, leaving the house visible to the road. A vehicular access adjacent to the western boundary leads to a single story shed / garage set some 10 inside the boundary.

#### **Recent Work**

Substantial repairs have been undertaken to The Old Post Office in 2011 and 2012, including re-thatching, repair of wattle and daub panels, the addition of a kitchen extension, the demolition of a conservatory and repairs to the front wall.

All of the work was carried out under the auspices of the Winchester City Conservation Officer.

#### **Proposal**

This is a very simple like-for-like repair that we are asking to make before significant damage occurs to the front of the building. That is why we made an original pre-planning enquiry in March.

There is the need to replace a horizontal oak beam on the upper level of the front wall, together with two / three bricks that have been missing for some time. This is the result of

weathering over hundreds of years, and as you will see from the photographs, is in much need of repair.

The repair will be carried out sympathetically by the same craftsmen employed on the original renovation. The oak and the bricks are left over from the 2011 / 2012 renovation to the front wall. To our minds it is entirely appropriate and will only enhance the durability and look of this listed building.