

Design Statement

11 Upper Green, Hawkley, Liss, GU33 6NA

Nº 11 Upper Green is a pretty end of terrace 2-bedroom cottage, built some 30 years ago, to the south side of the entrance to Hawkley Village Hall and cricket pitch. It is the last of 6 homes in this terrace.

The cottage has a clay tile roof over fancy Flemish bond brick walls and softwood joinery on a 9m frontage facing the green and church, and it is in keeping with the varied elevations on this street scene in Hawkley. There is a 6m wide strip to the north side of the cottage and the car is parked on the front area, with a small garden and hedge to the side and rear. This leaves space for a small extension at the side front door. See 'as existing' site plan.

The large outstanding problem with this property is that N^{os} 9 and 10 to the south have a common foul drain passing under N^o11 and entering a concrete enclosed fibreglass cesspool near the front door of N^o11 that is under the driveway. The foul drains for N^o11 enter a second cesspool in the rear garden with both being emptied on a very regular basis at a very great cost.

A detailed plan has now been completed to extend the foul drains of all 3 houses to a new BioMarsh treatment plant set under the village hall car park to the west, and then draining into the adjoining stormwater system running under the cricket pitch. This is a priority project and an environmental agency permit has been issued, and an agreement is in place with the village hall for the work.

An underground gas tank is also in the side garden alongside the hedge. A new air source heat pump system is to be installed and therefore the gas tank can be removed.

The owners, Alison and Jamie Prutton, are both veterinary surgeons. Alison works in higher education and is required to work from home 4 days a week, and Jamie works in a local veterinary practice and requires home office space a minimum of 1 day a week. Alongside the requirement for quality office space, they also have a small child therefore urgently need a larger kitchen/living space and as it is impossible to move in this area, a small side extension is the only practical conclusion after the drainage works are completed.

The cesspits are to be filled and the process is already agreed with the neighbours. This work has been planned for the Autumn to avoid the summer cricket season. The work will cause a degree of disruption to the side and rear land and it would be desirable to retain a 2.6m strip of land to the side of the house.

A 3.0m wide extension is possible, but final design of the foundations (i.e. slab or piles) would almost certainly be required to ensure stability after the site works have been completed. We expect the tanks to be filled with pumped concrete and to use concrete strip foundations designed on site.

The brickwork is Flemish bond to the existing structure with black headers and this could be used again under a 'cat slide' clay tile roof to conclude the end of the varied terrace of village style cottages.

A possible 3.5m x 2.7m top room set in the roof of the extension (min 1.5m ceiling height) would provide a double office centre at the front and the rear for the owners, and an access could be created with a corridor through a newly planned and altered bathroom and connected to the existing landing.

We enclose an existing plan proposed by P. Stubbington (Land Surveys) Ltd which clearly sets out the boundaries, tank positions and elevations.

We show on plan N° 1301.21.02 a replacement front porch with space for coats/boots etc. and a kitchen extension of 3.3mx2.7m off the existing very small kitchen/diner.

This still retains a small cottage, but one that is just suitable for a couple with a small family and very much a matching cottage appearance facing onto Upper Green, Hawkley. The balance of smaller homes is still retained by this proposal and only 22.4m² is proposed for this simple extension on an existing cottage with 78.00m² floor area, which allows a 30% floor increase of 23.4m².

A 6.8m x 3m dining room and kitchen would be created with a 3.5m x 2.7m room over and a small tiled dormer window to the east, all to match the existing and newly laid garden around with a car park retained to the front.

We envisage that conventional concrete strip foundations will be required for such a small extension along the side wall and a beam and block floor to the new porch and kitchen, with 2 small window to the north side to match the existing high level gable window and matching brickwork, eaves and open front porch on oak posts. A full package of insulation to building regulations will be installed.

This is a modest project to meet a serious need for a young couple who love living in Hawkley and are an enormous asset to the community as veterinary surgeons. The locals would seriously want this couple to remain in the village as popular and involved residents.

We enclose photos of the property.

The extension is only 22.4m² and therefore a C.I.L payment will certainly not be required. With conventional foundations and filling of the present tanks it is not required to remove spoil under this project. The modern construction of the property would not permit the presence of bats or other bird occupants within the external confines.

The side hedge will be retained and reinstated as existing. There is no roof glazing to in any way effect the night sky, and the neighbours will greatly benefit from the proposed sewage treatment plant plans which will be executed to an agreed programme involving all 3 parties and to their great ongoing financial advantage and to a high standard.

The applicants wish to construct a small side extension to meet exacting needs, with all effort to match the features and materials of the original property, and to form a package that makes the high financial outlet on the drains viable. We recommend the scheme and the applicants' efforts for a speedy approval.