

COMBINED DESIGN & ACCESS AND HERITAGE STATEMENTS

SINGLE-STOREY, OAK-FRAMED ORANGERY AT WOODPECKERS,
WOODGREEN ROAD, SP6 2LP



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1. Introduction

This combined Design & Access Statement and Heritage Statement has been prepared by Prime Oak Ltd to accompany a householder planning application for a single-storey, oak-framed orangery to the rear of a property, Woodpeckers, located to the north of the village of Godshill and approx. 10 miles south of Salisbury.

Woodpeckers lies within the New Forest National Park and within the 'Godshill and surrounding agricultural encroachment into the Forest' section of the Western Escarpment Conservation Area.

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

- Location plan at 1:1250 (49839/01);
- Proposed block plan at 1:500 (49839/02);
- Existing Floor Plan, Roof Plan and Elevations at 1:100 (49839/03);
- Proposed Floor Plan, Roof Plan and Elevations at 1:100 (49839/04).

Prime Oak Ltd will be designing and constructing the proposed orangery on behalf of the property owner.

Prime Oak are one of the country's leading specialists in the design and construction of oak-framed buildings for all kinds of domestic and other uses, utilising traditional mortise and tenon pegged joint carpentry techniques.

2. The Proposal

The proposal is to provide a single-storey, oak-framed orangery extension. The proposed orangery would have a part-flat roof with a roof lantern to increase natural light in the room.

3. Heritage Statement

Woodpeckers is not a listed building, but is recognised by New Forest National Park Authority as being a Non-Designated Heritage Asset.

Additionally, Woodpeckers is located within the Western Escarpment Conservation Area - a large area to the Western edge of The New Forest with a number of different character areas.

Woodpeckers is located away from listed assets, however, the village of Godshill contains a small cluster of three Grade II Listed cottages. These are approximately around half a mile away.

The village of Godshill is centred largely around the B3078. Woodpeckers is located north of Godshill, between the centre of the village and a pocket of dense forest called Godshill Inclosure. Approximately half a mile to the west of Woodpeckers is the Iron Age fort of Frankenburg – A key manmade feature in the area. The clustering of the main village along the B3078, and several smaller roads leading off this, are generally c. 18 and c. 19, with several cob and thatched cottages present throughout.

Western Escarpment Conservation Area covers a vast area to the west of The New Forest, along the valley of the River Avon. The Character Appraisal document sets out the key characteristics of the Conservation Area, including in section 4.1:

- "The majority of the historic development is dispersed settlement and isolated farmsteads, with later 18th and 19th century areas of settlement encroaching onto the edges of greens and commons"

- “Hedge and tree field boundaries”
- “Long distance panoramic views from the area across the Avon Valley”
- “The majority of cottages and small houses date from the late 18th and early 19th century and are generally of cob with thatch or slate roofs or brick with thatch or tile roofs, many end on to the adjacent road.”

In addition, the Character Appraisal provides additional points pertinent to each Character Area. The two following points relate to the built environment features for the Character Area in general:

- “4.8.5 Modern development in the character area is scattered throughout between earlier buildings. The design and character of the later 20th century development generally does not reflect the local distinctiveness and vernacular detailing of the wider conservation area.”
- “4.8.6 Views into and out of the character area are generally restricted by the rising land of the adjacent open heathland to the east and a strong hedged and tree border along the western boundary. Within the character area, extensive views are afforded in places across the arable land within the 18th and 19th century areas of encroachment and across the area of medieval field systems.”
- “4.8.7 Boundaries to fields and gardens are generally formed through the use of hedgerow, with some picket fencing and post and rail fencing in areas.”
- “4.8.8 Specific features, of this character area include the occurrence of wide verges, especially in the vicinity of the main road. These form important focal points within the linear, dispersed settlement and also help to create a feeling of spaciousness, which is in contrast to parts of the area with particularly restricted views out.”

As the image below shows, Woodpeckers has a combination of native hedgerow and post and rail fence, but does not have a notable verge, nor does it display the characteristics that are outlined in the Character Appraisal (those quoted above and not). To this end, the proposal has no impact on or is irrelevant to the vast majority of identified characteristics of the Conservation Area.



4. Use

The use proposed is wholly domestic. The orangery would generate additional living space, connecting with the existing kitchen and living room – affording the residents greater connectivity and open plan style of living throughout the ground floor of their home.

The current patio space is used for a similar function already. Casual seating and dining is already enjoyed in this particular area, in very close proximity to the kitchen and living space. The proposed orangery would allow this to continue in a covered, permanent form, thus allowing the occupants of Woodpeckers to enjoy this space throughout the year.

The proposed use would have negligible impact on the character, appearance and setting of the Conservation Area.

5. Amount

The proposed orangery would occupy a section of the garden currently taken up by patio. Indeed, the current patio space is used for recreation and outdoor dining, close to the kitchen. The orangery would continue this same use and complement the existing accommodation of the property. The proposed development would only occupy a small section of the large garden.

In terms of the amount of development proposed the new orangery would be wholly subservient to the existing building, would not be prominent or even readily apparent in views through the Conservation Area, or from the road, and would have no detrimental impact on the contribution that Woodpeckers makes to the wider setting of the Conservation Area.

6. Layout

The proposed orangery provides an open plan space that ties together the existing ground floor accommodation that the property already offers. This ensures a legible connection between the proposed development and other rooms and spaces in the house.

The proposed orangery is sited to the rear and will be almost entirely obscured from view from the highway. There are no views of interest or significance within the Conservation Area that are impinged on by the siting of this proposed development.

7. Access

There would be no alterations to the existing access arrangements at the property, with the existing access from the highway continuing to be used. It would therefore not be necessary to make any changes to this end.

Internally the orangery will facilitate the opening up of the kitchen and living room to create a much bigger, open-plan ground floor living space. This will create a synergy between the old and the new sections of the property, whilst affording more sociability and connectivity to the ground floor accommodation space.

In the future, the space could be adapted to include a ramp to facilitate wheelchair access with ease. Indeed, the bi-folding doors would boost the ease of access for wheelchair users as well.

8. Scale

The proposed development is a single storey structure, obscured largely from public view from the highway. This is another characteristic it shares with the existing orangery in situ.

The orangery would remain subservient in scale to the main house, only being a single storey structure and with only a small increase in the footprint of the house. The proposal is neither unduly sited nor sized within the Conservation Area. It does not limit the key views in the Area, the feeling of spaciousness nor the verdant nature of the setting.

9. Appearance

The new building would provide a high-quality traditional structure, being constructed from English Oak using traditional construction methods. The oak would 'silver off' over time, helping it to appear weathered-in to its surroundings.

The style of the orangery gels with the property's existing orangery.

The base wall that the oak will sit on matches the paint colour of the existing property.

To this end, the appearance of the proposed orangery would be sympathetic to the existing house and would not harm the setting or character of the Conservation Area.

10. Landscape

The new orangery will be constructed over a section of existing patio to the rear of Woodpeckers.

The rest of the garden will be unaltered by the proposals. The building attaches to the main house and is sufficiently far from any water courses as to have no impact.

11. Sustainable Development

The proposed orangery would be constructed of oak sourced from well managed sustainable and renewable forests, whilst the traditional carpentry methods to be employed rely less on the use of modern power tools and would allow the extension to be more easily dismantled in the future and the materials recycled. The proposed construction method of the extension in itself is therefore highly sustainable. Additionally, the Conservation Area action plan identifies the desire to "Promote the use of builders with experience of traditional building techniques" (Point 1.1) and the proposed construction method adheres to this. Furthermore, modern, argon gas filled windows shall be fitted to provide a highly thermally efficient glazing solution – in excess of current building code requirements.

Large windows will allow light to pour in from the South and the East and, aided by a roof lantern, the energy consumption will be reduced by the natural illumination that these features will permit.

12. Conclusions

The above demonstrates that the nature of the design, layout, construction and appearance of the proposed orangery would not unduly harm the character, appearance or setting of this building nor the character and setting of other nearby properties or the Conservation Area as a whole.

The proposed orangery would be constructed of traditional materials and have many commonalities with the main house. No existing trees or significant areas of landscaping would be affected, whilst there would be no impact on the amenities of neighbouring dwellings.

The contribution Woodpeckers makes to the character and setting of this part of the Conservation Area would not materially change.