

**RAMBLERS
BURLEY STREET
BURLEY
HAMPSHIRE
BH24 4DD**

**DESIGN & HERITAGE STATEMENT FOR
NEW GARAGE AND STORE**

**JOB NO: 8144
NOV 2021**

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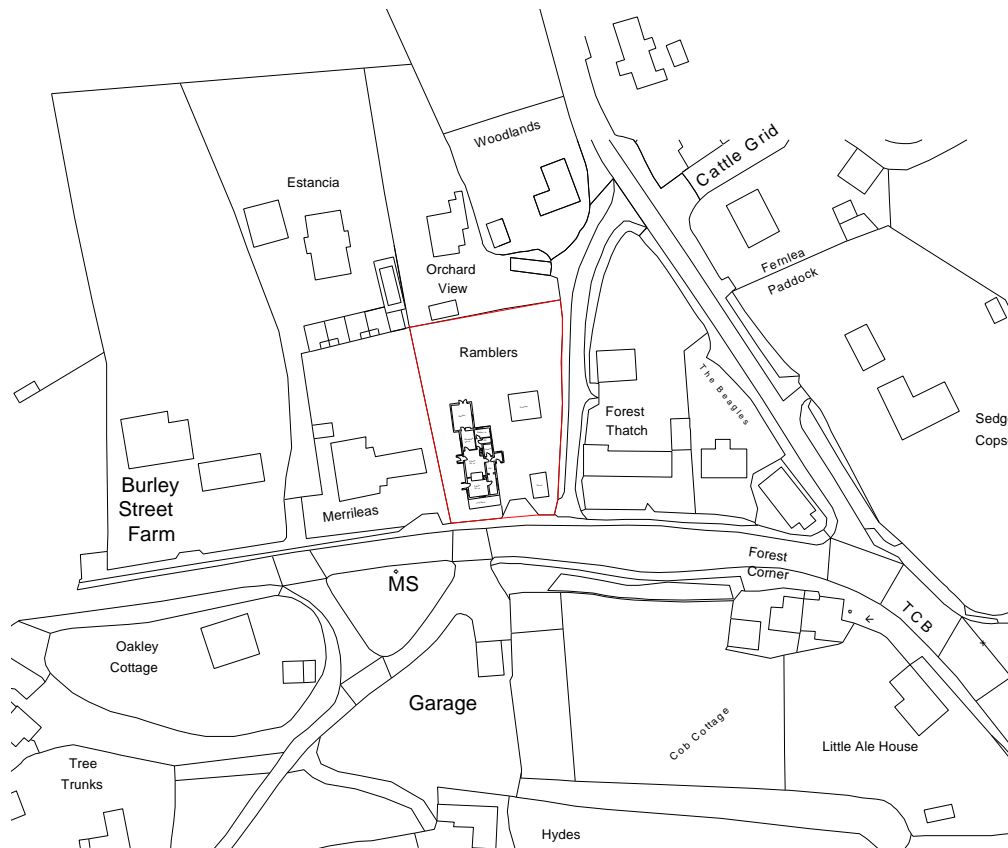


1.0 INTRODUCTION

This planning application is made for a new garage and garden store to replace existing structures on site

2.0 THE SITE

The site is located between Merrileas and Forest Thatch in Burley Street and is accessed off the main road. A Site Plan is shown below and photographs overleaf. The site is indicated in red.



Site Plans showing Ramblers outlined in red.

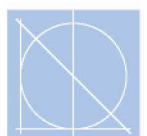




Elevation of Ramblers taken from main road with garage in distance, shed to right



Rear view of Ramblers looking towards road





Existing timber clad garage to be replaced



Existing shed alongside main road, to be replaced



3.0 EXISTING PROPERTY

Ramblers is a Grade II listed cottage which is located in Character Area K of the Burley Conservation Area which is formed by the hamlet of Burley Street and is located within the northern area of the Burley Conservation Area.

The cottage is constructed partly in red facing brickwork with parts of the elevation having a white rendered finish. The well-pitched roof is thatched with feature dormer details over the bedroom windows and ground floor porches.

The listing description is as follows:

Cottage. Late C18, altered C19. Cob and chequer brickwork, thatch roof, weatherboarded lean-to. End onto road, 1.5 storey, originally 2 bay with brick bay added to far end, outshot on rear side. Front has thatch hood between older bays, plank door under, across junction with far bay gabled tile porch with glazed door. 2-light casements, one over porch in eyebrow dormer. Roof half-hipped, stack above hood and on far end. At road end lean-to to woodstore.

Listed Building Consent and Planning Permission was granted in 2011 for a single-story rear kitchen extension at the far end of the cottage. This was constructed with stained timber cladding to the external elevations with a slate roof.

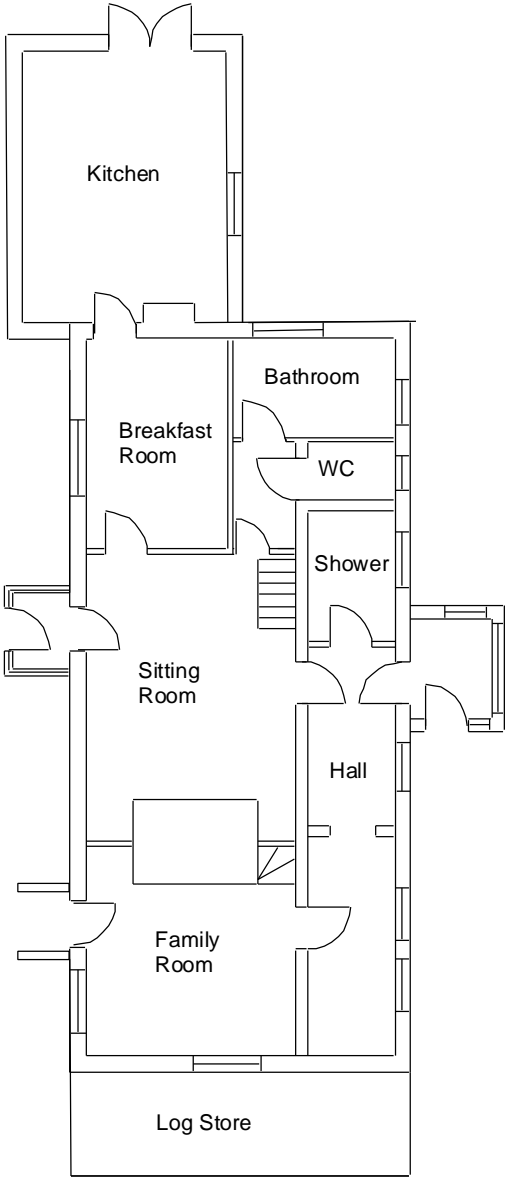
Within the curtilage of the existing cottage, a double garage and workshop have been constructed with timber-clad elevations and a shallow sloping felted roof. Two garage doors face west which makes access for vehicles impossible and was no doubt affected by the construction of the north-facing kitchen extension. The design of the garage does little to enhance the setting of the listed cottage.

A timber shed is located on the south boundary and formed part of a garage building dating back to circa 1850. This building was clad in timber and has a corrugated metal roof. The building is in a poor state of repair with wall timbers rotting and decaying and extensive areas of damp. The corrugated metal roof needs replacing.

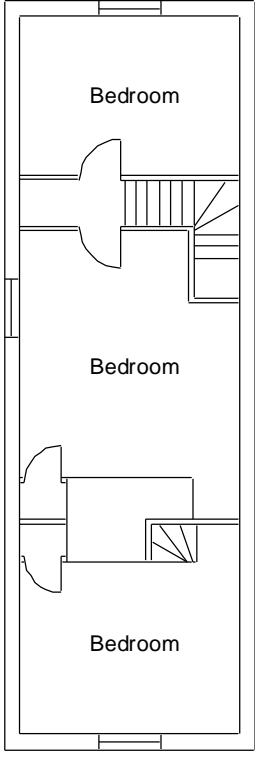
This application seeks permission to replace with existing garage with a new oak framed structure with a thatched roof to complement the existing cottage. The timber shed on the road elevation is to be rebuilt in its existing location with the inclusion of a small wc for use when the owners are working in the garden.

Plans of the existing listed cottage are included overleaf.





Ground Floor Plan



First Floor Plan

4.0 DESIGN PROPOSALS

This application is to replace the existing garage with a new oak framed structure and re build the existing timber shed which faces onto the road.

- 4.1 The proposed double garage is to be constructed with an oak frame with timber cladding. The roof pitch is to be similar to the existing cottage with a thatched roof. Above the garage and within the roof space the area is to be used as an office for home working. Timber windows are positioned on the north and south elevations within the part gable walls. An external timber access staircase is proposed under a projecting thatched bay with a supporting feature oak frame. Garage doors are to be timber.

The building is designed so the end gables face north and south to reduce the visual impact of the building when viewed from the main road. The visual impact on adjoining properties will be minimal and no windows overlook Forest Thatch to the east. The property Orchard View is located approx. 30m to the north and would not be affected by the window in the north elevation. The boundary with Orchard View is well landscaped with a hedge approx. 2.5m high.

We would suggest that the proposed building would not affect the character or setting of the listed cottage and the design would be complimentary to the cottage and reflect materials and design of other buildings in the area.

- 4.2 The small timber shed facing onto the main road is not economically repairable and the applicants wish to replace this with a similar scaled timber clad structure in the same location which retains the presence of the original garage. The replacement building would have a new concrete floor with a timber framed structure with timber cladding. The corrugated roof is to be removed and replaced with a new structure with a slate roof finish. External doors and windows would be timber to compliment the cottage. The building would be used for garden storage.

5.0 ECOLOGY

A Phase 1 Ecology survey was undertaken on 15th December 2021 by Vesper Conservation & Ecology LTD, and is included within the application documents.



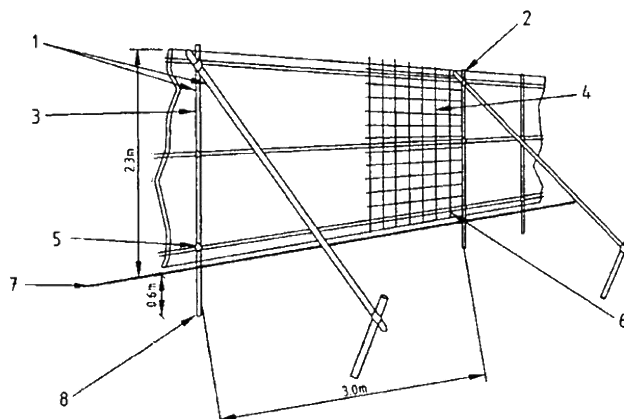
6.0 LANDSCAPE

The site boundaries are well established with mature hedging to the north east and west boundaries approx. 2.5m high. The boundary along the main road on the south elevation is denoted by a timber post and rail fence established hedging. The hedges and perimeter fencing is to be retained.

There is an existing beech tree approx. 3m away from the timber shed. It is proposed to carefully remove the existing floor construction and replace this with a new concrete slab on a raft foundation which would have minimal impact on the existing tree roots.

The new garage is approx. 4m away from the existing boundary hedge along the east boundary, at its closest point. The hedge will be protected during construction with herras fencing and all works undertaken in compliance with BS 5837 as the details below.

BS5837 2005 - FIG 2 TREE PROTECTION ZONE BARRIER FENCE



- | | |
|--|---------------------------------------|
| 1 Scaffold poles | 5 Clamp |
| 2 Uprights, to be driven into ground | 6 Wire, twisted and secured |
| 3 Panels, secured to uprights with wire ties and where necessary scaffold clamps | 7 Ground level |
| 4 Weldmesh, wired to the uprights and horizontals | 8 Approx 0.6 m driven into the ground |

7.0 FLOOD RISK ASSESSMENT

We have consulted with the Environmental Agency Flood Map and confirm that the site falls in Flood Zone 1. The risk of flooding is therefore low. We are proposing that new roof areas will discharge into new soakaways. Hard paved areas will utilise SUDS drainage principals and no site drainage will discharge off-site onto the main road.

