

DESIGN, ACCESS AND HERITAGE STATEMENT
PROPOSED 3 BAY GARAGE
HAMBLEDON BARN
MAIN STREET
CHACKMORE MK18 5JF

Design

Planning Permission was granted to convert and extend the barns to form a dwelling on 23rd June 2005. The property has been used as a dwelling since that time and the residential use will continue. Planning Permissions was granted for a single storey extension to the back of the property in August 2019.

Amount

A single storey 3 bay oak framed garage is proposed. Initially the bays will be open, but permission is requested to close the 3rd bay in, with a door and window, to create a garden store.

Layout

The proposed garage will face the entrance of the property, behind the garage on the neighbouring property. It will be partially sited on the existing gravelled parking area and utilise a small strip of paddock 3m deep by 10m wide, in line with the recessed access gate to the paddock behind. This maintains plenty of driveway parking and provides easy access in and out of the garage spaces.

Scale

The proposed garaging is scaled to enable parking for two cars and a garden store, the sizing reflecting the garage of the Historical Asset. The height is single storey so as not to intrude on the views from neighbouring properties.

Landscaping

The property is set in a mature garden, which will remain as existing. The garage is proposed on existing parking and paddock. The border between paddock and parking is currently hedging, which will be removed. A native species planting plan to replace the hedging behind the proposed garage, has been submitted with the application.

Appearance

The original single storey section of the dwelling nearest to Hambledon Lodge is constructed with natural stone walls. The two storey section is constructed mainly of brick, with stone at low level on the south west elevation. The two buildings were linked together with a single storey extension constructed with an Oak frame on facing brickwork. The extension is also Oak frame and oak weather boarding on facing brickwork. The dwellings gabled roof is tiled with grey slate. The proposed garage is oak framed, with oak weather boarding, on facing brickwork above a concrete base. The roof will be gabled and tiled in grey slate. The garage is designed to reflect the materials and style of the dwelling.

Access

The existing vehicular access to the property remains unchanged.

Heritage

The barns previously formed outbuildings to Hambledon Lodge, therefore they are considered to be curtilage listed. They are however outside Chackmore Conservation Area.

Hambledon Lodge is a Grade II listed dwelling house built in the mid-late 18th Century. It is constructed of natural stone with ashlar voussoir blocks over the windows. It has a steep tiled roof, old stacks to the right-hand gable and centre left gable. It is two storeys in height with an attic including gable casements. There are four bays of paired wooden casements, door in stone gabled porch in second bay from the left. A single storey one bay extension to right with similar casement.

The proposed garage is screened from Hambledon Lodge by mature trees and the 3 bay garage belonging to Hambledon Lodge. Pre-planning advice is that the existing border between parking and paddock, is of no historical significance and this proposal therefore has no impact on the setting of the listed asset. The proposed garage is also not visible from within the Conservation Area, or from views into the Conservation Area from public footpaths. The proposed garage will not have any adverse impact on the Conservation Area.

The garage has been carefully chosen to resemble a barn so that it will not impact on the historic fabric of the original buildings and will not have any significant impact on the curtilage listed buildings, particularly as the buildings are no longer seen in their original context.