



Priory Farmhouse, Freefolk Priors, Freefolk, Hampshire, RG287NJ



Design and Planning Statement

In support of Planning and Listed Building Applications for a Single storey rear extension and new rear porch. Reduced perimeter levels + revised FW drainage

Internal alteration to utility/boot/wc. Reconstructed stair flight to 1st floor. Alteration to Bed 2 and Attic Bathroom to form new attic staircase

Remodelled dressing area and en suite to bedroom 1.

Internal alterations to Attic to form Study with Bathroom and Bedroom 4 with internal insulation to ceiling level.

Associated external works to rear paved area to reduce perimeter levels

Priory Farmhouse, Freefolk Priors, Freefolk

0.0 Introduction - Applicant Statement

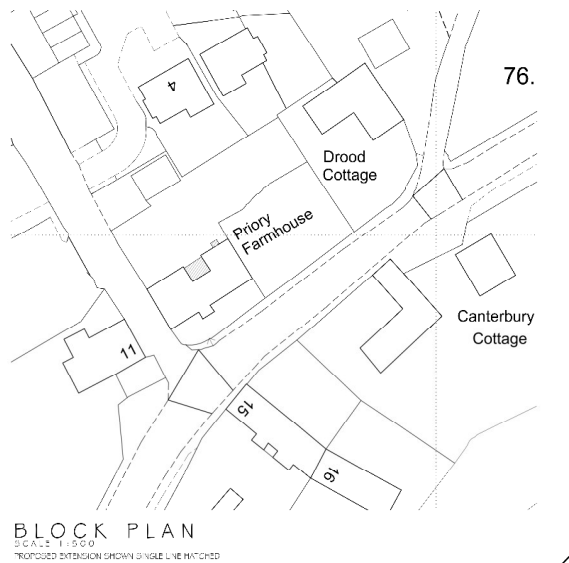


Fig 21029.02 Proposed Site Block Plan

Purpose of Planning Application;

The applicants seek permission for a single storey glazed lean too rear extension with associated internal works and associated external works to form reduced ground levels . New porch to Utility room access.

Purpose of Listed Building Application;

In addition to the rear extension, porch and changes to external levels, the applicants seek permission for internal changes;

- Utility room reconfigured with new Wc.
- Kitchen floor replaced + post removed
- Reconstructed stair flight to 1st floor
- New En-suite and Refitted dressing area to Bed 1
- New stairflight to 2nd floor
- New Bathroom to 2nd floor
- Improved roof insulation

Fig 21029 01(Front Cover) Google View of frontage

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1.0 Design Statement

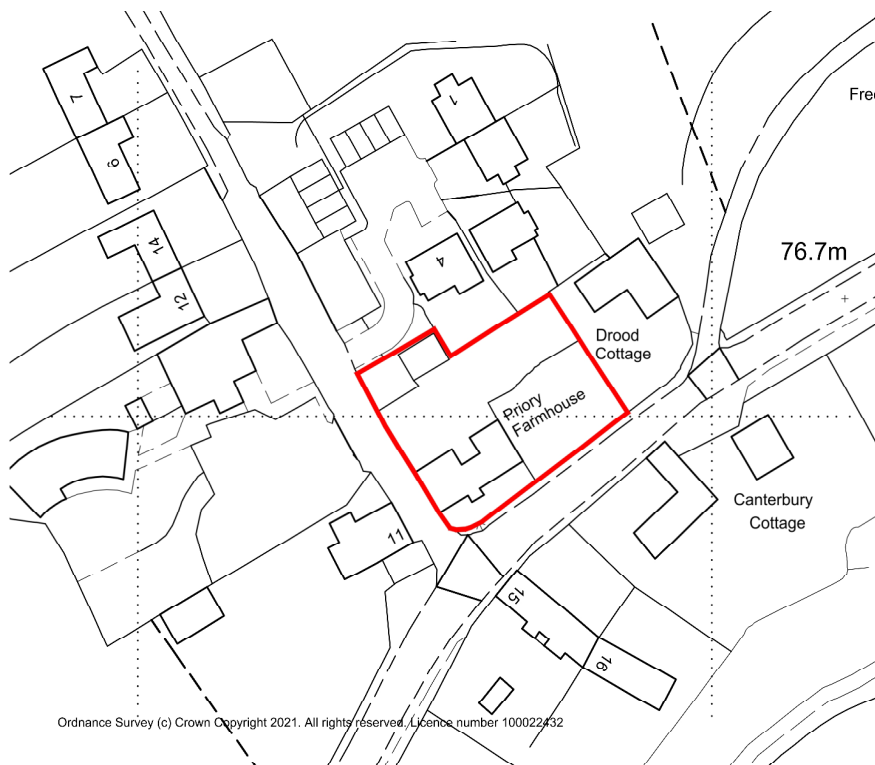
Purpose of the statement:

This statement has been prepared by Mathewson Waters Architects

The purpose of this statement is to explain:

“the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with”

Para. 80, DCLG Circular 01/2006



SITE LOCATION PLAN

SCALE 1:1250
AS OS PLAN DATA

Fig 21029 .03 Location plan

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2.0 Application Location



Fig 21029.04 Google View from South

Description and Location:

Priory Farmhouse, Freefolk Priory is located at the junction of the B3400 and Priory Lane in Freefolk Priors. The Farmhouse which is listed grade 2 has brick and flintwork elevations under a plain tiled gabled roof, is understood to date from late C18 with catslide rear extensions.

The rear garden rises steeply to the north with a parking area and garage accessed from Priory Lane.

The Farmhouse has a brickwork wall and hedgerow to the frontage to the B4000

The rear garden is at a level higher than the house with a separate lower garden to the side of the Farmhouse.

Priory Farmhouse, Freefolk Priors, Freefolk

4.0 The Proposal - Single storey rear extension

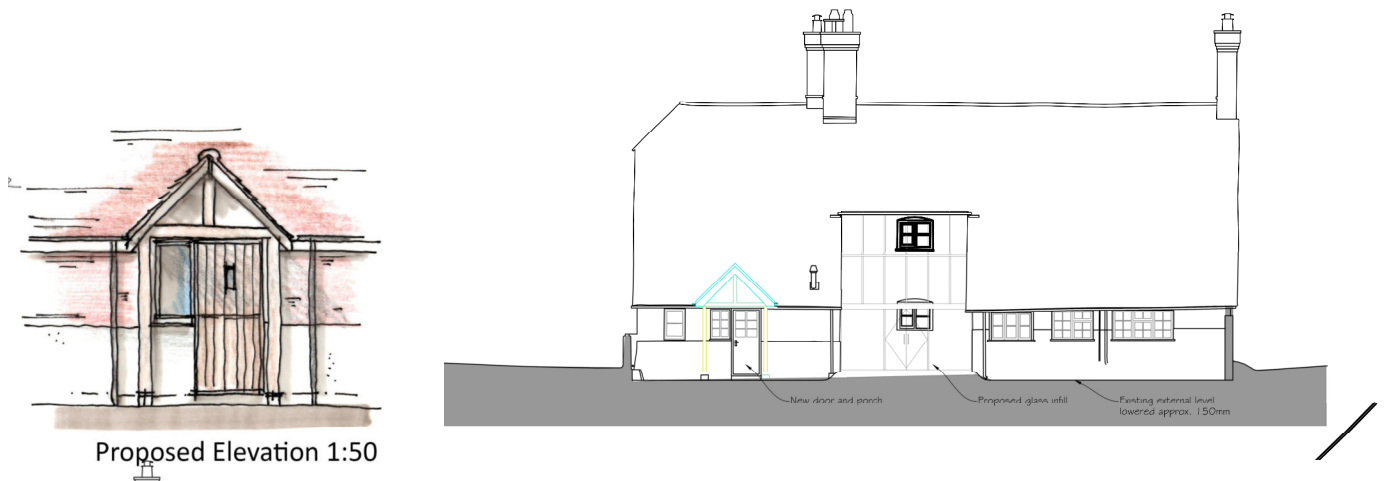


Fig 21029.05 Proposed North West Elevation and new entrance porch

Proposed Single storey rear extension and level changes to rear garden.

- New extension constructed as a glazed infill to the existing single storey rear extensions (with full height glazed west elevation towards garden)
- New porch canopy to Utility entrance
- Reduced perimeter paving and adjacent ground levels

The design of the proposed extension is respectful of neighbour amenity and constructed as a contemporary glazed roof and wall infill to the existing recess is in keeping with the character of the existing building, respecting the eaves height of the more recent catslide rear roof form of the kitchen and utility extensions to the Farmhouse.

Priory Farmhouse, Freefolk Priors, Freefolk

4.1 The Proposal - Single storey rear extension

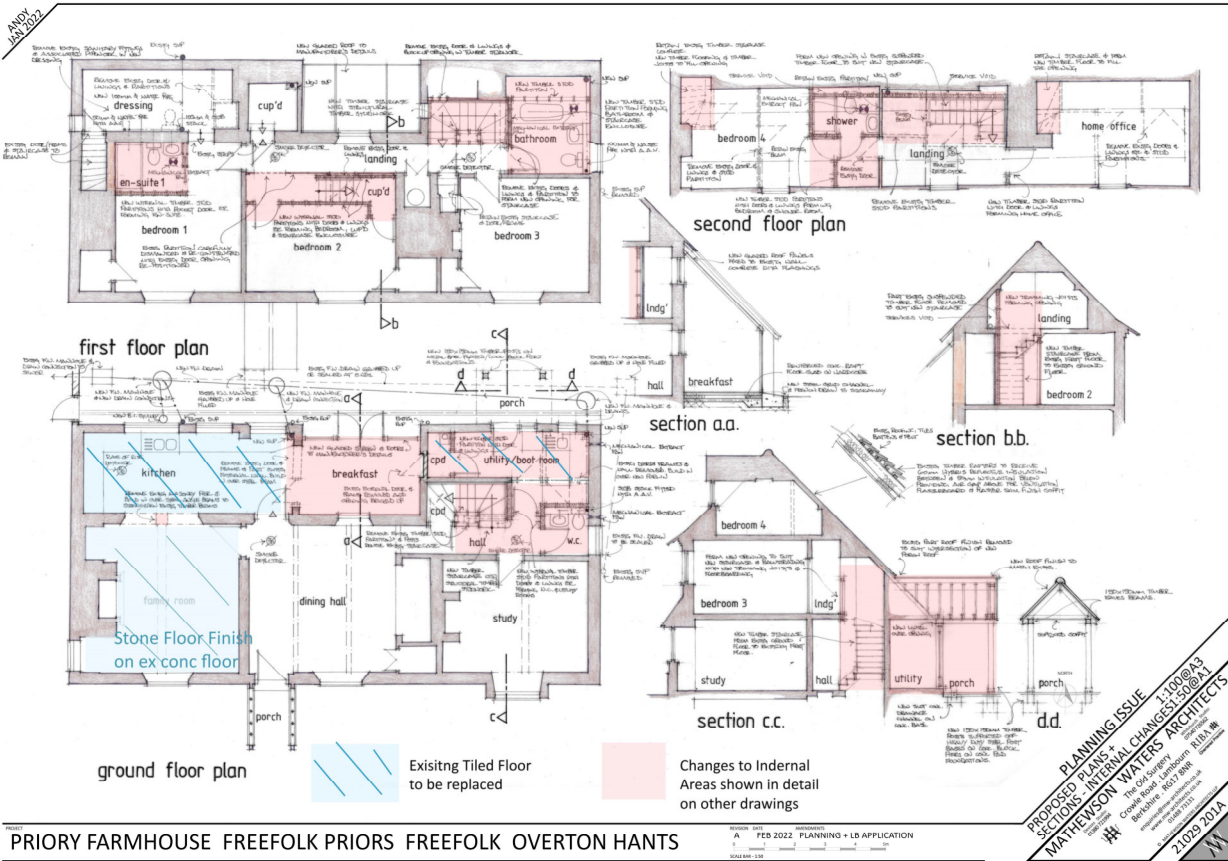


Fig 21029 06 Proposed Internal changes and rear extension

Proposed Internal Alterations

- Internal alterations to replace the kitchen floor and remove pillar
- Utility room reconfigured with new Wc.
- Reconstructed stair flight to 1st floor
- New En-suite and Refitted dressing area to Bed 1
- New stairflight to 2nd floor
- New Bathroom to 2nd floor
- Improved roof insulation
-

The design of the proposed alterations is carefully designed to reflect the heritage of the Listed Building - **Refer to Heritage Impact Statement**

Priory Farmhouse, Freefolk Priors, Freefolk

5.0 Highway access and parking



Fig 21029.07 Google View of existing site access from Priory Lane

Proposal

Existing driveway access from Priory Lane Retained

Existing frontage parking area retained (Min 2no. Spaces)

There is no change to the location of the existing highway access

Highways - Car Parking

Min 2no.Spaces provided with courtyard parking as existing

Cycles

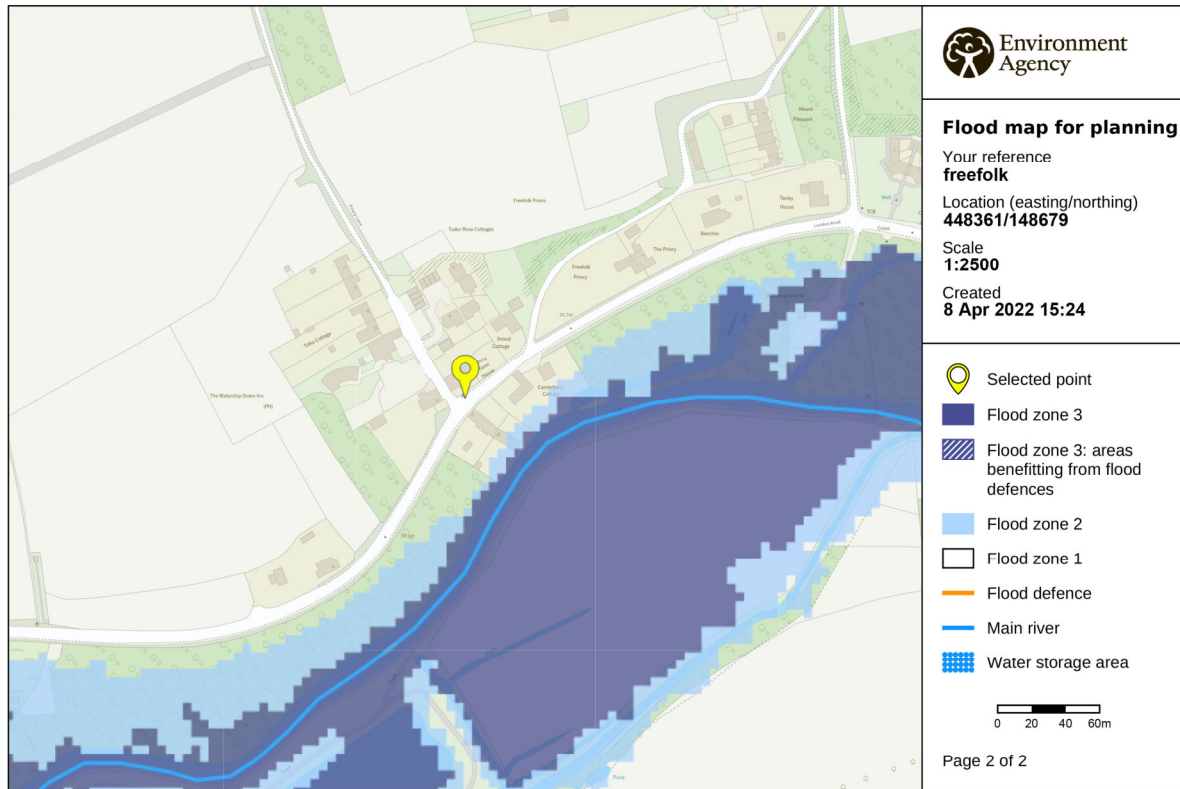
Storage is provided for secure long term storage of bicycles in existing outbuilding

Refuse/Recycling

An existing refuse/recycling compound for refuse and recycling bins is provided adjacent to the parking entrance with collection from the Priory Lane frontage as current provision.

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6.0 Flood Zone - Risk Analysis



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Fig 21029.08 Flood Map Location of Priory Farmhouse shown in YELLOW

Flood Risk Assessment

Priory Farmhouse is located in flood zone 1 on higher ground

No additional Flood protection measures are proposed.

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7.0 Planning Policy + Planning History

Priory Farmhouse is located within the settlement boundary of Freefolk/Wells in the Field in the current local plan. The property is located in the Laverstoke and Freefolk Conservation Area and is identified as a Listed building. It is understood that the following National and Local Policies apply:

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 and Section 72

National Planning Policy Framework (July 2018)

Section 2 (Achieving Sustainable Development)

Section 4 (Decision-making)

Section 12 (Achieving well-designed places)

Section 15 (Conserving and Enhancing the Natural Environment)

Basingstoke and Deane Local Plan 2011-2029

Policy SD1 (Sustainable Development)

Policy EM10 (Delivering High Quality Development)

Policy EM11 (The Historic Environment)

Supplementary Planning Documents and Guidance

Design and Sustainability SPD

Landscape and Biodiversity SPD

The Historic Environment Listed Buildings SPG

Heritage SPD

Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment

Historic England: Managing Significance in Decision Taking in the Historic Environment (2015)

Planning History

14/03830/LBC | Internal alterations

BDB/50269 | Internal alterations

BDB/23483 | REMOVAL OF AGA FLUE AND HEATING CHIMNEYS; INSERTION OF WINDOW ON WEST ELEVATION

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8.1 Planning Policy + Reasons for approval

Planning Considerations

The main planning considerations are:

- The principle of development;
- The impact on residential amenity;
- The impact on the setting of the Listed Building and wider Conservation area;
- The impact on adjacent listed buildings

The Principle of Development;

The site lies within the settlement boundary for Laverstoke and Freefolk. The Local plan allows in principle for development within settlement boundaries.

The Impact on Residential Amenity.

The proposed single storey rear extension and the proposed changes to adjacent paving levels respect the amenity of the adjacent dwellings and the changes relate to the existing and adjacent buildings in a sympathetic manner.

The impact on Non Designated Heritage Asset, Heritage Assets and Conservation Area

As explained in the Heritage Statement, the proposed extension is sensitive to the design and location of Priory Farmhouse as a Listed Building and the setting of the wider Conservation Area, other Notable and Listed Buildings are not affected.

The design and materials proposed for the extension are sensitive to the design of the listed building and as such, the proposal complies with the National Planning Policy Framework; Policy EM10 of the Basingstoke and Deane Borough Local Plan and the Design and Sustainability SPD.



Fig 21029.09 Google View of Hedge to B3400 frontage

Priory Farmhouse, Freefolk Priors, Freefolk

Appendix i - List of Consultants and Contact Details

Architect

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