



A021-010 Hawkley Place, Pockocks Lane, Hawkley, Liss, GU33 6LX

Design and Access Statement

Prepared by:

Martin Allman Architecture
Southgate Chambers
37/39 Southgate Street
Winchester
Hampshire
SO23 9EH

T: 01962 866 190

E: mail@ma-architecture.co.uk



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Revision



1.0 Introduction

This Design and Access Statement has been prepared and submitted in support of an application for Householder Planning and Listed Building Consent on behalf of Mr and Mrs Westall for works to Hawkley Place, Pococks Lane, Hawkley, Liss, GU33 6LX. Proposals include renovation works including internal and external alterations to the main dwelling, alterations including a single storey lean-to extension to the outbuilding and a new pool building.

2.0 Context, site, and history

Hawkley Place is situated in the village of Hawkley, Hampshire (NGR SU 74548 29047). It is set within the Hawkley Conservation Area which sits within the wider South Downs National Park. The site (residential curtilage) is approximately 10,000m².

The property is also Grade II Listed and was added to the *List of Buildings of Special Architectural or Historic Interest* in 1986. The building is described as:

‘House. Small vernacular house, with large extensions of 1862, by Teulon. The old part has brick walls of Flemish bond, 1st floor band, plinth, rendered on the south-east side; the main part has on the north side brickwork in English bond, but the important elevations (south-west and part north-west) have polygonal malmstone with Bath stone dressings, the upper parts in both cases being tile-hung, above brick dentilled bands, with a jettied section on carved brackets. Tile roof, 1/2-hipped to the older part, but elsewhere with an elaborate treatment of gables of varied sizes and on different planes, with some exposed framing. Casements,



again of varied size and form, with some bracketted cills, a large bay above a plastered ogee base, and a large mullion and transom staircase window, on a moulded cill. The entrance is a Bath stone doorframe of Perpendicular style, with a deep hood-mould, and vertical panelling above a 4-centred arch'.

A separate Heritage Statement has been prepared by Mr Bob Edwards of Forum Heritage Services which presents an understanding of the development of the house along with its significance as a heritage asset and impact / assessment of proposals in accordance with the requirements of the National Planning Policy Framework (NPPF).

3.0 Planning policy and resources

In preparing this initial statement time was taken to study current planning policy including South Downs National Park Policy, East Hampshire District Council Policies, current guidance on Planning for the Historic Environment and all other relevant Planning Policy.



4.0 Recent planning history

The following is a list of planning applications for the property in chronological order dating back to 1998.

1. Ref. SDNP/19/04491/FUL: dated 24 Sep 2019 - Retrospective application in respect of the part conversion of courtyard stable/outbuilding for holiday lets, B & B, and staff and family use
2. Ref. SDNP/19/04492/LIS: dated 16 Sep 2019 - Listed Building Consent - Part conversion of courtyard stable/outbuilding for holiday lets, B & B, staff and family accommodation (additional information received 22.11.19)
3. Ref. SDNP/19/02089/CND: dated 09 May 2019 - Variation of Condition 2 of SDNP/14/01195/FUL to allow use of dwelling (annexe) as bed and breakfast business or short term holiday let
4. Ref. SDNP/18/05262/DCOND: dated 10 Oct 2018 - Discharge of Condition 2 3 & 4 for Planning Permission 18/02173/LIS - Listed building consent - modifications to some window openings and reopen 2 blocked windows, remove a section of internal wall and install a new kitchen and utility area (amended plans received 16/07/18).



5. Ref. SDNP/18/02173/LIS: dated 24 Apr 2018 | Status: Application Determined - Listed building consent - modifications to some window openings and reopen 2 blocked windows, remove a section of internal wall and install a new kitchen and utility area (amended plans received 16/07/18).

6. Ref. SDNP/18/00082/PRE: dated: Mon 08 Jan 2018 - Grade II listed building - modifications to some window openings and reopen a blocked window, remove a section of internal wall and install a new kitchen

7. Ref. SDNP/16/03467/TCA: dated 14 Jul 2016 - 3 trees located adjacent to Pockocks lane and opposite the entrance to footpath accessing hangers. Horse Chestnut - Crown lift to 5.5m over the road and prune branches encroaching the power lines to give no more than 2m clearance. 1 Pine - Crown lift to 5.5m over the road and prune branches encroaching the power lines to give no more than 2m clearance. 1 Yew - Crown lift to 5.5m over the road and prune branches encroaching the power lines to give no more than 2m clearance.

8. Ref. SDNP/16/03465/TCA: dated 11 Jul 2016 - Fell 2 dying Lawson Cypress trees in the rear garden

9. Ref. SDNP/14/01195/FUL: dated 02 Apr 2014 - Half storey (increase in roof height) to south wing of existing stable building at first floor level and conversion of ground floor to staff accommodation



10. Ref. SDNP/14/01196/LIS: dated 02 Apr 2014 - Half storey (increase in roof height) to south wing of existing stable building at first floor level and conversion of ground floor to staff accommodation

11. Ref. SDNP/21426/006: dated 05 Jul 2011 - EXTERNAL ALTERATIONS FOR THE INSTALLATION OF 18 PHOTOVOLTAIC PANELS TO THE TWO SOUTH FACING ROOFS

12. Ref. SDNP/21426/005: dated 22 Jun 2011 - INSTALLATION OF 18 PHOTOVOLTAIC PANELS TO THE TWO SOUTH FACING ROOFS OF THE STABLE BLOCK

13. Ref. 21426/004: dated 26 Aug 2005 - TO FELL ONE SPANISH OR TURKEY OAK TREE

14. Ref. 21426/002: dated 29 Oct 1999 - EXTENSION TO STABLES AND GARAGE

15. Ref. 21426/003: dated 29 Oct 1999 - EXTENSION TO STABLES AND GARAGE

16. Ref. No: 21426/001: dated 21 Jul 1998 - FIELD SHELTER FOR LIVESTOCK



5.0 Proposal

In summary proposals include renovation works including internal and external alterations to the main dwelling, alterations including a single storey lean-to extension to the outbuilding and a new pool building.

Main House:

The existing dwelling has a gross internal floor area of 615m² (274m² at ground floor level, 253m² at first floor level and 88m² at Attic level).

The following list is a schedule of works to be undertaken which is supplemented by submitted drawings / details.

Works to Main House:

Schedule of Work to External Elevations (refer to drawing numbers A021-010-PL06 and A021-010-PL07):

E1 - Removal of existing hanging tiles which are a combination of original mixed with poor quality modern tiles to be carefully removed and replaced. Original salvaged tiles to be set aside in safe storage with repairs made to broken and slipped tiles on all elevations.

E2 - All existing painted joinery to be renovated.

E3 - All existing plastic guttering and downpipes to be removed and replaced by new cast metal painted heritage black. Existing cast metal gutters / downpipes to be renovated.



Roof works:

R1. General repairs to slipped and damaged clay tiles and mortar pointing to ridge caps.

R2. Replacement of leadwork to chimneys, valley gutters and areas of flat roof as required.

R3. General repairs to brickwork including removal of cementitious mortar to be replaced with lime. Flaunching to be repaired / replaced as required.

R4. Renovation of dormer.

Schedule of Internal Works (refer to drawing numbers A021-010-PL03 and A021-010-PL04):

Ground floor:

G1. Entrance Hall:

Walls: Strip existing wall paper, make good substrate and re-line with new paper to be decorated.

Ceiling: Remove existing anaglypta paper, make good substrate and re-line with new paper to be decorated.

Joinery: Skirting, architraves, picture rail, cornice window / cill and shutters to be renovated. Modern architrave around boiler cupboard door to be removed and replaced by traditional ogee profile to match existing.



G2. Cloakroom:

Walls: Strip existing wall paper, make good substrate and re-line with new decorative paper. Remove and replace modern wall tiles in WC area.

Ceiling: Remove anaglypta paper, make good substrate and re-line with new paper to be decorated.

Joinery: Skirting, architraves, picture rail, cornice and window / cill to be renovated.

New works: Construct new coats cupboard and box in pipe work serving heating system. Install new sanitaryware.

G3. Stair Hall including first floor landing:

Flooring: Existing parquet flooring to hall be renovated. Carpet on staircase and first floor landing to be removed and replaced by new.

Walls: Strip existing wall paper, make good substrate and re-line with new decorative paper.

Joinery: Skirting, architraves, picture rail, cornice and feature window / cill to be renovated.

G4. Drawing Room:

Flooring: Remove carpet, carefully lift pine floor boards and set aside for re-use. Install insulation and underfloor heating system. Existing boards to be relayed stripped and refinished.



Walls: Strip existing wall / lining paper, make good substrate and re lining with new paper for decoration.

Ceiling: Remove anaglypta paper, make good substrate and re lining with new paper as specification.

Joinery: Skirting, architraves, picture rail and cornice to be renovated Window / French doors (internal works): complete renovation including window cill. Shutters to be renovated. Existing modern window seat to be removed including radiator below with making good to original walls and joinery as required. Remove existing radiator and housing with making good to original walls and joinery as required. All visible heating pipe work to be removed with making good to elements as required.

G5. Dining Room:

Flooring: Remove carpet, carefully lift pine floor boards and set aside for re-use. Install insulation and underfloor heating system. Existing boards to be relayed stripped and refinished.

Walls: Strip existing wall / lining paper, make good substrate and re lining with new paper as specification.

Ceiling: Remove paper, make good substrate and re line with new paper to be decorated.

Joinery: Skirting, architraves, picture rail and cornice to be renovated Window / French doors (internal works): complete renovation including window cill(s). Shutters to be renovated.

Existing modern window seat to be removed with making good to original walls and joinery as required.

All visible heating pipe work to be removed with making good to elements as required.



G6. Sitting Room:

Flooring: Carefully remove modern floor boards and remove from site. Install insulation and underfloor heating system as written specification notes. Provide reclaim pine floor boards to match drawing / dining rooms and finish as specification to be provided.

Walls: Strip existing wall / lining paper, make good substrate and re line with new paper to be decorated.

Joinery: Skirting, architraves, picture rail and cornice to be renovated Window / French doors (internal works): complete renovation including window cill(s). Shutters to be renovated.

All visible pipe work to be removed with making good to elements as required.

G7. Study:

Flooring: Modern vinyl to be removed and replaced.

Walls: Strip walls and re-line for decoration.

G8. Family / Kitchen / Dining Room:

Walls: Renovation of walls. Walls to be repaired where windows are removed and replaced.

Ceiling: Re skim and decorate as specification to be provided.

Joinery: Skirtings to be replaced by new. All windows to be carefully removed and replaced.



Existing modern kitchen to be removed and replaced.

G9. Utility / Boot Room:

Renovation including new cabinetry.

General:

New or replacement secondary glazing to windows as marked on the drawings.