

“MOURN HILL VIEW”

**NEW GARAGE AND ANCILLARY
ACCOMMODATION**

**FOR: MR & MRS GORDON
AT: Mourn Hill View, Winchester, SO21 1HE**

June 2022

1. DESIGN DEVELOPMENT

Following a Pre-Application to Winchester City Council (WCC) / South Downs National Park Authority (SDNP) in 2014, our client has decided to follow the advice given in the pre-application response (SDNP/14/00687/PRE).

The advice read, "We did discuss the possibility of adapting this building to provide garaging and office accommodation, leaving aside the additional residential use, and I believe there was a question mark over the practicality of this? There would be no objection in principle to you having some form of garage building on site for your private domestic use, with perhaps some modest home office accommodation, either in a roof space or an attached bay. This will need to be carefully located to avoid damage to the trees on site and any application should be accompanied by a Arboricultural Impact Assessment and Method Statement (to the appropriate BS standard) outlining what trees are to be retained and how they will be protected during construction works. You should include the boundary hedge, to the front and affected side, within this report. I would expect some form of ecological survey to accompany an application particularly if the development were to impact on the mature trees and/or hedgerows on site".

When it came to size, form and massing, the document advised "I would have concerns about the impact this form of building and operation would have on the character and visual appearance of the area, the impacts on the highway and access arrangements, the design, size and scale of the building and its relationship to your home. Having visited your home, I don't believe a two-storey building here is appropriate because of the potential for such a building to be visually intrusive. and out of character and scale with its surrounds, particularly your own low rise building and in views across the valley. Any new building on this site would need to respect the built hierarchy already on site and it should not compete for scale or mass with the main dwelling house".

As a result, we have looked at a garage along with ancillary accommodation both to the side and in the roof space. The 2 storey-building that was originally proposed has now been replaced with a contemporary shed-or-barn like building with accommodation in one of the roof-pitches. This roofline helps to break up the massing of the building and add interest to the building itself.

2. REVISED PROPOSAL

Principle of Development

We hope that the principal of the development reflects the advice given. The original application proposed that a reasonable amount of ancillary accommodation would be acceptable. We are furthermore proposing, in this submission, that "The Secret Garden" is moved from its existing ancillary building (to be demolished) into the same building. By doing so, both "The Secret Garden" and the home office can be accommodated in a well-insulated, airtight, energy efficient shell and we are proposing to heat and light the garage with energy generated from solar PV (and possibly some solar hot water) panels.

Who Are “The House Designers”?

The House Designers are a company based in the UK, with our main Satellite Office in Winchester. As such, we are local to the area, and we have built quite a few homes in AONB’s, National Parks and Designated Areas including homes in Twyford, Petersfield (x2), Ampfield and beyond. For an Architectural Practice of our size, we have been successful in obtaining planning for our clients in the local area over recent years.

We have recently won another design award for a project in Elmstree, Hertfordshire – for Built It’s “Best Off-Site Manufactured Home).



Images from The House Designer’s Award-Winning Home in Elmstree.

Character and Appearance of Garage & Ancillary Accommodation

Our client has lived at the property since October 2013 and the Secret Garden has been run from the site for over 5 years, almost 3 of which have been in the garden room. During this time, GES Electrical has outgrown a simple home office, and the proposal would allow GES to have an office space above The Secret Garden as shown on the proposed plans. The space is only intended for Mr Gordon and is not proposed as a formal office space. He requires more storage for the day-to-day running of his business as well as secure parking for his work vehicles which are currently not a garage in the evening. They contain expensive and specialist equipment, and secure storage is paramount in the decision to build a garage. The space will accommodate the family cars and will also have electrical charging points for their existing (and future) vehicles.

The initial proposal was for a two-storey house (with one-story element and balcony above). By creating a barn / shed like building with dark gladding, it will not compete with the main house in terms of size. It will be subservient to the main house, and being placed further down the hill, it's highest apex will be at approx. the eaves height of the main house.

We have done extensive sections through the site to show the relationship of the proposed building not only to the house, but also how it would be viewed from the road and cemetery behind. Any proposal will be built with landscaping in mind, but we are showing just a simple scheme at present on the site plan to give an idea of a possible planting scheme.

Agricultural buildings are often “clumped” together over the years – with bays and units of varying sizes and heights. The roofscape on our proposal seeks to reflect this by dividing the gable ends into 3 different-sized barns ‘stuck together’. The intention therefore is that his will read, therefore, as three separate elements, rather than one whole.



Contemporary Barns & Agricultural Buildings and building roofscapes.

In Conclusion

The revised scheme, we propose, respects the advice given in 2014, and seeks to make the building read as an agricultural building within the context of the site. It will have contemporary forms, but we hope the proposed roof-form adds to the overall “feel” of the site.