



Design and Access Statement

Erection of Single Storey Rear Extension
The Old Stables, Hackwood Park,
Basingstoke, RG25 2JZ

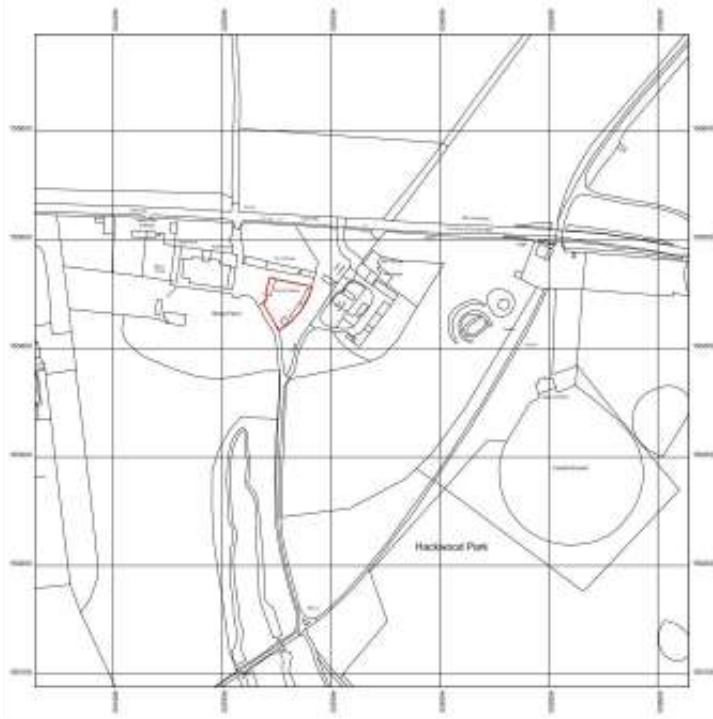


Introduction

This Design and Access Statement has been prepared in support of the planning application for The Old Stables, Hackwood Park. This application seeks to gain approval for a rear extension to the North of the property. A previous planning application (ref. 15/00915/HSE) was submitted but withdrawn as it needed to be re-submitted under listed building consent due to the site sitting within the curtilage of Hackwood Park, a grade I listed park/garden of historic interest.

Site Location

The Old Stables is situated within Hackwood Park in Basingstoke. It is accessed via a driveway off of a shared drive south of Dickens Lane at the west side of the site. The track continues south down the side of the property. To the North is The Old Dairy. This site is separated by high hedging. To the East is Dairy Cottage and Rose Cottage, both of which have limited or no view of the proposed with existing trees, hedging and brick walling to boundary treatments.



Extract From OS Map Drawing 04 not to scale



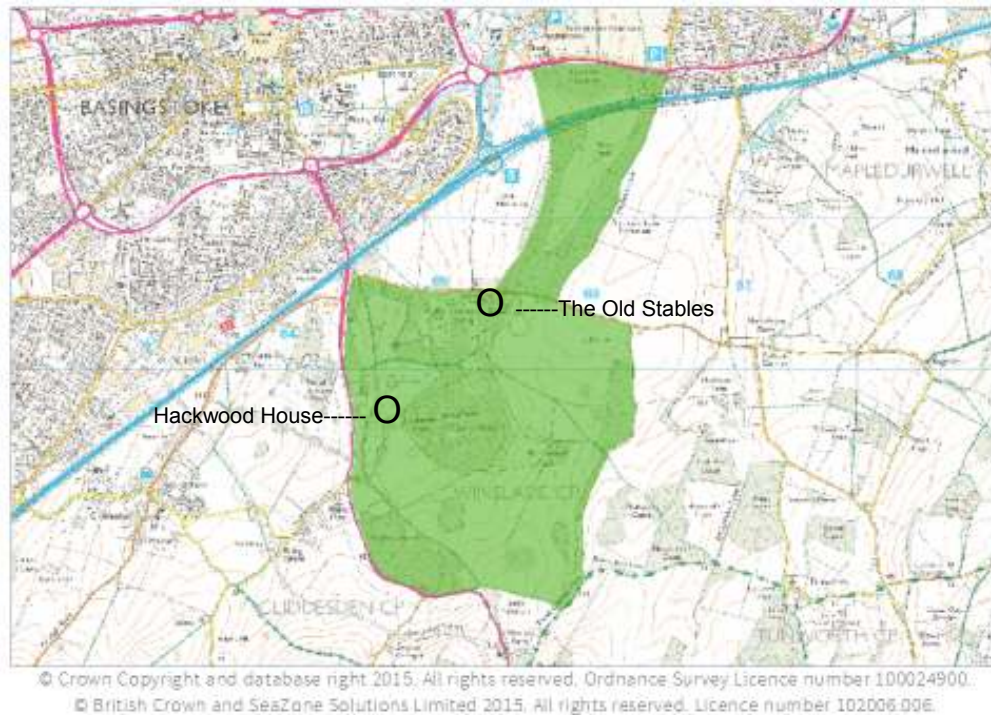
Extract From Site Plan Drawing 05 not to scale



Surrounding Area

Hackwood Park is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Grade I listed Historic Parks and Gardens by English Heritage for its special historic interest.

The area is described as an early 18th century ornamental woodland with surviving walks, terraces and garden compartments attributed to Charles Bridgeman and with garden buildings by James Gibbs, set within a park of medieval origin which was laid out as a formal landscape in the late 17th century and early 18th century and partially altered in an informal style in the early to mid 19th century.



OS map taken from www.historicengland.org.uk showing the area of National Heritage in Hackwood Park not to scale

The Principal building within Hackwood Park is Hackwood House which is grade II listed and the grounds of which the Grade I historic reference primarily refers to is Spring Wood located to the east of Hackwood House. In relation to The Old Stables, Hackwood House is located south-west of Hackwood Park where as The Old Stables is located north with Spring Wood sat in between the two.

Although Spring Wood has been altered since the early 18th Century by the introduction of exotic conifers in the 19th century and in the 20th Century by the rearrangement of features and replanting after significant storm damage in 1987 and 1990, it survives essentially as an 18th century designed ornamental woodland.

Surrounding buildings Home Farm, and Mill House are also grade II listed. Although The Old Stables is sat within Hackwood Park, the building itself is not listed to our knowledge.



Existing Building & Site

The existing building sits near the east boundary of the site and is a long single storey brick build with a pitched clay tiled roof and gable ends. The width and therefore ridge height changes midway. The windows are timber casement windows painted white. There is some timber paneling to the external wall under some windows. It is unknown whether this is an original feature or if the openings have been altered from stable doors to windows over time. Existing doors remaining are timber paneled doors with partial glazing. All timber paneling to exterior has a green painted finish. To the south end of the building there is an extended roof with timber posts and support braces. All posts and braces left to a natural finish.

To the south of the main building is an oak framed double garage built on a brick dwarf wall. The roof matches the main building with clay tiling and gable pitch. The external walls are finished with oak cladding left to a natural finish with open car port fronts with timber posts and braces.

On the west side of the site is an annex building built to match that of the existing main building.



Photos of existing site



Layout

The style and position of the extension has been carefully considered. It will extend further into the garden in a North Westerly direction.

Scale

It is proposed that the new extension will continue under the existing gable end to the north and then continue westerly along the north boundary keeping the narrow and long feel of the existing.

Structure & Remedial Works

There will be an opening made at the north gable end of the existing build for double to be fitted for access into extension.



Elevations and Plans of Proposed Extension to main building (Drawings 1B and 2)



Appearance

The appearance of neighbouring buildings and the existing builds has been considered in the design. The proposed roof will have 12x8 inch hand made tiles to match those of the existing building. It will be sat on a plinth built from handmade bricks much like the existing oak framed garage. The main body of the frame will be in green oak, left untreated so that it will weather down to a silvery grey. The external walls will be finished in oak featheredge cladding as like the existing garage. It will also have glazed panels sat within the oak frame. Inside will be a vaulted ceiling with oak trusses and rafters.



Examples of similar oak frame buildings, trusses and finishes

Landscaping

There will be remedial works to the surrounding garden. All boundary treatments will remain the same.



Appraising the context

Assessment

The site is in Hackwood Park, the proposed extension is to the rear of The Old Stables which is situated south of Dickens Lane. Represented in Hackwood Park are various periods and styles of architecture, ranging from timber-framed structures to red brick houses and cottages and some 17th/18th century properties with a variety of design, detailing, texture.

Involvement

The proposal has no detriment to the character of the surrounding buildings.

Evaluation property.

The proposal represents a sensible and modest extension sympathetic to existing build.

Access

No change to the existing access to the plot is proposed.

Conclusion

This proposal for a rear extension has been carefully considered to keep it within the context of the dwelling. It is thought that the proposal is well suited to the property with minimal changes to landscaping. The materials chosen reflect the rural location, the main dwelling and accompanying outbuildings, whilst modern building methods and materials will ensure its environmental sustainability.

Accompanying

Application Form
Drawings 1B, 2, 3, 4, 5

