



**8955**

Pre-Planning Application

Keepers Cottage,  
Plough Lane  
Bramshill. RG27 0RF

Rev.P1  
July 2022

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## **Contents**

- 1.0 Introduction
- 2.0 Client Brief
- 3.0 Conservation and heritage
- 4.0 Site Development
- 5.0 Site Context
- 6.0 Site Constraints and Boundaries
- 7.0 Design Principles
- 8.0 Proposed Scheme - Concept
- 9.0 Proposed Scheme—Layout
- 10.0 Context and Model Views
- 11.0 Summary of Areas
- 12.0 Material Study
- 13.0 Highways
- 14.0 Sustainability Strategy
- 15.0 Summary of Proposal



## 1.0 INTRODUCTION

This Pre Planning Application report has been prepared on behalf of Mr and Mrs Simpson for their home at Keeper's Cottage, Plough Lane, Bramshill, Hampshire.

BAP have been appointed to design a scheme to refurbish and extend the property.

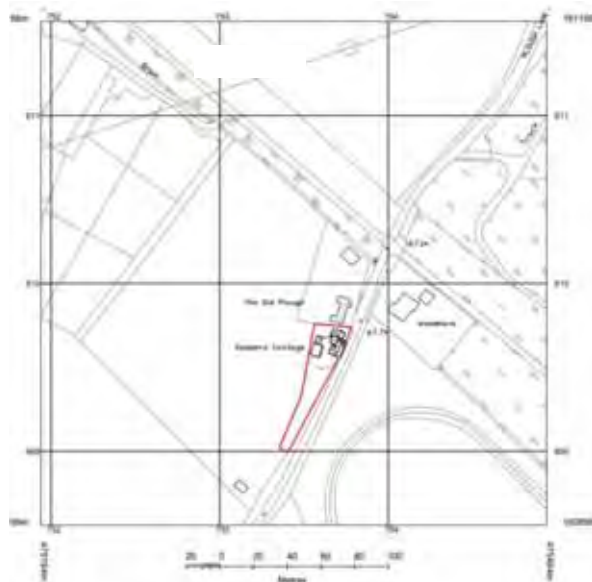
The property is located in a rural area, north of Hazeley Heath, on Plough Lane with large areas of open land surrounding.

The cottage is a timber frame and brick building with clay tile pitched roof, thought to date to the 17thC, and likely built for the gamekeeper to the Bramshill Estate which lies to the south east.

The cottage was extended in 1950 and 2015 and also includes a small out-house and double garage at the rear.

Keepers Cottage is located at the northern end of the plot at the boundary with the neighbouring property, The Old Plough, which is Grade 2 listed.

Keeper's Cottage is within the Bramshill Conservation area, and is locally listed.



OS Location Map





## 2.0 CLIENT BRIEF

Following initial discussions, the Client's brief can be summarised as follows:

- Demolish garages & outhouse to open up the back of the house letting light in and expanding the garden.
- Move the entrance gate further from the house and fit automatic gates.
- Introduce light and space to the back of the house
- Remodel the kitchen and utility to enlarge space.
- Extend the living room introducing lots of light and link in an open plan manner with the kitchen.
- Increase sense of space and height with access from living space to new terrace.
- Remove the downstairs bathroom to create a hall from the front to the back of the house with improved light.
- Address sense of arrival and entrance to the property as the front door currently opens direct to the road and is very low.
- Review staircase and hall layout to create feature stairs with new hall or newly extended rear living room.
- Retain 3 bedrooms, 1 or ideally 2 ensembles plus an upstairs family bathroom.
- Replace the oil fired boiler and oil fired Aga with a heat pump.
- Overall retain as much of the character of the house as possible.
- Address general lack of storage.



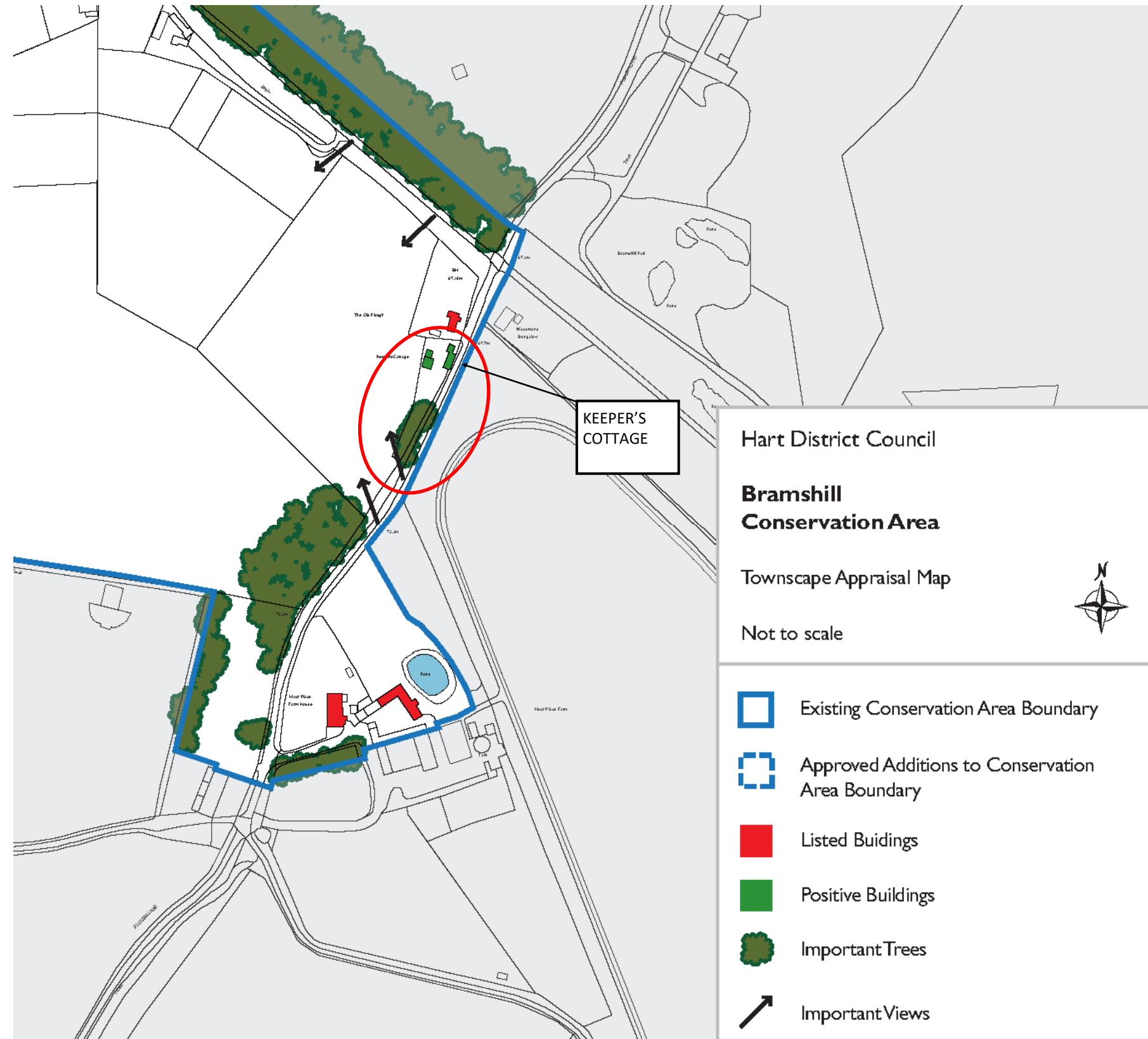
### 3.0 CONSERVATION AND HERITAGE

Keepers Cottage is located within the Bramshill Conservation Area and in section 4.1 of the Hart District Council: CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS dated 6<sup>th</sup> December 2012, the following description is included:

*The cottage next door is called Keepers Cottage and this too was originally very small. It has now more than doubled in size from its early single bay oak framed cottage. Much of the old timbering is still visible but the extension to the south has mock timbering which detracts from its character as does the rather large dormer. There is also a single storey modern extension to the north end and modern metal framed leaded windows to the whole. This building again has lost its cast iron guttering while still having some of its early iron brackets to the oldest part and some cast iron downpipes. It is to be hoped that over time the cast iron rainwater goods will be restored to the whole. Like The Old Plough, the roof is of plain clay tiles. The cottage does retain its simple early battened front door with a small flat porch over, although the porch is now felted. To the side the cottage has a typical five bar field gate as the entrance to its driveway and there are some small scale outbuildings which have traditional elements.*

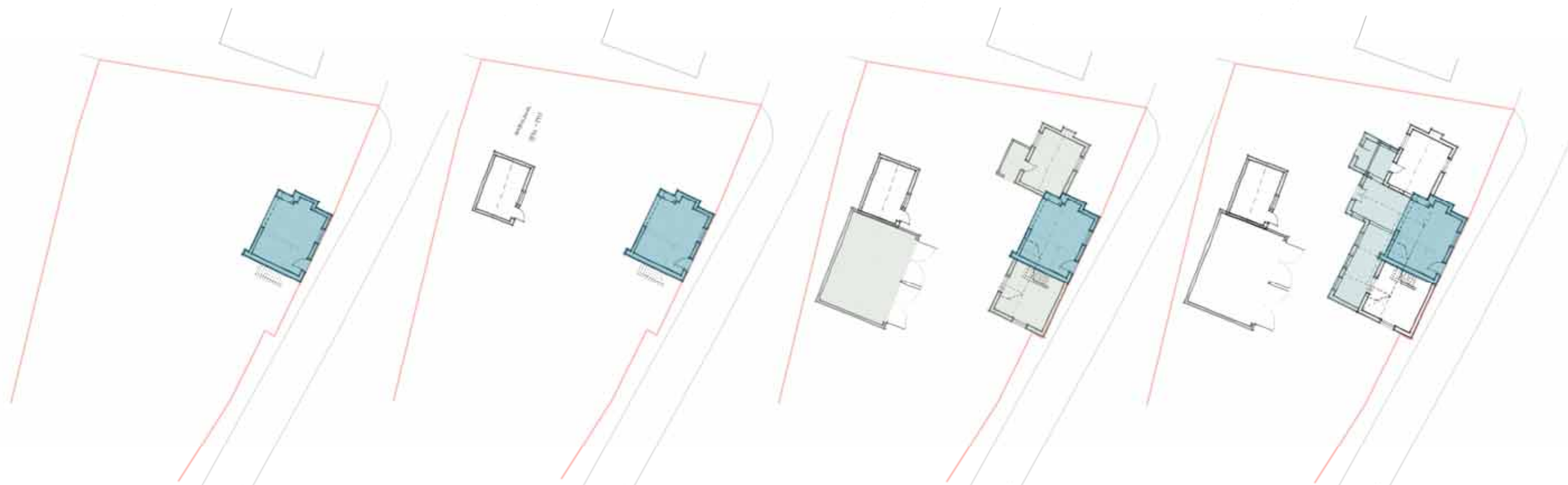
The Townscape Appraisal Map included in the document shows Keepers Cottage and the outbuildings marked in green which on the map key designates them as “Positive Buildings”. The group of trees to the southern end of the plot are also marked as “Important Trees”

The map also identifies “Important Views” Two of these arrows are on Plough Lane but indicate views to the south beyond the Keepers Cottage plot.



Extract of Townscape Appraisal Map

#### 4.0 SITE DEVELOPMENT



##### Original Cottage:

The original Keepers Cottage dates from the 17th Century, with a timber frame and infill construction which can still be seen on the roadside elevation.

##### Outbuilding added

An outhouse was added sometime in the late 19thC /early 20thC. Brick gable end with a chimney and partial timber frame and clay tiled roof. The building has had number of repairs and alterations over the years and not much original fabric appears to remain.

##### Further additions

In the 1950s, a two storey extension and rear dormer were added to the south along with a single storey on the north side, both in brick painted white.

A single storey double garage was also added to the outhouse structure. Brickwork is painted white and with a flat roof.

##### Additions: 2015

The most recent extension was carried out in 2015, with two double storey gable ended white painted brick structures at the rear along with a single storey side structure .

The dormer was altered to span the two gables.



5.0 SITE CONTEXT



View 1.



View 2.



View 3.

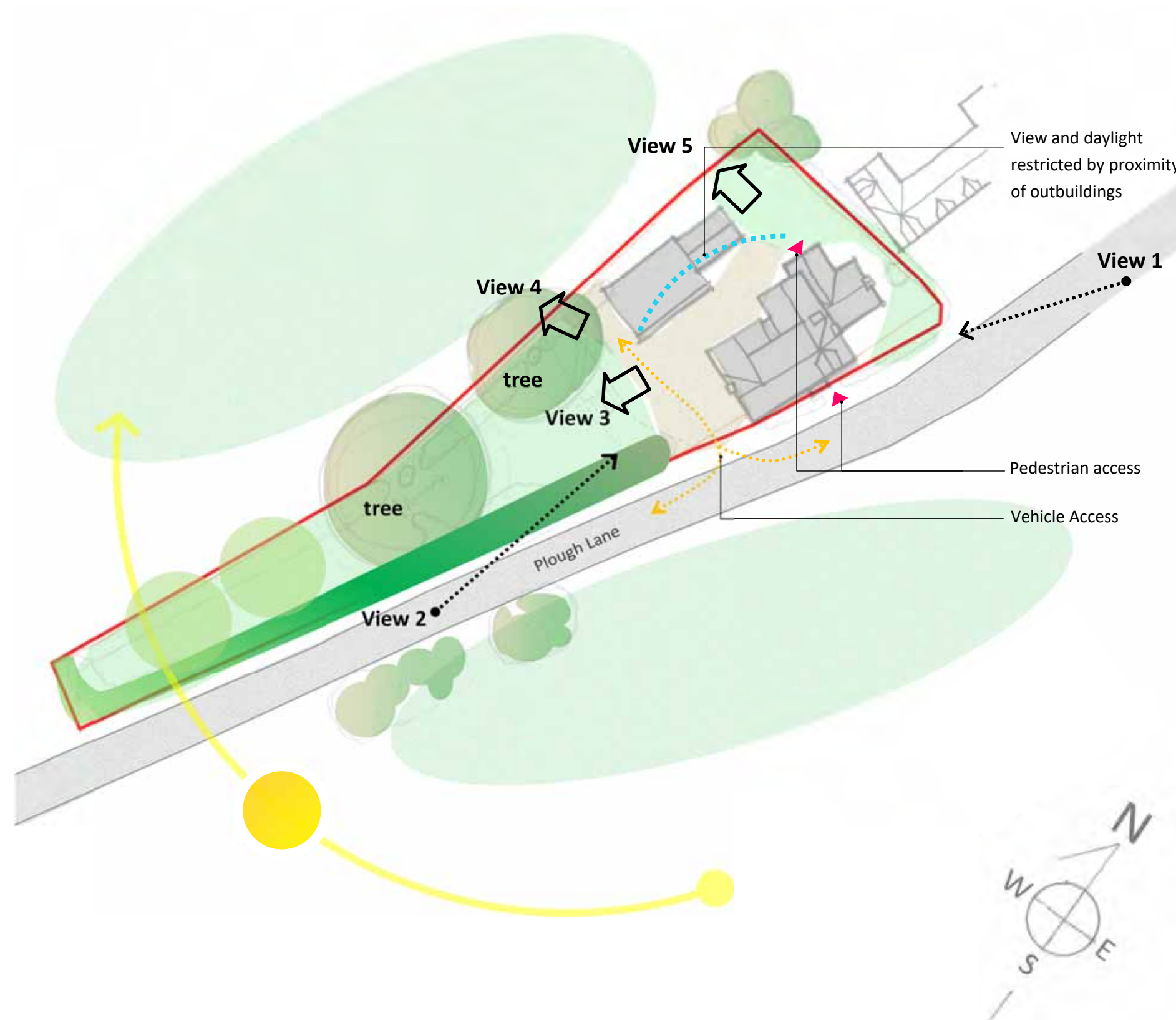


View 4.



View 5.





#### Building orientation

- The front door, a dormer window and two other windows are on the eastern elevation, the majority of windows and rear door are on the west elevation

#### Views

- The main vistas from the house are to the west and south looking out over the large paddock and gardens respectively. Views to the east are limited by tall hedgerows.
- Views into the property are limited from the lane due to the high hedges.

#### Daylight

- The orientation and depth of the building limits the penetration of natural light. The afternoon sun is obscured by the Garage and outbuilding.

#### Trees

- There are two significant trees within the ownership boundary. There are no TPOs but trees are protected by the Conservation Area.

#### Road

- Plough Lane is a narrow single lane road .

#### Access

- Vehicle and pedestrian access is via a gated entry directly off Plough Lane in to a private gravel yard.
- The existing front door is on Plough Lane.

## 6.0 SITE CONSTRAINTS

### Tree root protection zones

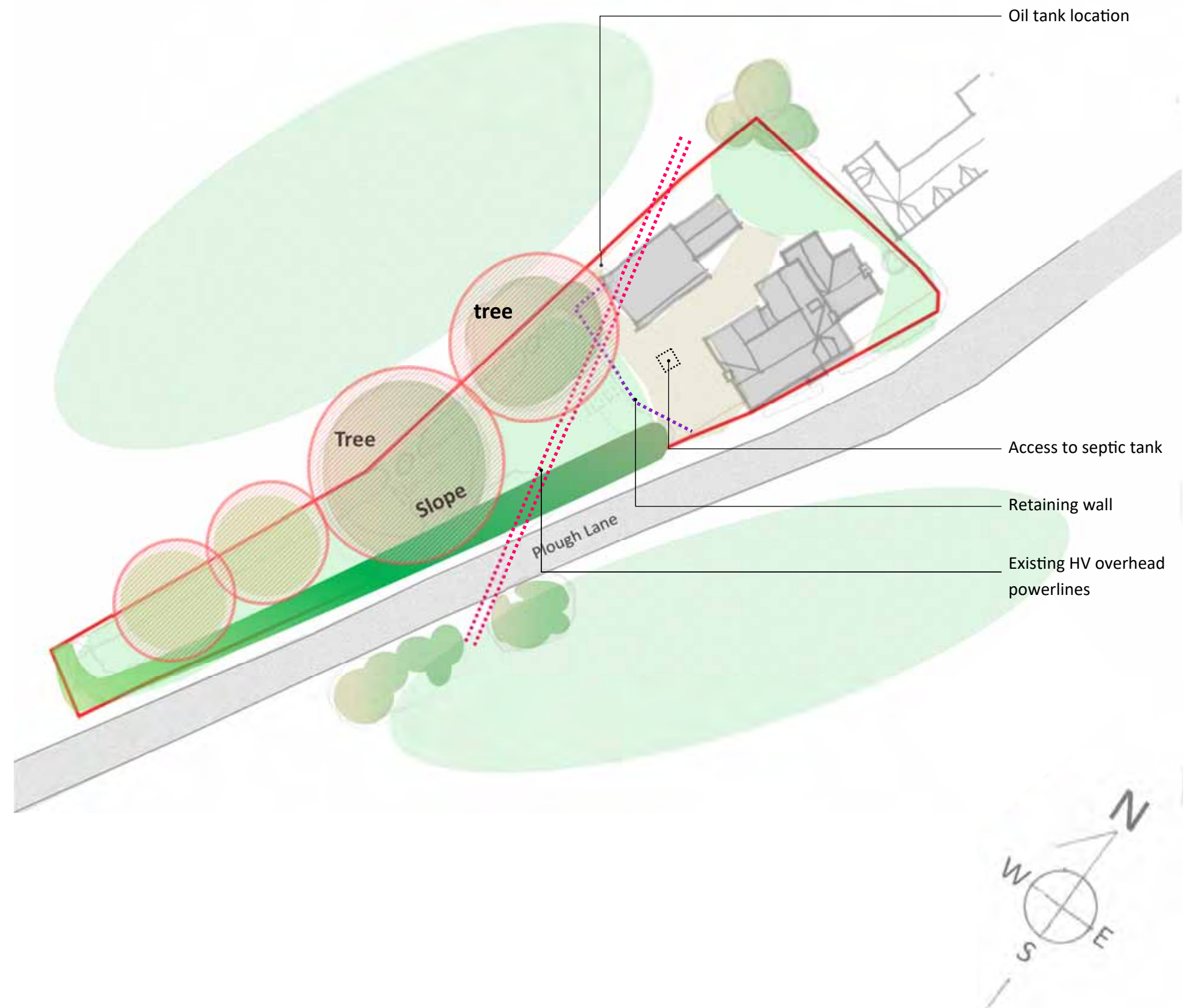
- There are no TPOs on the property, trees are protected by the conservation area.
- Root protection zones would limit construction close to any trees

### Services:

- The property is served by oil fired heating, the tank is located behind the garage.
- Electricity and water are mains supplied.
- Drainage is fed to a septic tank underneath the gravel yard.

### Topography:

- The site has some changes in level, with a retaining wall to the south delineating the garden from the house.
- Plough Lane gently slopes down from south to north

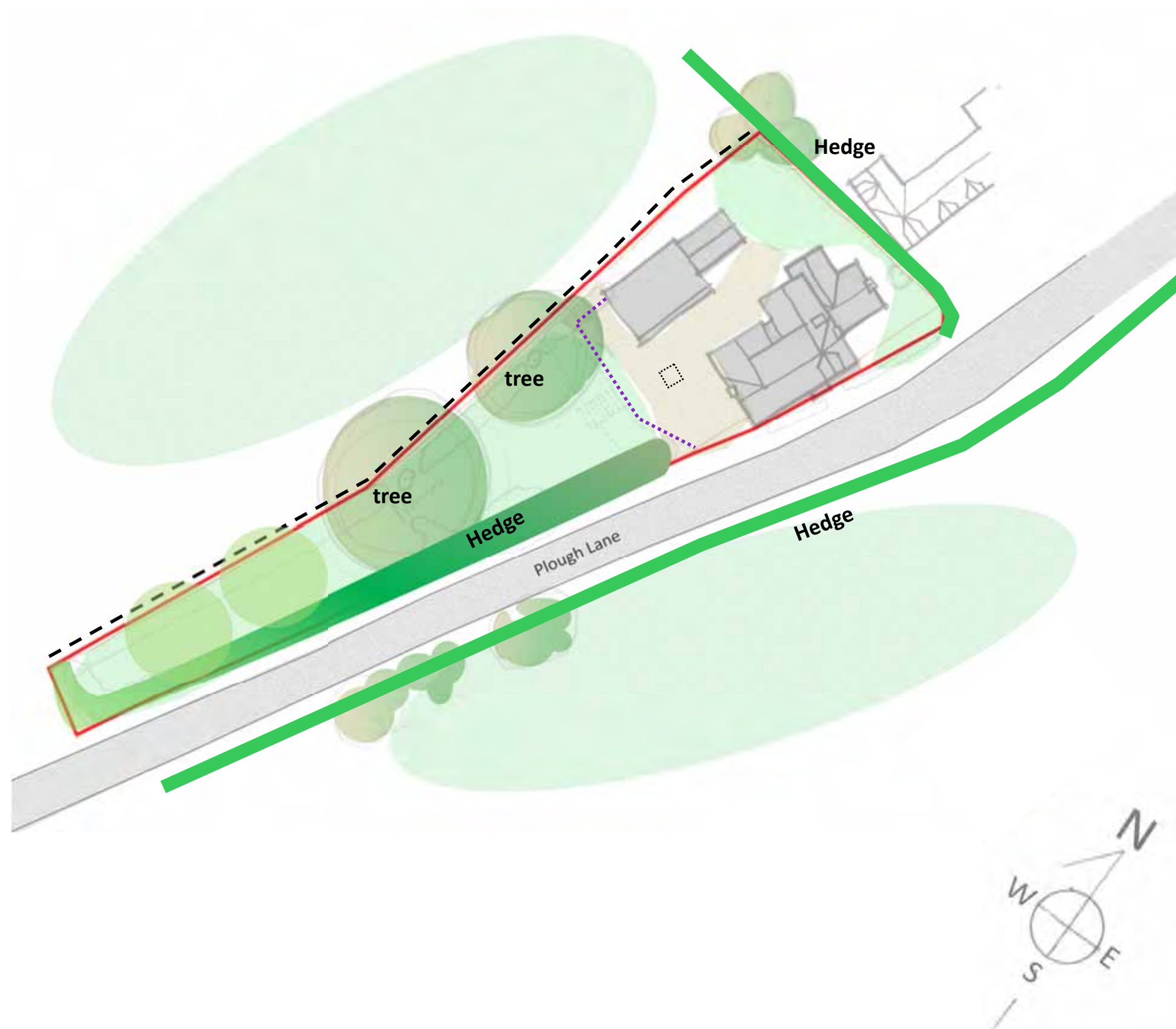




## BOUNDARIES

### Boundary conditions:

- To the north; between Keeper's Cottage and The Old Plough, is a 1.8m tall hedge.
- The only overlooking window from the Old Plough is a dormer window to the staircase.
- Along the western boundary is a low hedge and fence with views across the fields.
- Along the east of the cottage, the property is separated from Plough Lane by a low hedge. Beyond the gated entrance, there is a small bank surmounted by a tall hedge.
- The southern tip of the property is also enclosed by a tall hedge.



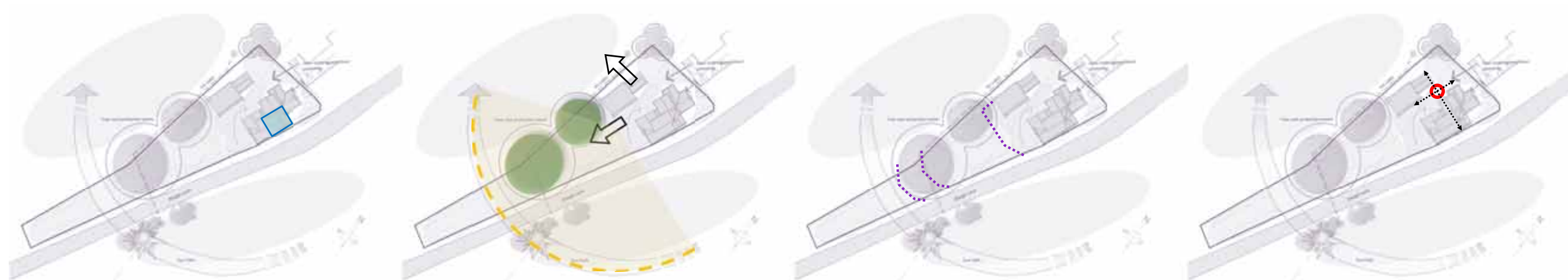
## 7.0 DESIGN PRINCIPLES

- Demolish outbuildings and later extensions to allow extension and re-organisation of property to improve layout, increase living, kitchen and dining space.
- Increase natural light into the house.
- Improve sense of arrival and better define entrance for the house.
- Review arrangement of kitchen and dining rooms to create a more open plan feel.
- New feature staircase.
- Improve first floor layout.
- Install sustainable heating source and improve energy performance of building.
- Create new landscaped areas to improve views to and from the property.



View from garden towards Cottage





### Heritage

- New extension to respect and integrate with the historic structure of the original cottage

### Site Setting

- Retain existing mature trees and avoid encroachment into root protection zones
- Orientation and location of proposal to support existing views
- Orientation and location of proposal to improve daylight
- Support the character of the rural setting

### Form and Massing

- Form to respond to the conditions of the site setting and cottage character
- Massing to support the character and appearance of the conservation area
- New proposals to be subordinate to cottage

### Organisation

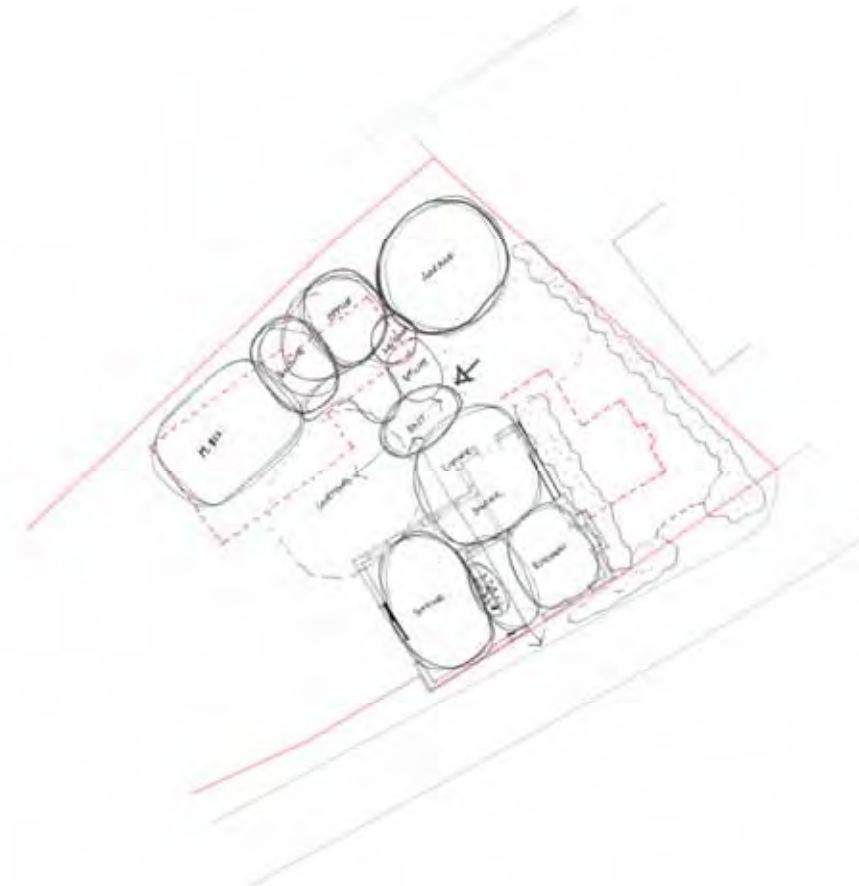
- New extension to provide views across garden and the wider vistas
- Create new entrance for house and plot
- Improve people and vehicle access to the property

## 8.0 PROPOSED SCHEME- CONCEPT



### PROPOSED - Concept

- Outbuilding and garage to be demolished
- 1950s side extension is also demolished
- New access created to the north along Plough Lane to relocate new garage and property entrance
- The new extension at the rear creates a new courtyard
- The garden is connected to the house



### PROPOSED - Ground Floor Arrangement

- A master bedroom suite connected to the house via the new living areas
- The new entrance accessed from driveway and is central to the house linking new and existing and creating views to the garden.
- The original cottage internal plan retained but with stair relocated to improve space and layout



### PROPOSED — 1st Floor Arrangement

- The changes on the first floor are kept within the existing structure
- Relocated staircase allows rooms to be enlarged within current structure and roof



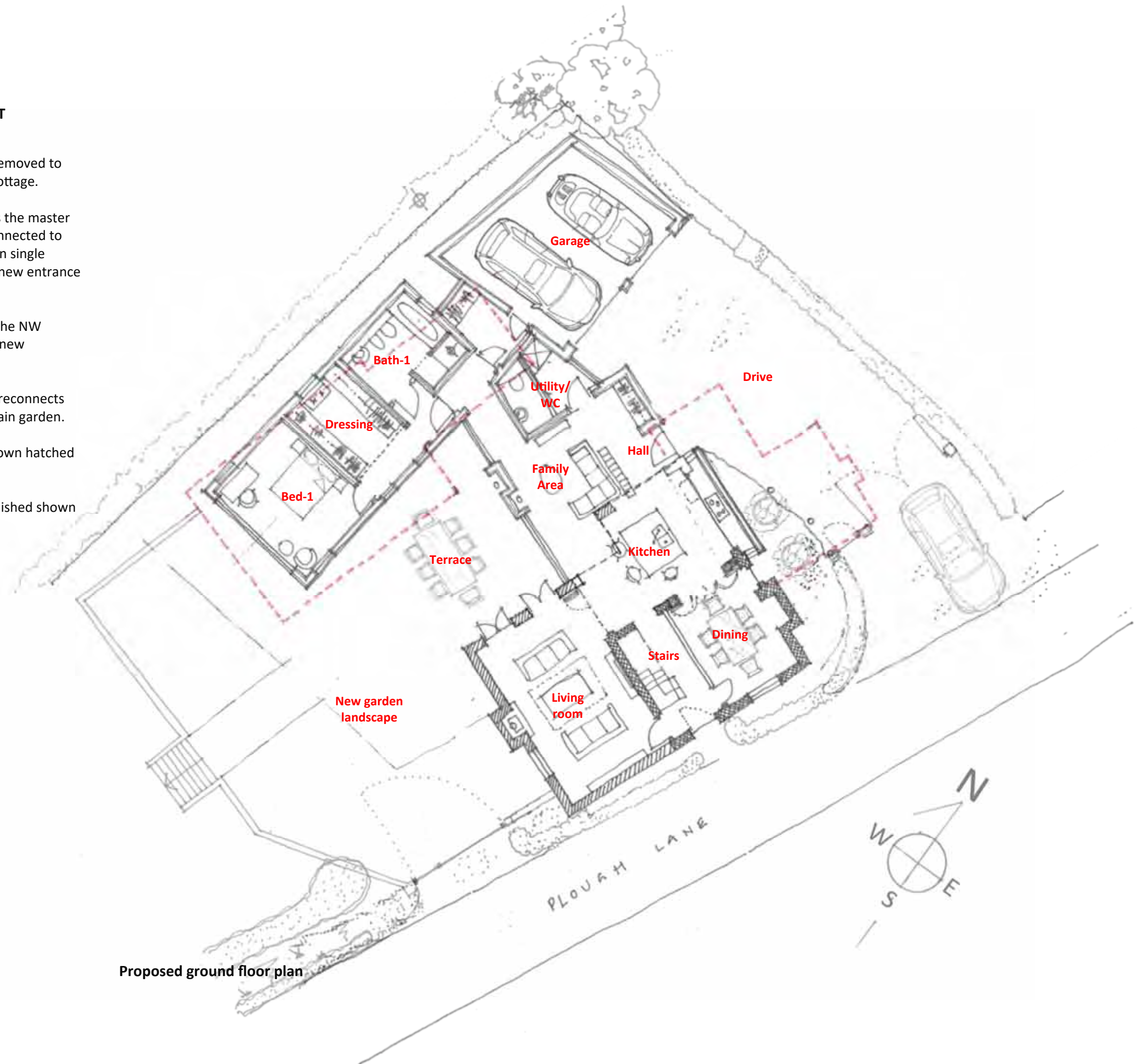
**Summary of Proposals**

- Demolition of outbuildings and extensions to create space for new extension and re-organisation of property to improve layout, increase living, kitchen and dining space.
- Demolition of side extension creates improved space and separation with neighbouring house
- New landscaping to replace gravel drive
- Tree root protection zones are not compromised
- New entrance linked to new driveway
- New family space orientated to southern aspect and views of the garden
- Scope to improve first floor layout within existing footprint
- Garage location integrates with new driveway and plot overall
- The vehicular entrance now compliant with current highways guidance

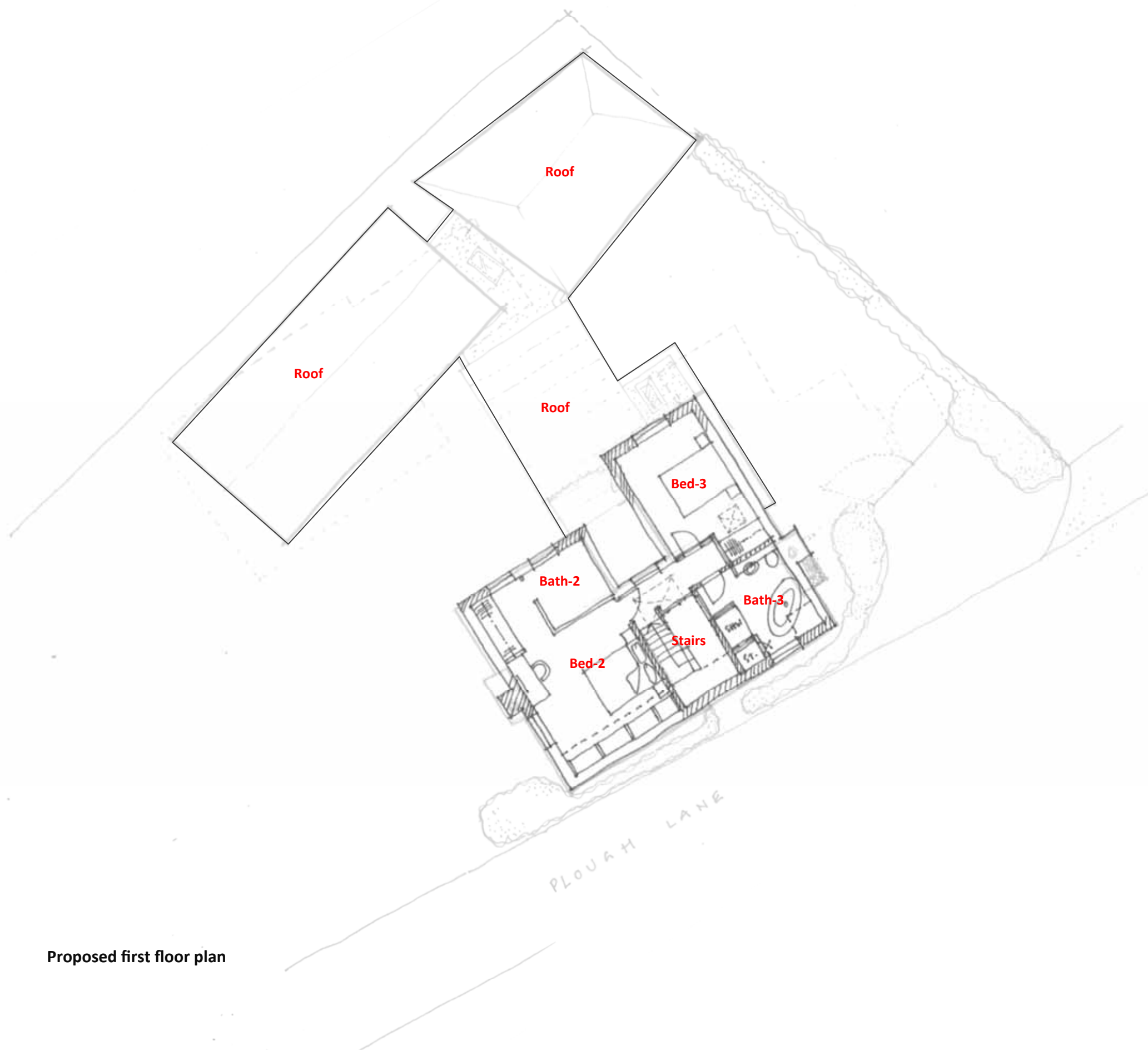


## 9.0 PROPOSED SCHEME- LAYOUT

- 1950s side extension will be removed to reveal the original Keeper's Cottage.
- A newbuild structure contains the master bedroom suite at the rear, connected to the house by the living areas in single storey extension forming the new entrance to the house.
- The garage will be located in the NW corner of the property with a new driveway access.
- A new landscape and terrace reconnects the house directly with the main garden.
- Existing structure retained shown hatched
- Existing structure to be demolished shown with red dashed line



Proposed ground floor plan



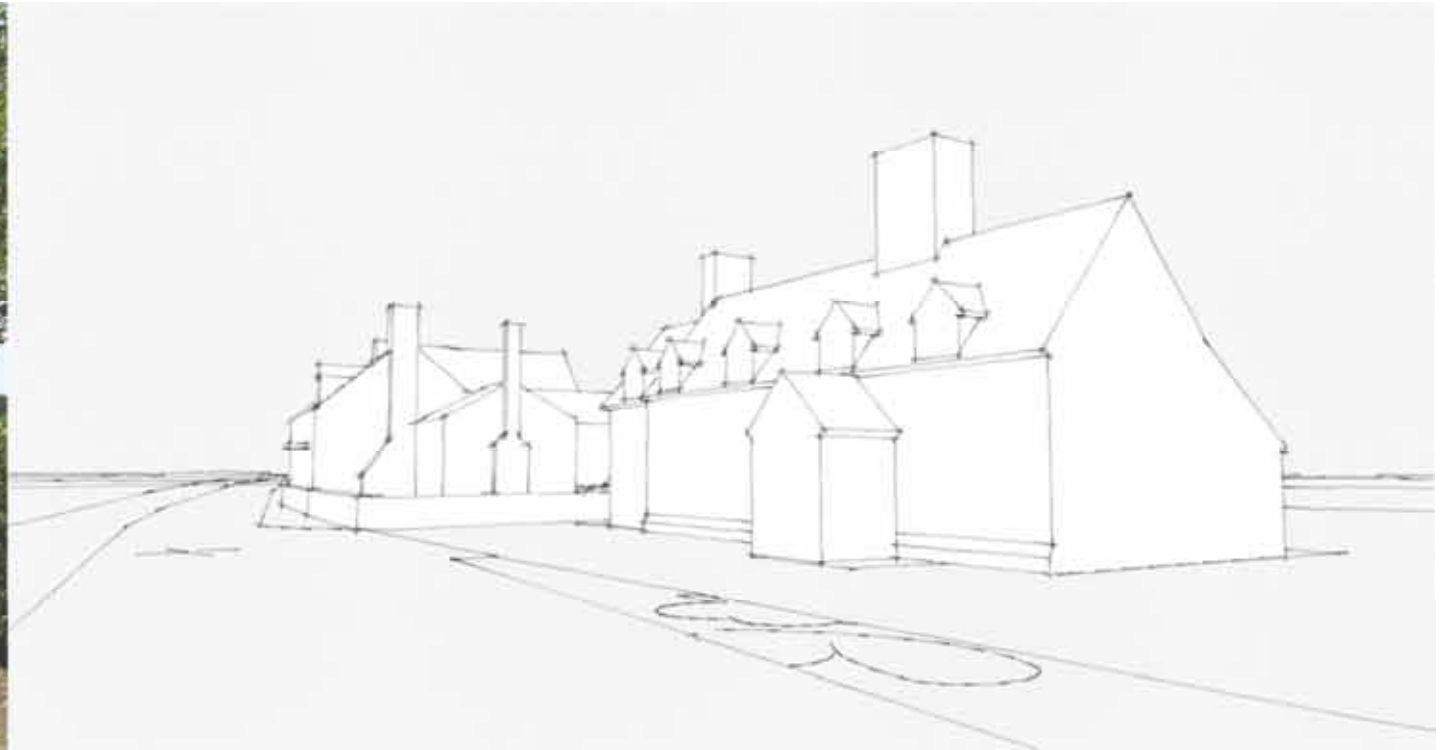
Proposed first floor plan



10.0 CONTEXT VIEWS



Existing view south along Plough Lane



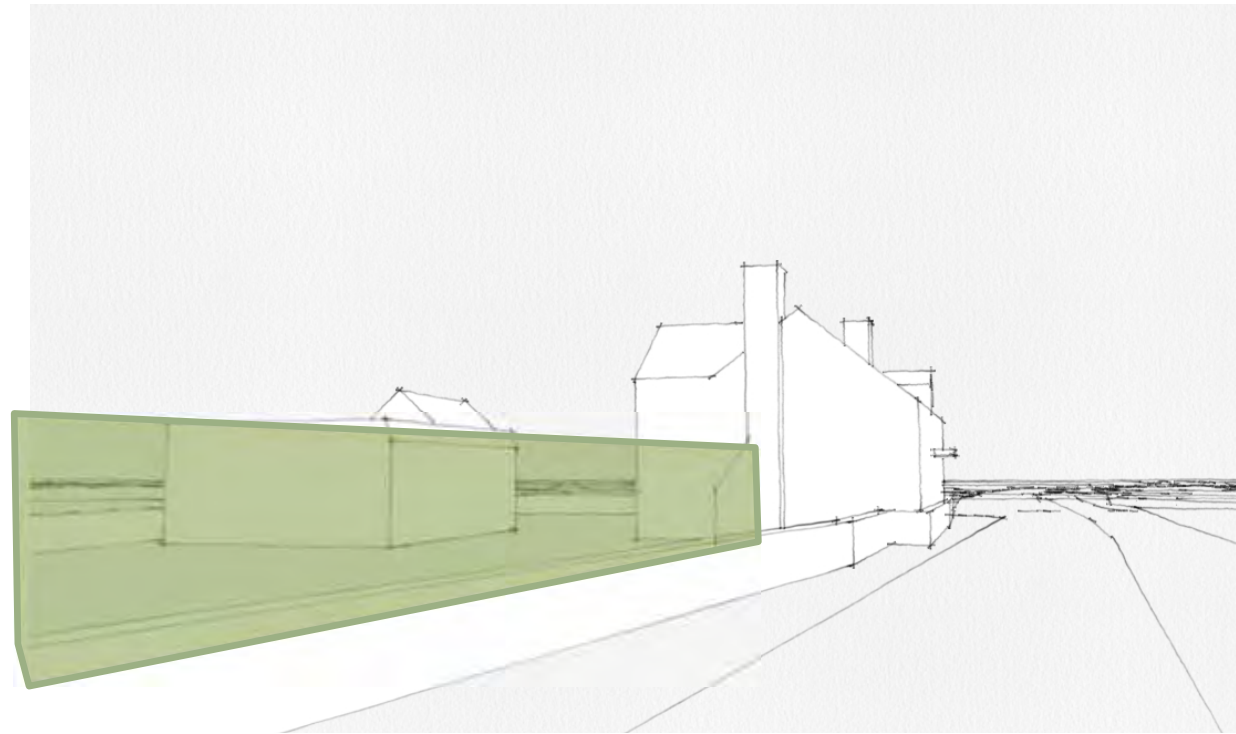
Existing model view



Proposed model view



Existing view north along Plough Lane



Existing model view



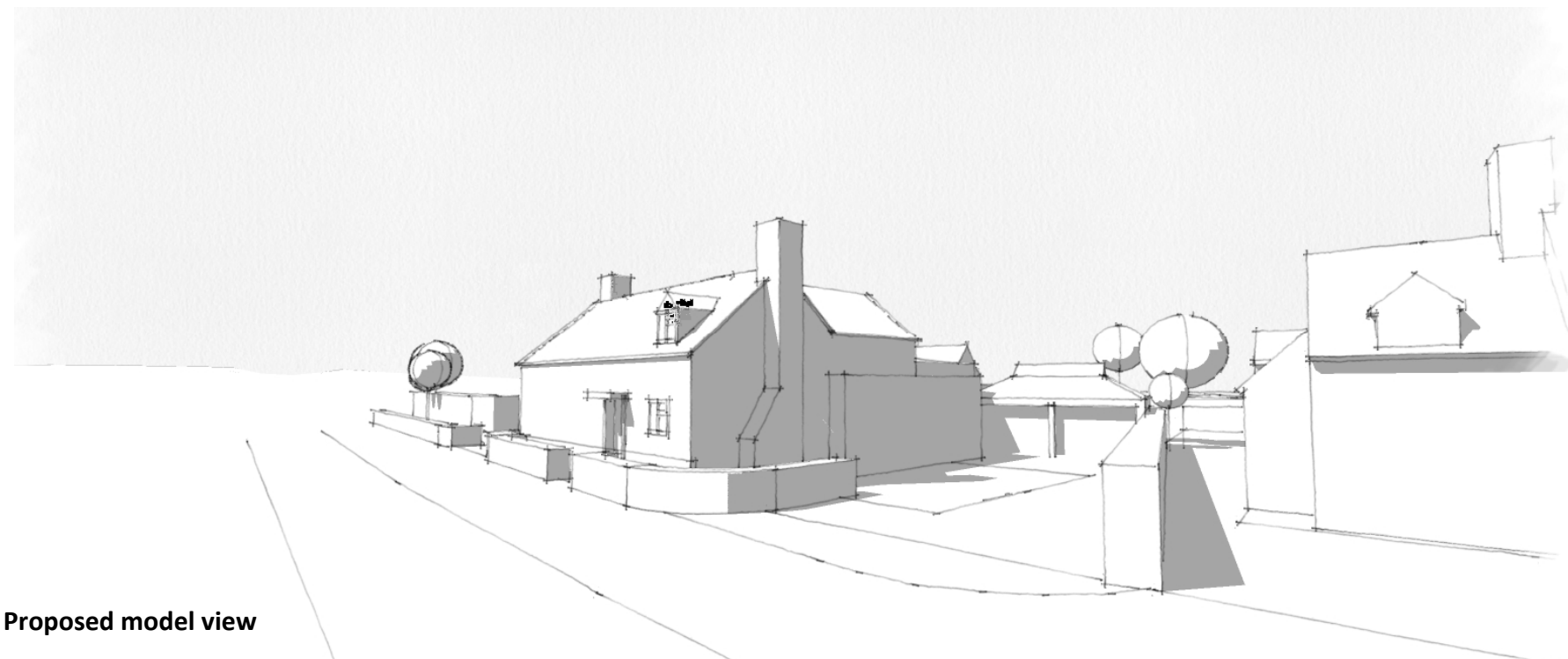
Proposed model view



**MODEL VIEWS**

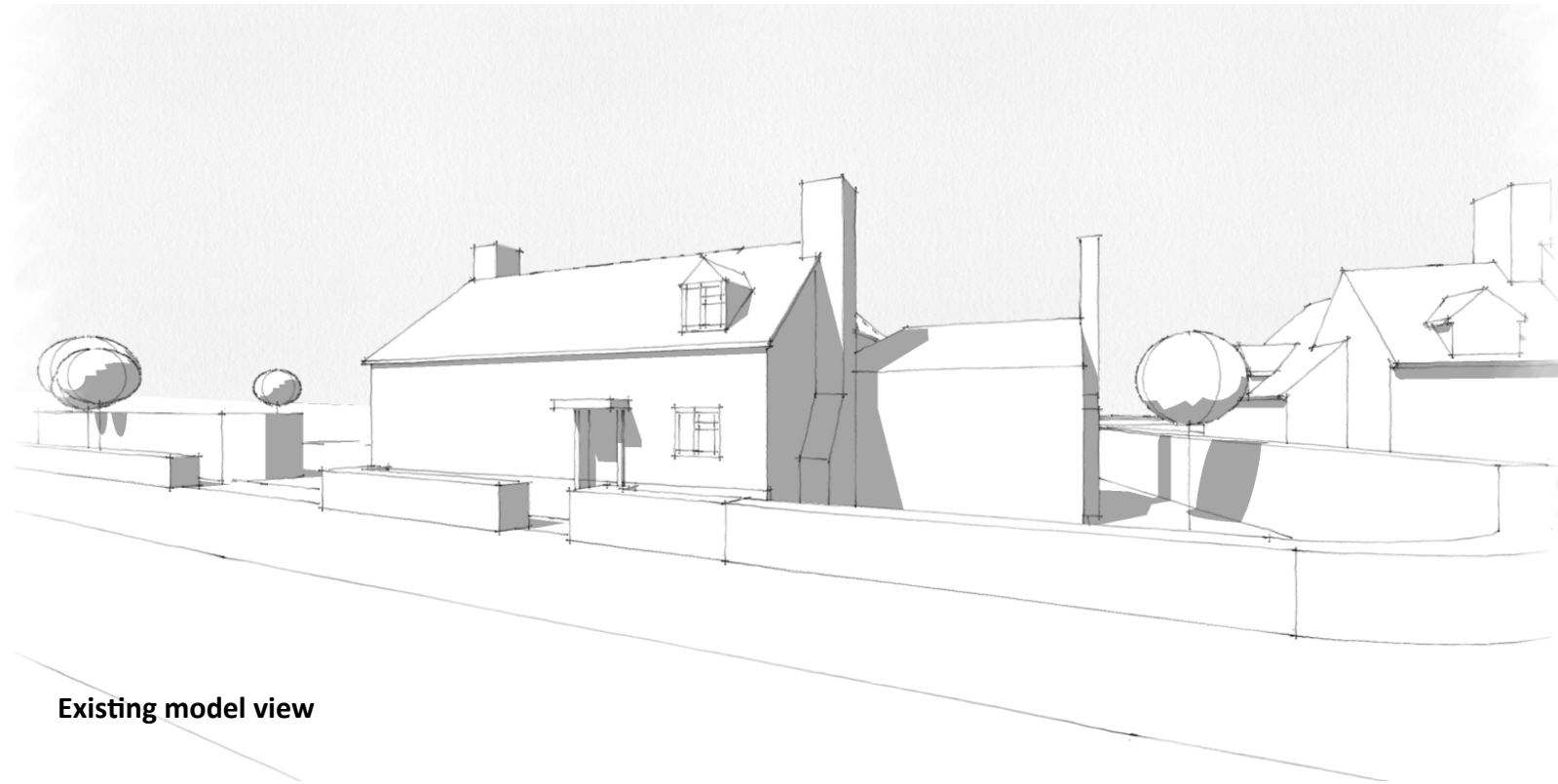


**Existing model view**

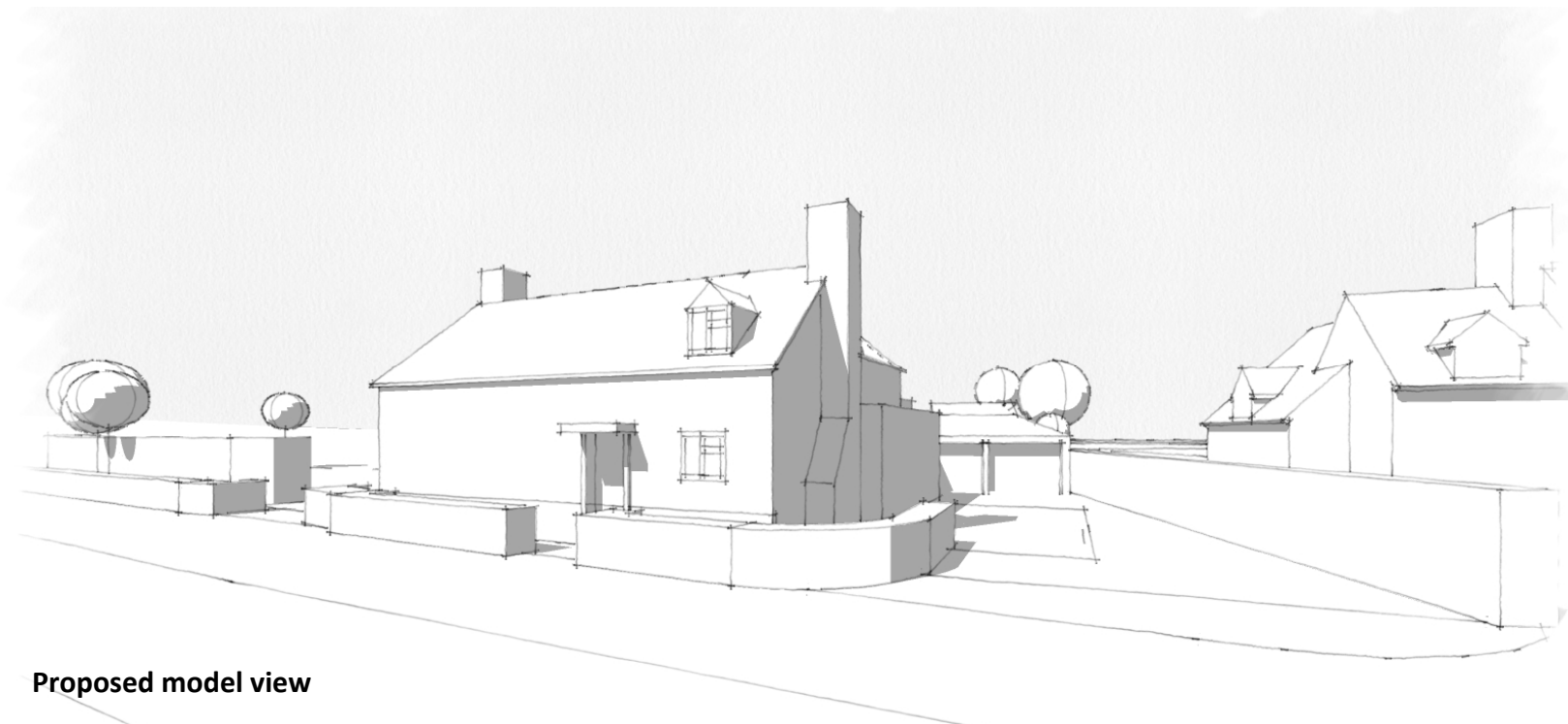


**Proposed model view**





**Existing model view**



**Proposed model view**

### 11.0 SUMMARY OF AREAS

NOTE: Areas are approximate, subject to Survey information

#### EXISTING:

Ground Floor Area	87.3 m <sup>2</sup>
1st Floor Area	53.3 m <sup>2</sup>
Garage and outbuildings	51.6 m <sup>2</sup>
<b>total</b>	<b>192.2 m<sup>2</sup></b>



#### DEMOLITION:

Single Story Outbuildings	51.6 m <sup>2</sup>
Single Story Extension	26.6 m <sup>2</sup>
<b>total</b>	<b>78.2 m<sup>2</sup></b>



#### PROPOSED:

New build GF	79 m <sup>2</sup>
New build Garage	29.8 m <sup>2</sup>
Existing after demolition work	114 m <sup>2</sup>
<b>total</b>	<b>222.8 m<sup>2</sup></b>
<b>net increase in floor area:</b>	<b>30.6 m<sup>2</sup></b>

Note: All Dimensions are Gross Internal Floor area (GIA)



GROUND FLOOR

FIRST FLOOR

## 12.0 MATERIALS STUDY

The proposed extension is to use similar materials as those of the existing cottage with timber framing, masonry and glass.

However, rather than seeking to create a pastiche of the cottage, the materials will be used to construct a modern living space which provide legibility between the existing and new.

The images are to provide an indication of design and material intent.

The existing cottage timber frame would be retained and renovated along with the existing masonry areas.

Subject to survey, the existing clay tiles would be retained.

A new metal gutter and down pipes would replace the existing PVC and would also be used on the extension.

The felt roofed porch would also be renovated with a material more in keeping with the cottage and its location.

The proposals would enhance the existing character of the cottage and by contrast, the extension's modern design will contribute to the local setting both in terms of character and sustainability



Reference image



Reference image



Reference image



Keepers Cottage





### 13.0 HIGHWAYS

Plough Lane is classified as a Class C highway.

The existing access set back approximately 1.5m from the road.

Vehicles are required to stop in the highway to open or close the gate.

Vision splays are compromised by the cottage and the hedges and as Plough Lane rises to the south, this further limits the viewing distance.

The proposal seeks to relocate the vehicular entrance to the property in order to comply with TG3, section 3.7.1, visibility requirements at Vehicle crossovers

As a Class C highway the design speed is 40mph although in reality the narrowness of the lane potentially limits the actual speeds.

Speed Limit (mph)	20	30	40	50	60
X Distance	2.0m	2.0m	2.4m	2.4m	2.4m
Y Distance	25m	43m	96m	160m	215m

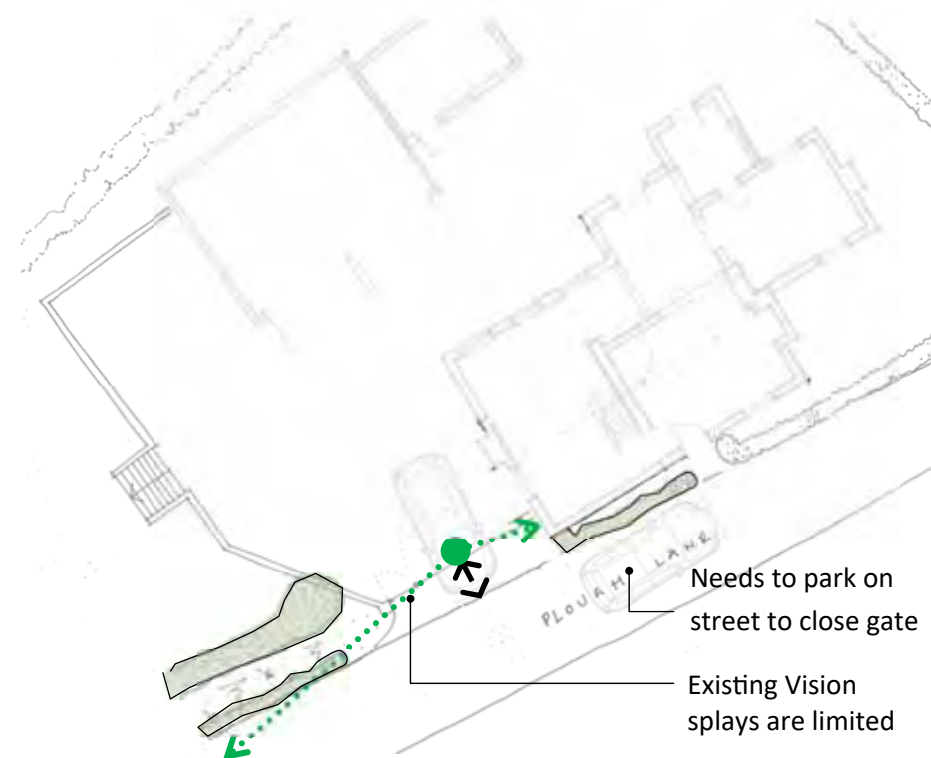
Based on the above guidance the vision splay would be:

Distance X is the set back of the vision point from the highway. Distance Y is the clear viewing distance above 0.6m

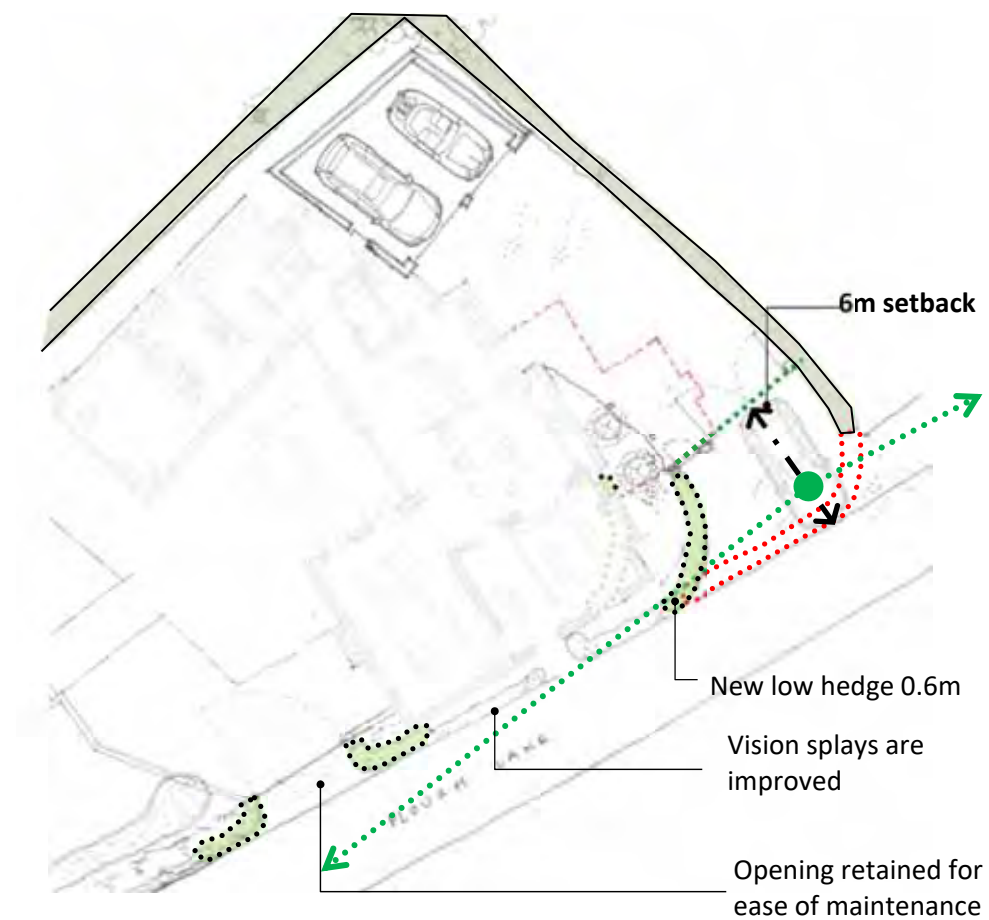
With the new layout and entrance a vehicle has a 6m space to wait whilst the gate opens inwards.

It is proposed that the existing opening is retained in a form that would maintain access to the septic tank and also allow access for maintenance of the garden areas.

**EXISTING ACCESS**



**PROPOSED ACCESS**





## 14.0 SUSTAINABILITY STRATEGY

The current heating system comprises an oil fired boiler with wall mounted radiators.

As a key part of the property refurbishment it is the intention to replace this system with a more sustainable proposal.

An essential part of heating and cooling a property is providing good levels of insulation.

This reduces the energy demand for both heating and cooling.

A further contribution can be made by improved thermal performance of any openings through walls and roofs i.e. windows; door and/or roof lights etc.

As such the refurbishment will seek to improve the insulation to the floors, walls and roof where possible in the existing building.

The new build element will be constructed to very high thermal standards and to exceed current building regulations.

Heating Systems.

The oil fired boiler is to be replaced with “greener” systems. These could include air source heat pumps; Photovoltaic panels; Heat exchanger systems with a hybrid electric emersion system.

PV panels provide an additional source of power that helps reduce reliance on the national grid, and there is an opportunity to utilise the new roof area for this type of installation.

Solar water heating is a complimentary system to the air source heat pump system, reducing the energy requirement by pre heating water.

The internal radiators would be replaced with low temperature underfloor heating.



## 15.0 SUMMARY OF PROPOSALS

Keepers Cottage is located within the Bramshill Conservation Area. The Townscape Appraisal Map included in the area assessment document shows Keepers Cottage and the outbuildings marked as “Positive Buildings”. The group of trees to the southern end of the plot are also marked as “Important Trees”

The map also identifies “Important Views” Two of these arrows are on Plough Lane but indicate views to the south beyond the Keepers Cottage plot. The proposed works will have no impact on these views.

The proposed extension and refurbishment of Keepers Cottage includes the demolition of sections of the non-original structures previously added to the cottage along with the removal of the outbuildings.

The elements to be demolished are the extensions identified in the conservation area text as “.....detracts from its character....” and the outbuildings, although described as having “....traditional elements” and as being “Positive Buildings” are actually a flat roofed 1950’s garage and a pastiche timber frame and brick infill.

On this basis we do not believe that they make a positive contribution to the conservation area and there should be no objection to their demolition.

The existing early battened front door onto Plough Lane is to be retained but a new entrance is to be created onto the new driveway.

The relocation of the driveway creates a safer vehicle and pedestrian entrance which would comply with highway standards without impacting on the important views up and down Plough Lane

The new entrance gate and hedge would visually read as part of the existing street scene but would not detract from the setting of The Old Plough, the adjoining Grade II Listed Building.

As can be seen from the initial model views included in this report, the proposed height and location of the new extension does not appear unduly large or overbearing within the context of the existing landscape.

The demolition of the extension would create additional space between Keepers Cottage and The Old Plough thereby improving the setting of this Listed Building in the Conservation Area.

In regards to overlooking, the first floor window of The Old Plough would face towards the new extension and landscaping but as this window is for an internal staircase there would be no impact on the amenity of neighbouring residents.

### Extent of development

The total footprint of the proposed extension and new garage would be approximately 222 sq.m

This would create an approximate increase in floor area of 31 sq.m and as such should not be considered as over development of the plot.

The proposed extension and garage would be single storey in height and as can be seen from the model views would not be unduly dominant on the plot or cause any significant detriment to the character of the area or adjacent properties.

### Layout

Internally the layout provides better for the needs of a contemporary family and provides views of the garden and surrounding fields.

### Scale and Design

The proposed scale of the extension sits comfortably with the small scale of the adjacent buildings: The Old Plough and Woodmans.

### Landscaping

The site is fully enclosed with landscaping and existing trees along the boundaries. No formal landscaping is proposed as part of the application.

The trees on the plot are not subject to a TPO, but marked as import trees.

These existing mature trees will be retained, and the proposed building work would not impinge on the root protection zones.

A tree survey will be commissioned for a detailed planning application to support the above.

### Appearance:

The appearance of the proposed extension is to be modern interpretation of the cottage with the use of timber framing and masonry infills. Reference images have been included within the report as illustrations of design and material intent.

### Access:

The existing vehicular access to the site is to be relocated further along Plough Lane to improve safety and better comply with highway standards.

### Ecology

An Ecology survey would be undertaken if required.

### Contamination and flooding

It is not believed that the plot contains any contamination as the site has historically been used for residential and there are no known areas of landfill or contaminants in this area.

The site is not identified on the Environment Agency’s Flood Map as being susceptible to flooding and, as such, a Flood Risk Assessment is not believed to be required.

### Sustainability

Consideration is being given to the use of a ground and/or air source heat pump system to convert the stored solar energy in the ground and/or air.

This is a clean efficient cost effective alternative to the current oil fired boiler system and would enable the removal of the oil storage tank.

### Summary:

It is considered that the proposed extension and refurbishment of Keepers Cottage would contribute to the character of this small group of dwellings and would be an appropriate addition to the area generally.

The proposal would enhance existing character of cottage and by contrast, the extension’s modern design will contribute to the local setting both in terms of character and sustainability

**BICKERDIKE ALLEN PARTNERS LLP**  
**July 2022**





Proposed view along Plough Lane