



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

Design, Access and Heritage Statement – Rear Gates and Driveway / Parking Area and Replacement Field Shelter

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 planning consent on behalf of Mr and Mrs Westall for works to Hawkley Place, Pockocks Lane, Hawkley, Liss, GU33 6LX.

Proposals include an extended gravel driveway / parking area for staff and turning equestrian vehicles, new entrance gates as secondary access replacing existing metal field gate. Replacement field shelter and retrospective change of use of land from agricultural to private equestrian use.

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 total site (residential curtilage and paddocks) is approximately 21,870m². The land subject to this application has an area of 9,646m² in the form of paddocks served by a field gate which are set outside Hawkley Conservation Area and the curtilage of the adjacent Listed Building which is part of the same ownership.



3.0 Planning policy and resources

In preparing this 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 The Proposal

Proposals include an extended gravel driveway / parking area for staff and turning equestrian vehicles, new timber gates as secondary access replacing existing metal field gate. Replacement field shelter and retrospective change of use of land from agricultural to private equestrian use. The total site (residential curtilage and paddocks) is approximately 21,870m². The land subject to this application has an area of 9,646m².

The additional gravel covered driveway / parking area is required for the occupants in the stable block, staff and health practitioners, a groom as well as delivery and equestrian vehicles. This surface will be loose gravel within a cellular confinement system. The new timber gates replacing the existing metal gate will have a traditional agrarian appearance whilst providing a more secure barrier for the field shelter and paddocks.

The replacement field shelter / store will be a simple low scale timber clad structure with a black onduline roof. The existing field shelter to be replaced has a floor area of 18m².

6.0 Heritage - Setting and impact

The proposed development may be considered to be within the setting of both the Grade II listed Hawkley Place and the Hawkley



Upper Green Conservation Area.

The National Planning Policy Framework (Annexe 2 Glossary) defines the setting of a heritage asset as:

'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

The Historic England Guidance *The Setting of Heritage Assets* (2nd edition, December 2017) states that:

'Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or the ability to appreciate that significance' (p.4).

Hawkley Place is accessed by a drive from the north-west which is a later, 20th century repositioning of the drive which originally approached the house from the north. The proposed entrance and gravelled area will not challenge the primacy of the existing entrance to the listed building as it will clearly enter into a paddock which is separate from the curtilage of the listed building, the line of the extended drive having a gate on this boundary.



The proposed gravelled parking area will be some 50m+ from the nearest part of the listed building (the service wing) and will not be visible in any views to the principal elevations to the north-east or south-west. The distance from the listed building means there will be no harm to the aesthetics of the setting, the gravelled access and parking area will be seen as a functional area.

The provision of a new parking area will mean that cars are largely removed from the immediate setting of the listed house and the stable block. Currently, in addition to the owners' vehicles, there is a parking requirement for the occupants in the stable block, staff and health practitioners as well as a groom and delivery vehicles. By providing for the majority of this parking provision away from the listed building, this will represent a positive for the setting of the listed building.

There is currently a gate into the paddock, which lies outside of the conservation area, and so there is no need to form an opening in the hedge boundary along Cheesecombe Farm Lane. The proposed gates to replace the current metal gate are of timber with vertical boards and are not considered to be inappropriate in this context and will not harm the setting of the conservation area. With the gates closed, the gravelled area will be largely screened from view from the lane and, when open, the ability to see a gravelled parking area will not harm the experience, understanding or appreciation of the designated area.



7.0 Environment and sustainability

Where feasible it is intended to use sustainable materials and employ environmentally friendly building methods.

8.0 Access

The principal existing pedestrian and vehicular access to Hawkley Place are intended to remain unchanged. Proposals include replacement of an existing metal field gate to paddocks with new timber gates and an extended area of permeable gravel driveway, a parking area for staff and turning for equestrian vehicles.

9.0 Conclusion

It is our belief that proposals will have minimal impact on and respect the integrity of the associated Grade II Listed Building and character of the area including Hawkley Conservation Area. It is our understanding that the proposed works meet the requirements of Local Plan Policies, and advice given in Supplementary Planning Guidance for the historic environment.



Site photographs



Fig. 1 – Hawkley Place



Fig. 2 – Existing metal field gate from Cheesecombe Lane



Fig. 3 – Existing field shelter frontage



Fig. 4 – Existing field shelter side elevation