



Figure 1 – Oak Cottage as seen from High Street, Ecchinswell

Existing site and location

Oak Cottage is situated to the North of the centre of Ecchinswell.

The village of Ecchinswell is situated north-west of Kingsclere in Berkshire, and was designated as a conservation area in 1990 due to its special architectural and historic interest.

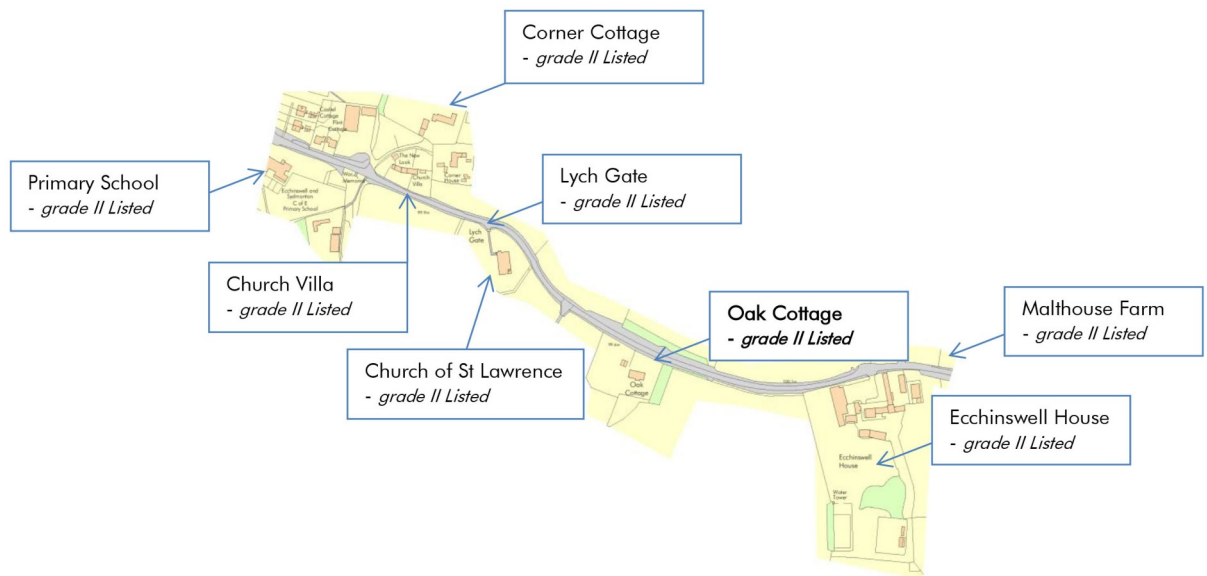


Figure 2 – Oak Cottage in relation to neighbours

The village of Ecchinswell has evolved as a linear settlement with irregular and loosely formed clusters of buildings. The main road runs from approximately from north to south with the southern part of the village considered to be the more historical centre, while the northern part developed around Ecchinswell House and Malthouse Farm.

With twelve listed properties within 500m of Oak Cottage the historic significance of this location is clearly evident.

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Oak Cottages' nearest neighbour to the north is the early C19 Ecchinswell House and to the south is the Church of St Lawrence which was rebuilt in 1886 by Bodley & Garner just to the north of an earlier church.

In the fields to the west of Oak Cottage a Neolithic rubbing stone which was possibly used for shaping stone axes, was found and is now with the Hampshire Museum Service.

First designated as a grade II listed building on the 18th May 1984, Oak Cottage is centrally positioned within a good sized landscaped garden which includes mature trees and hedges, the house and garden are situated opposite open land and some distance away from immediate neighbours.

The central front door and chimney are balanced on either side by original ground floor and first floor fenestration, the boarded timber outshots at both the northern and southern flanks adds to the overall feel of symmetry to the front elevation.



Figure 3 - Oak Cottage front elevation

The back of the building displays a more diverse style which may indicate how the house has developed over time.

Both the 'National Heritage List for England' and the 'Conservation Area Appraisal for Ecchinswell' highlight the significance of Oak Cottage within the rural settlement with the following descriptions:

National Heritage List for England Listing NGR: SU5020160468:

'Early C17, mid C19. Near-symmetrical front (west) of one-storey and attic, 2 windows, with outshots at each side. Half-hipped thatched roof, with tiled surrounds to dormers, which have ornamental steep bargeboards, half-timbered gables, brick cheeks, and cills projected on brackets at eaves level. Central shafted stack. Exposed timber-frame bricknogged; boarded walling to the outshots. Casements. Boarded door in solid frame; the rear elevation has a single-storeyed timber-framed extension in the centre, and a small dormer set high. Within the south side outshot, the old south wall has brickwork in its lower part, of English bond, with a plinth'.

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Conservation Area Appraisal for Ecchinswell:

'It has a near symmetrical front of one-storey and attic and dates from the early 17th and mid 19th centuries. A timber-framed building with brick nogging and some brickwork to other walls, it has a half hipped thatched roof with a dominant central chimney stack. There are two boarded outshots at either end, a distinctive feature common to several early buildings in Ecchinswell. Its immediate streetscape contribution is of a picturesque cottage in an intimate setting framed by trees'.

Existing Dwelling

Originally two cottages, now combined into a single dwelling, Oak Cottage is a two storey thatched dwelling with single storey thatched extension to the South and North ends of its North-South axis.

Accommodation comprises of three bedrooms on the first and attic floors, and two bathrooms above a sitting room and a dining room. This accommodation is arranged around a large central masonry chimney with fires to both principle ground floor rooms.

A narrow winding stair with a split landing provides access from the ground floor to the first floor. This stair is uncomfortable to use in its current layout.

Design Statement

The house was extended to the rear in 2016 with a two storey extension linked by a glazed single storey. Planning Approval was given for B&DBC Ref:15/04414/HSE on 5th February 2016. Listed Building consent was granted for B&DBC Ref:15/04415/LBC on 5th February 2016.

Design Statement

This application is for the replacement of the existing single storey double garage. Which also serves as the plant room to the swimming pool.

The existing garage is a timber framed structure that has reached the end of it's life. Externally it is clad with timber weatherboarding with a felt shingle roof.

The roof is collapsing and has been temporarily repaired with timbers sandwiching the original timber truss. Chipboard has been added to the internal face to provide lateral support to the timber frame. The roof has also been leaking as can be seen with the damp areas to the underside of the sarking boards. See figure 4. The existing felt shingles have failed adding to the water ingress and collapse of the roof see figure 5.



Figure 4 – Internal view of existing garage showing temporary repairs and water ingress



Figure 5 – External view of existing garage showing deflection of roof through truss collapse

Developing the design in relation to the extension to the host dwelling.

The proposal is to replace the existing double garage with a single garage and store to the ground floor with a games room/gym built within the roof. The proposal is to use plain clay tiles to match the rear extension to the main house.

Vehicular and Pedestrian Access

Parking provision of 3.25 car spaces for a 4 bedroom house is provided by two spaces in the existing garage and two spaces adjacent to the house on the existing driveway. There is also parking on the driveway to the garage. The alteration to the garage will remove a parking

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space. However there is ample parking on site to achieve the four car parking spaces required to meet the 3.25 spaces provision.

Conclusion

The proposal forming this planning application has been carefully considered and assessed, taking into account all relevant factors.