

Design Access and Heritage Statement

Ref: 2116/DAHS

Proposal

External alteration works, to remove existing south entrance porch and entrance door, brick up door opening. Remove existing hall window, adjust opening and build in new larger window.

Remove existing living room south window, adjust opening, build in new entrance doors and construct new pitched roof porch. Remove existing conservatory glass roof, doors and window frames, build up walls and build in new doors and windows. Construct tiled roof.

Make alterations to the hard landscaping about the driveway and construct a ramp down to the new entrance porch.

Internal alteration works, to form a new wet room. Construct a new wall in living room to form new main entrance hall.

Location

Nightingale Cottage, Heather Row,
Hook, Hampshire. RG27 9JP

Applicant

Mr. E and Mrs. N Rawlings

Agent

Paul Carter
Paul Carter Associates

Date

March 2023

This Statement supports a planning application for external and internal alteration works at Nightingale Cottage, Heather Row, Hook, Hampshire. RG27 9JP.

The Site

Nightingale Cottage is a C17, Grade II Listed, detached house constructed one and a half storey of timber frame white painted brick panels, clay plain tile roof, previously thatched, with half hip, eyebrow window and modern gabled dormers built into the roof of the south elevation. A modern two storey extension with gabled roof of plain tiles and white painted brickwork, to the west of the original cottage. A modern single storey pitched and flat roof replacement construction at the south elevation. A modern replacement conservatory at the western end of the dwelling. A detached replacement garage is constructed away from the dwelling to the west of the site. The property, some 0.2 ha, is accessed via a gravel drive from Heather Row, just 140m south of the A30 London Road, west of Hook toward Basingstoke.

Nightingale Cottage Planning History, as recorded on the Council website.

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| Ref | BDB/69032 | June 2008 Erection of a side conservatory Status: Decided, Notice of Approval 15.08.2008 |
| | BDB/69030 | June 2008 Erection of a side conservatory Status: Decided, Notice of Approval 15.08.2008 |
| | BDB/53443 | June 2002 Demolition of existing conservatory and construction of new single storey extension Status: Decided, Notice of Approval 12.09.2002 |
| | BDB/53441 | June 2002 Demolition of existing conservatory and construction of new single storey extension Status: Decided, Notice of Approval 12.09.2002 |
| | BDB/39875 | June 1996 Demolition of existing garage and build new on existing site Status: Decided, Notice of Permission 21.08.1996 |
| | BDB/39874 | June 1996 Demolition of existing garage and build new on existing site Status: Decided, Notice of Permission 21.08.1996 |

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|------------------------|----------|---|
| Other documents | Existing | Site Layout Plan Ground Floor Plan Elevations |
| | Proposed | Site Layout Plan Ground Floor Plan Elevations Site Section |

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| Photographs | Existing | Entrance Porch Roof void Conservatory Roof |
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Proposal/Design

Alteration to existing porch and entrance hall.

It is proposed to demolish the existing pitched roof open porch to the south elevation, remove the entrance door, adjust the masonry opening and install a single timber casement window to match the existing window joinery. Make repairs to all surfaces including the tiling of the clay plain tile roof together with the guttering, fascia and soffit boards. The existing brick piers abut only and are not attached to the external wall of the dwelling. The existing entrance hall will be converted into a shower/wet room.

Removal of living room south window, construct new entrance and porch.

It is proposed to remove the existing south facing window, adjust the masonry opening and install a pair of timber entrance doors together with the construction of a pitched roof open porch with supporting oak posts on brick piers. Make the necessary alterations to the hard landscaping and for the construction of a ramp.

Construct a timber partition non-load bearing wall internally to form an entrance hall.

Make the necessary repairs to all surfaces.

Conservatory alterations.

Remove existing glass roof, doors and windows. Continue the existing cavity wall up to roof level, form new openings and install timber doors and window frames all as the proposed elevations.

Construct the new roof, cover with clay plain tiles. Roof to be constructed with a steel ridge beam and a central support post within the west elevation glazing. Ceiling to be vaulted internally.

The Applicant Mr. E Rawlings suffers with a lack of mobility and is a blue badge holder. The Proposal and the re-working of the rooms will enable an 80yr old man with limited and declining mobility to live in his home. Creating a ground floor fully equipped wet room with no compartments to restrict space and a potential downstairs bedroom when required (currently a sitting room). A ramp from the from the drive to the proposed new main entrance door, the current entrance door is not accessible by wheelchair.

Biodiversity

The roof of the conservatory is glass, and the existing open entrance porch is exposed. There is no evidence of bat activity or their habitat. Photographs of the areas are provided.

Access

The pedestrian and vehicular access is more than adequate. Ample open and secure parking for vehicles and bicycles is available. The existing pedestrian access to the dwelling is stepped at each of the 3 entrance doors. The proposal provides wheelchair access at the new main entrance door at the south elevation. The existing access to the conservatory improved for wheelchair access. The existing entrance hall converted to provide wet room facility at ground floor level with wheelchair access.

Conclusion

The proposed design is in keeping with the existing architecture and features of the dwelling. All proposed materials are to match the existing as closely as possible.

The external alteration works will improve pedestrian and wheelchair access to the dwelling house, with a new ramp from the driveway to the new main entrance porch and the opportunity of 15mm thresholds at the new entrance doors.

The proposal includes internal alterations that will enhance the access, accommodation and use of the dwelling house at ground floor level. The works to the conservatory will provide a more practical room, with all year usage.

The proposed access and ground floor layout of the property will improve the way the occupants will use their home and help create a home for life.

The existing drive and parking area provides ample open and secure parking for the dwelling house as well as parking for construction vehicles and the storage of materials during the proposed building works.

The proposed external and internal works are to the modern elements of the building only.

The immediate environment is unaffected by the proposal.

The impact on the street scene minimal and the modern build reduced, due to the demolition of the existing entrance porch, toward the front of the dwelling on the south elevation.