



WSW
architecture

**PRE-APPLICATION ENQUIRY (LISTED BUILDING AND CONSERVATION
AREAS) ACT 1990**

PRE-PLANNING APPLICATION ENQUIRY

for

TWO STOREY EXTENSION

to

THE LAVENDER COTTAGE,

THE STREET, CROOKHAM VILLAGE,

FLEET GU51 5SJ

Prepared for:

Anthony Goss & Pauline Foley

Prepared by:

SHW Architecture

e. jadamczyk@shw.co.uk



CONTENTS

PAGE

1.0	INTRODUCTION	01
2.0	SITE DESCRIPTION AND REVIEW OF THE COTTAGE	01
3.0	DESCRIPTION OF THE DEVELOPMENT PROPOSED	02
4.0	CONCLUSION	02
5.0	LIST OF DRAWINGS PROVIDED	03

APPENDIX A – EXISTING BUILDING- EXTERNAL PHOTOS

APPENDIX B – EXISTING BUILDING- INTERNAL PHOTOS

PRE-APPLICATION ENQUIRY
FOR: LAVENDER COTTAGE, THE STREET,
CROOKHAM VILLAGE, FLEET GU51 5SJ

Date: 01.08.2023



1.0 INTRODUCTION

- 1.1 This Pre-Application Enquiry is to explore and seek comments from the Conservation and Planning Officers for proposed alterations and extension of a Grade II Listed Building.
- 1.2 Lavender Cottage is a semi-detached house built in the 17th Century (1601) of traditional timber frame construction with plain clay tiled pitched roofs, predominately red brick in fill and double glazed aluminium and plastic windows (planning application was registered for removal of four existing double glazed aluminium and plastic windows and replacing with wooden windows on the 18th July 2023). The original part of the property is to the front and remains largely unaltered externally in keeping with the adjoining house. The property was granted planning and Listed Building Consent for a single storey rear extension in 1985, a ground floor side extension and first floor rear extension in 1989 and 4000x4000 modern conservatory to the rear in 2004.

2.0 SITE DESCRIPTION AND REVIEW OF THE COTTAGE

- 2.1 The property is the right hand of a pair of similar timber framed semi-detached cottages with red clay tile roofs, gabled to Lavender Cottage and half-hipped to the adjoining Westbrook Cottage. The cottages have exposed timber framing with red brick infill. The cottage is located on the northern side of The Street, Crookham Village, Fleet adjoining listed Mayfield Cottage.

The front area is given over to stone aggregate for off street parking. The rear garden is a long strip with outbuildings, mature vegetation and lawn backing onto open fields.

The adjoining property has been extended with a large 2 storey rear extension and single storey side extension which was granted in 2005.

- 2.2 Planning history:

Ref. No: 85/12959/FUL- Single storey rear extension

Ref. No: 85/00328/LBC- Demolition of existing lean & erection of replacement extension

Ref. No: 89/00677/LBC- Ground floor side extension and first floor rear extension

Ref. No: 04/00756/LBC- 4000x4000mm Timber and brick conservatory to the rear

- 2.3 The property currently benefits from the following accommodation:

Ground floor

- Family room
- Kitchen
- Living room/ dining area
- Bar
- Porch
- WC/ shower



First floor

- 3x bedrooms
- Family bathroom

3.0 DESCRIPTION OF THE DEVELOPMENT PROPOSED

3.1 This pre-planning application enquiry seeks planning advice for the development for demolition of a rear conservatory, adaptation of the interior and construction of a double storey rear extension.

3.2 The proposed extension will form a lounge/ diner to the ground floor and a large master bedroom (ensuite) with walk in wardrobe to the upper floor. The extension will be constructed from traditional materials using matching materials to the existing dwelling and suitable for the required construction principles and architectural detailing. The existing roof will remain in a cross-gabled configuration with a new asymmetric gable-style roof to the rear extension following the lines of the current rear facing gabled dormer. The ridge of the rear extension will be raised slightly from the original to create more usable headroom.

The extension will have no impact on the surroundings and is intended to mirror the neighbouring properties geometry. The overall design will ensure that the proposed extension is in keeping with and general character and appearance of the existing dwelling appropriate to the setting within the amenity.

3.3 232119 PL-100 ground floor plan indicates the foot print of the proposed extension. The rear of the extension is aligned with the footprint of the existing conservatory. The applicant would however like to invite planners views and comments with regards to the possibility of extending the building further out to the red dashed line shown on the drawing (approx. by 1200mm).

3.4 As a part of the design process we have followed NPPF 2019 (Planning Principles and requirements for conserving and enhancing the natural and historic environment). We will also look to introduce NBE10 (Renewable and Low Carbon Energy) proposals with underfloor heating to the new areas utilising heat pumps.

4.0 CONCLUSION

4.1 This design demonstrates that the proposed double rear extension is in keeping with the general character and appearance of the property and does not cause any adverse impact on the general amenity of the Conservation Area.

4.2 The proposed rear extension has been designed in a manner that is sympathetic to the character of the original part of the cottage using matching materials and design features that will ensure this objective is achieved.

4.3 We have had regard to the impact of the development on the general character of the Conservation Area as a whole which contains a variety of styles and ages of buildings and believe it does not detract from to the character of the area. The rear extension and changes to the roof will have no visual appearance from the street view.

4.4 Following your review of this submission we would be grateful for arranging a meeting to discuss the proposal and your views on the option for a larger extension to the rear.

PRE-APPLICATION ENQUIRY
FOR: LAVENDER COTTAGE, THE STREET,
CROOKHAM VILLAGE, FLEET GU51 5SJ

Date: 01.08.2023



5.0 LIST OF DRAWINGS PROVIDED

- 5.1 232119- PL- 010 Existing Site Location Plan
- 232119- PL- 011 Existing Site Block Plan
- 232119- PL- 020 Existing Ground Floor & First Floor Plans
- 232119- PL- 030 Existing Elevations- Sheet 1
- 232119- PL- 031 Existing Elevations- Sheet 2
- 232119- PL- 100 Proposed Site Plan
- 232119- PL- 200 Proposed Ground Floor Plan
- 232119- PL- 201 Proposed First Floor Plan
- 232119- PL- 202 Proposed Roof Plan
- 232119- PL- 203 Proposed Ground Floor Plan 1:100
- 232119- PL- 300 Proposed South Elevation
- 232119- PL- 301 Proposed East Elevation
- 232119- PL- 302 Proposed North Elevation
- 232119- PL- 303 Proposed West Elevation
- 232119- PL- 350 Proposed Perspective View 1
- 232119- PL- 351 Proposed Perspective View 2
- 232119- PL- 400 Proposed Section

Signed:

Joanna Adamczyk, Architectural Assistant
For and on behalf of SHW LLP

Date: **07.08.2023**

Checked by: ***Richard Woods***

PRE-APPLICATION ENQUIRY
FOR: LAVENDER COTTAGE, THE STREET,
CROOKHAM VILLAGE, FLEET GU51 5SJ
Date: 01.08.2023



APPENDIX A



Side Elevation



Main entrance to the building



Rear Elevation

PRE-APPLICATION ENQUIRY
FOR: LAVENDER COTTAGE, THE STREET,
CROOKHAM VILLAGE, FLEET GU51 5SJ

Date: 01.08.2023



APPENDIX B



Kitchen



Corridor



Family bathroom