

JUNIPER HOUSE

DESIGN, ACCESS AND HERITAGE STATEMENT

(1) INTRODUCTION

1. This document has been prepared in support of our application for Planning Permission and/or Listed Building Consent to carry out works at Juniper House, Freefolk, Hampshire, RG28 7NL, namely to:

- (1) create a new access to the property by removing three fence panels at the end of the garden (“**Proposal A**”);
- (2) remove a redundant pedestrian access point on the B3400 (“**Proposal B**”);
- (3) remove a pedestrian access point on Mount Pleasant Lane (“**Proposal C**”);
- (4) replace an exterior concrete wall running adjacent to the north side of the house with a brick wall and new steps (“**Proposal D**”);

(collectively “**the Proposals**”).

2. The location of each of the Proposals is marked on the plan below:

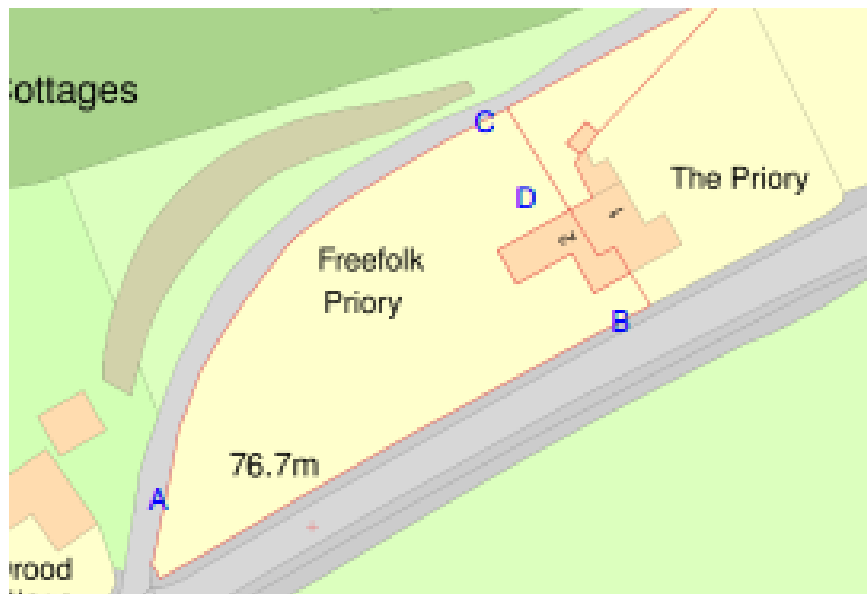


Fig. 1 Plan showing the location of the Proposals

(2) **PROPERTY AND HERITAGE APPRAISAL**

(a) **Location**

3. Juniper House (formerly Freefolk Priory) is a Grade II semi-detached residential property in the village of Freefolk in North Hampshire, which is located approximately 3 km from Overton (to the east) and Whitchurch (to the west) and 15 km from Andover and Basingstoke. The adjacent property is The Priory.
4. It is situated in the Laverstoke and Freefolk Conservation Area which was designated in 1990 by Basingstoke and Deane Borough Council.
5. As shown in Fig. 1, the property lies between: (1) the B3400 on the southern boundary; and (2) a privately owned access road to the west/north which leads up to the cottages known as Mount Pleasant Cottages (“Mount Pleasant Lane”).
6. The garden is elevated above the main road and is enclosed by tall hedging along its boundaries.
7. The front door is on the south side of the property (facing the main road) and the back door (entering the kitchen) is on the north side of the property.

(b) **The listing**

8. The relevant listing is as follows:¹

“Heritage Category: Listed Building
Grade: II
List Entry Number: 1092721
Date first listed: 12-Apr-1984
List Entry Name: THE PRIORY
Statutory Address: THE PRIORY

1. 5229 LAVERSTOKE FREEFOLK SU 44 NE The Priory 3/8

2. Late C18, C20. Regular facade (south) of 2 storeys, 4 windows New tile roof, brick dentil eaves. Stucco walling, plinth, stone cills. Sashes (of 16 lights) in reveals. Half-glazed door beneath a moulded flat hood, on wrought-iron brackets. later additions to the rear, in similar style but of red brickwork.”

(c) **Conservation Area Appraisal**

9. The Laverstoke and Freefolk Conservation Area Appraisal 2003 (“CAA”) included the following passages at pp.12 and 15:

¹ Available at <https://historicengland.org.uk/listing/the-list/list-entry/1092721>

“Freefolk Priory lies to the east of Priory Farmhouse and is set apart from the other buildings in the settlement by an extensive area of walled garden that rises up behind the house. It dates from the late 18th century with 20th century extensions and has a regular façade of two storeys fronting the main road. The rendered elevation and ordered pairs of sash windows give the Priory a distinctive and polite appearance that contrasts with the more vernacular character of the other buildings. Its setting reinforces this contrast. The eastern gable elevations of the house and the extensive flint and brick garden walls are also features of particular streetscape interest with views south-west from the lane, as are the longer range views across the garden to the valley and hillside beyond.

...

Walls of traditional flint and brick construction often define historic boundaries, which add to the grain of the area. Notable walls include those around the garden at Freefolk Priory...”

(d) History

10. In approximately 1785, The Priory (as the single dwelling was originally named) was built.
11. In the early twentieth century, the house was divided into two dwellings named The Priory (i.e. retaining the original name) and Freefolk Priory.
12. At some stage between 1909 – 1946, Freefolk Priory was significantly extended to the west (now the sitting room and master bedroom).² As addressed below, the extension was constructed with red brick (without flint).
13. In 1949, planning permission was granted to build a flat-roof extension at the rear of the property (now the kitchen and bedroom). Again, the extension was constructed with red brick.
14. In or around 1983, a double garage was built at the rear of the property. This was also constructed with red brick.

(e) Heritage

15. We believe that the following characteristics are significant:
 - (1) The age of the property. Part of it was built in the late 18th century.
 - (2) The history. We have been informed that The Priory was an ‘estate cottage’ which was used to house workers at Laverstoke/Bere Mill. We note that this is consistent with the CCA which identifies: *‘Most*

² The OS Map in 1909 shows the house in its original form. In 1949, it shows the house with significant extensions.

buildings in Freefolk were constructed to house the mill workers and date from 1785’.

- (3) The front façade. As identified in the CCA (p.12): *‘It... has a regular façade of two stories fronting the main road. The rendered elevation and ordered pairs of sash windows give the priory and distinctive and polite appearance that contrasts with the more vernacular character of the other buildings. Its setting reinforces this contrast.’*
- (4) The garden. As identified in the CCA (p.12): *‘Freefolk Priory... is set apart from the other buildings in the settlement by an extensive area of walled garden that rises up behind the house’.*
- (5) The boundary wall. The CCA (at p.15) described the boundary wall as “[n]otable”. It is a 19th century low flint and brick boundary wall with half round coping bricks: see Historic Environment Record 53164.

(3) **DESIGN**

(a) **PROPOSAL A (REMOVAL OF THREE FENCE PANELS)**

- 16. First, we are applying for Planning Permission to remove three fence panels at the bottom of the garden which face onto Mount Pleasant Lane.
- 17. Photographs of the existing fence panelling as seen from Mount Pleasant Lane and the end of the garden in Juniper House are included below:



Photo 1: View of fence panelling at the start of Mount Pleasant Lane



Photo 2: View of fence panelling at the end of the garden

18. The combined width of the three fence panels is 8.7m.
19. The proposed access would start 12.5m in from the roadside.
20. We understand that it is necessary to apply for Planning Permission to remove these three panels because they involve an alteration to a fence within the curtilage of a listed property: see Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.
21. The rationale behind Proposal A is as follows:

22.1 New parking area: The removal of three fence panels will create a new access point to Juniper House at the end of the garden. Behind this access point, we intend to create a shingled area within our property. The design of Jameson Stamp (<https://www.jamesonstamp.co.uk/>) is below. The intention is to create a simply designed and discrete parking space at the end of the garden which, by using angles on the access track and carefully placed hedging, should not be visible from the road or the house. The end of the garden is overgrown, not used, and not visible to the public. We have also considered the possibility of creating access onto the main road (cf Mount Pleasant Lane); however, we do not believe that this is a viable option. We understand that the shingled path (including cobbled bellmouth) and parking area is permitted development and does not require planning permission in addition to removal of the fence panels.

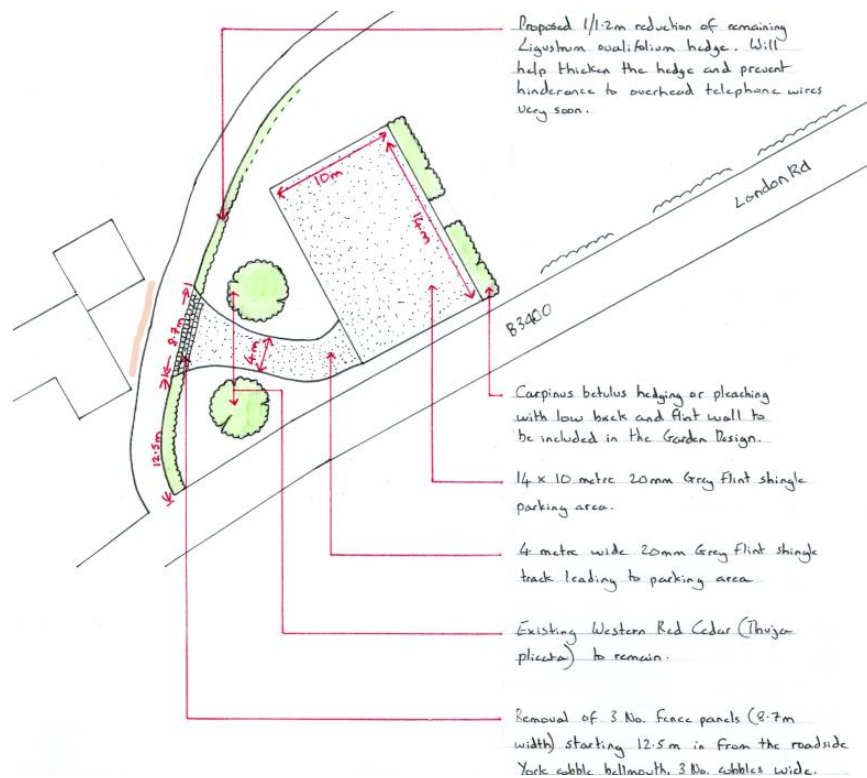


Fig. 2: Plan of new access at the end of the garden

22.2 Heritage/character 1 (use of front door): This work will enable occupants and visitors to access Juniper House through its front door. At present, the only parking area is at the back of the property (see Photos 6 & 7 below), further up Mount Pleasant Lane, meaning that the property is principally accessed through the kitchen. Photo 3 below shows the different methods of entering the house. Photos 4 & 5 show close-ups of access through the kitchen and front door. We believe that access through the front door and hallway will significantly enhance the character of the property (rather than the current position of entering through the flat-roof extension which was constructed in or around 1949).



Photo 3: Methods of access: current method through the kitchen (left-hand side) and proposed method through the front door (right-hand side).



Photo 4: Close-up of current access through the kitchen (showing modern flat-roof extension)



Photo 5: Close-up of front door

- 22.3 Heritage/character 2 (aesthetic vantage point): The new access will also enable occupants and visitors to see the house from the bottom of the garden (see Photo 3). This is the most aesthetic vantage point of Juniper House. It includes the “*eastern gable elevations of the house*” which were highlighted in the CAA, as well as other particularly attractive features of the house including the tall chimneys, the two sash windows on the white elevation, and the yew tree in the back garden of The Priory.
- 22.4 Safety: In addition to these heritage considerations, and importantly for us, the proposed access will be much safer for our young children. It will mean that cars can be parked away from Mount Pleasant Lane, enclosed within our property, rather than the present position where cars can only be parked immediately adjacent to Mount Pleasant Lane:



Photos 6 & 7: Current parking on Mount Pleasant Lane

22.5 Surroundings: We believe that the proposal is in keeping with the existing development on Mount Pleasant Lane, which includes multiple access points (and parking areas) along its length. An example is provided below:



Photo 8: Example of existing access/parking on Mount Pleasant Lane

22.6 Other benefits: Finally, the proposal will have additional benefits. First, it will increase the parking space for (and therefore access to) Juniper House, including for delivery drivers, postmen, contractors and guests. Second, it will mean that the house can be accessed without walking up or down steps (which is required when using the existing parking area). This will be beneficial for those with disability and mobility issues, including elderly family members, as well as those with children and prams. Third, it should improve privacy for and reduce disturbance to The Priory, by reducing the number of cars parking in the existing parking area (which overlooks the garden of The Priory).

(b) PROPOSAL B (REMOVING THE B3400 PEDESTRIAN ACCESS)

22. Second, we are applying for Planning Permission and Listed Building Consent to remove the pedestrian access to/from the B3400, and in particular to:

- (1) remove the metal gate and staircase railings up to the flint wall;
- (2) extend the flint wall (removing the staircase opening);
- (3) continue the metal railings along the wall; and
- (4) remove the steps and infill the resulting void behind the wall.

23. Photographs of the existing access to/from the B3400 are included below:



Photo 9: View from front door onto the B3400



Photo 10: Close-up of metal gate and railings on the B3400 (padlocked for safety)



Photo 11: View of flint wall from the B3400



Photo 12: Close-up of the flint wall on the B3400

24. The design is straightforward. We wish to close off the pedestrian access to/from the main road and extend the existing flint wall so that it runs *continuously* along the B3400. We intend to replicate the design and materials in the existing flint wall as much as possible.
25. The rationale behind Proposal B is as follows:
 - 25.1 Heritage: The proposal is consistent with the heritage of the property:
 - (1) The flint wall has been identified in the CAA and also the Historic Environment Record 53164 as being a notable feature of the property. By contrast, the pedestrian access is not referred to in either of these documents, or the listing. Our proposal is to retain *and extend* the existing wall i.e. to complete the walled garden and enhance rather than undermine this heritage asset.
 - (2) In addition, we believe that, by removing the pedestrian access and continuing the flint wall, we will be returning the wall to its *original* condition. There are three reasons for this belief. First, a historic photograph of the house (believed to have been taken in the late 1890s or early 1900s) does not appear to show any pedestrian

openings on the road – see Photo 13 below. Second, it is notable that there are *two* (and not just one) such access points along this flint wall on the B3400. The other access point is a handful of metres down the road, and is immediately opposite the roadside door to the Priory. This supports the belief that the access points were probably created when the property was split in two in the early 1900s – until then, there would have been no need to have two access points (within close proximity) to a single property. Third, the materials which have been used to construct the staircase to/from the road (e.g. diamond pavers, and bricks without flint) appear to more modern than the 19th century flint wall – see Photo 12 above.



Photo 13: Old photo of The Priory which does not appear to show any access from the road.

- 25.2 Safety: Removing the pedestrian access to/from the main road will improve safety at the property, particularly for our young children. The current position means that there is direct access from the garden to the B3400. Moreover, it is difficult to cross the road safely through this gate: visibility when crossing the road is poor (given the tall hedge on both sides, the proximity of the steps to the roadside, and blind corners at both Watch Lane and Priory Lane) and vehicles are often travelling at speed (the speed limit remains 40mph and cars will often drive faster than this). It is for this reason that we have padlocked the gate.
- 25.3 Disuse: Removing the access will remove from use an access point which has essentially become redundant. Delivery drivers rarely use this gate (save for the occasional Amazon driver), and when they do they create a potential hazard on the road. Our guests and contractors never use it. This

was the position even before the gate was padlocked. It is not desirable for land to be subject to access which is potentially dangerous, unnecessary (because there are better methods of access) and unused.

(d) **PROPOSAL C (REDUCING MOUNT PLEASANT LANE ACCESS)**

26. Third, we are applying for Planning Permission to remove one of three access points (if Proposal A be granted) onto Mount Pleasant Lane

27. Photographs of the access point are below:



Photos 14 & 15: Modern pedestrian access point from Mount Pleasant Lane

28. The proposed works are again straightforward, comprising the: (1) removal of two brick gateposts and black metal gates; and (2) continuation of the existing wooden fence panels to close the existing gap (replicating the height, design and material of the existing fence panels as much as possible).

29. The rationale behind Proposal C is as follows:

29.1 Heritage. It appears that this gate is a modern addition to the property. We have been unable to ascertain the date on which the development

occurred, or evidence that planning permission was obtained. It is possible that the gate was created at or around the time that the flat-roof extension was erected in the late 1940s or early 1950s (since there is a concrete path which runs down from the gate to the kitchen). We believe that the removal of this modern gate (which has been poorly constructed and sits oddly against the tall fence) will enhance, and will certainly not undermine, the character and heritage of the property.

29.2 Safety. This is another access point to/from the garden which is immediately adjacent to a (private) road.

29.3 Disuse. This gate is used infrequently (only by delivery drivers who stop in the lane and block cars coming up it). Because it is immediately adjacent to the road, there is no parking area. Occupants, guests and contractors invariably use the access point further up Mount Pleasant Lane at the front of the garage (where there is a parking area and which we intend to retain) – see Photo 16 below:



Photo 16: Two existing access points on Mount Pleasant Lane

(e) **PROPOSAL D (REPLACING MODERN GARDEN WALL)**

30. Fourth, we are applying for Planning Permission and Listed Building Consent to remove an exterior concrete wall within the garden and to replace it with a more traditional brick wall in a similar position (including new steps).

31. Photographs of the existing exterior wall and steps are below:



Photo 17: Close-up of breeze blocks

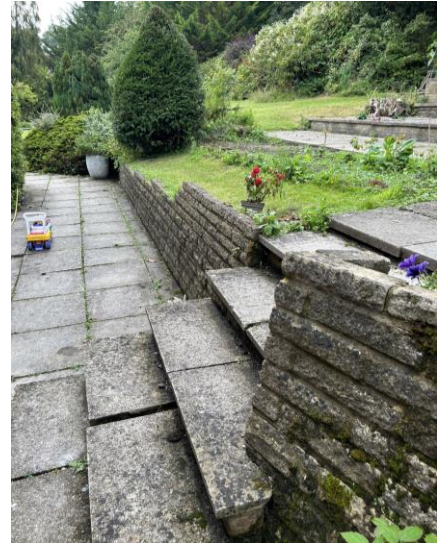


Photo 18: Exterior wall (looking west)



Photo 19: Exterior wall (looking north-east)



Photo 20: Exterior wall (looking east, showing the diagonal angle of the wall)



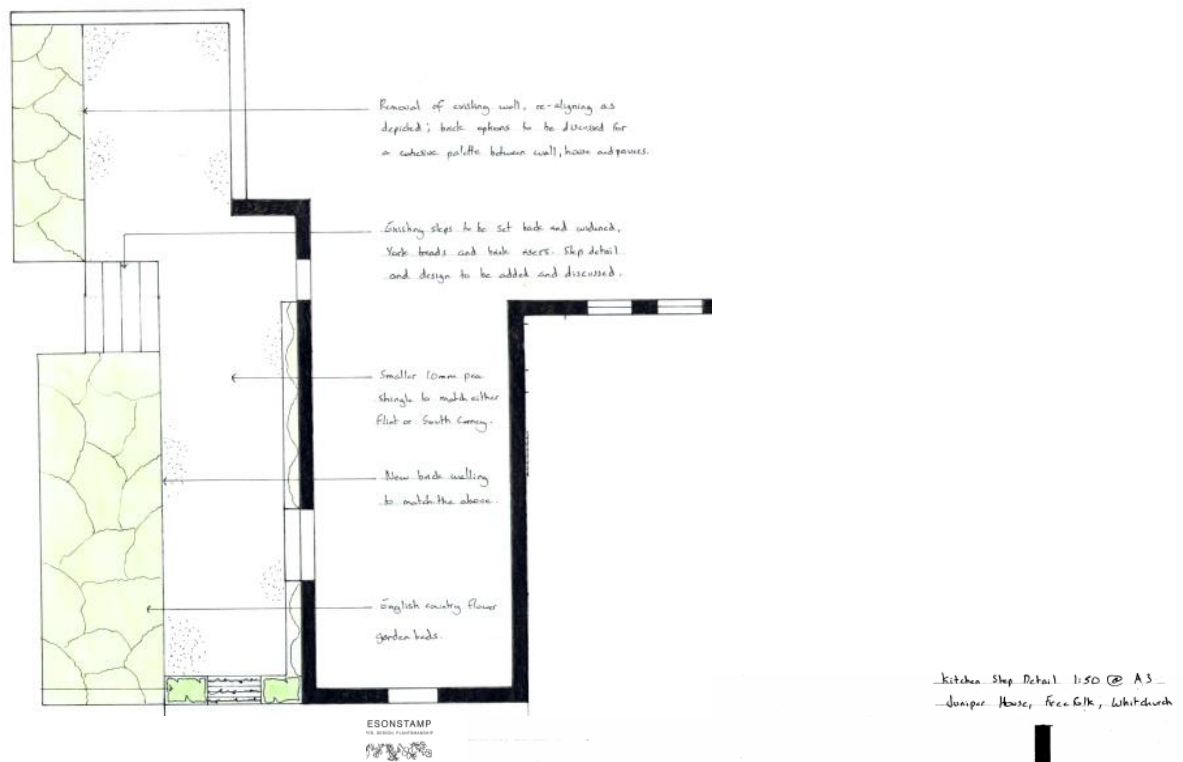
Photo 21: North side of the house (red brick), facing the wall



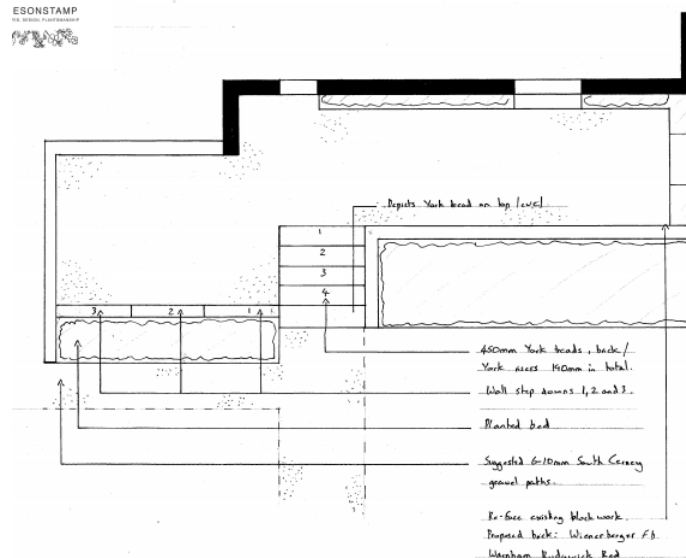
Photo 22: North side of the house (red brick), facing the wall

32. Once the concrete exterior wall has been removed, we wish to:
- 32.1 construct a red brick wall in its place, on both sides of the steps, made with Wienerberger bricks (or such other bricks to be discussed). The new red brick wall will run parallel with the exterior walls on the north side of the house (cf diagonally/at an angle, as currently);
 - 32.2 erect discrete estate fencing along the top of the wall (for child safety purposes – see below); and
 - 32.3 create new steps in a more set-back position, with wider (450mm) treads made of York stone and metal railings on the right-hand side.

33. Two diagrams of the proposed work in Proposal D are below:



Figs. 3 & 4 Design plans for the exterior garden wall and steps



34. The rationale for Proposal D is as follows:

34.1 Heritage: The proposal is consistent with the heritage of the property:

- (1) This is a modern wall which is not an integral part of the property's heritage. This is evident from the materials which have been used to construct the wall, namely concrete breeze blocks, paving slabs and bricks (see Photos 17 - 20 above and a close-up of a dislodged brick in Photo 23 below). It is also supported by analysis of the 1896 OS map (i.e. before the extension to the west in the early-mid 1900s) which does not record this wall – see Fig. 5 below.



Photo 23: close-up of existing bricks



Fig. 5: 1896 OS Map

- (2) Not only is it a modern addition but the wall and steps have been constructed poorly (see Photos 24 – 26 below) and in a manner which is not in keeping with the house itself. In particular, the concrete wall is surrounded by a number of red brick elevations (see Photos 27 – 30 below), namely: (a) along the north side of the house; (b) the boundary wall; and (c) the garage. The red brickwork is also referred to in the listing for the property. The use of red brick is of course a common feature of houses in Freefolk more generally.
- (3) We believe that the construction of a red brick wall (using a brick which colour matches the existing brick walls) should significantly improve the character of the house. We also believe that metal railings are frequently used in the area.



Photos 24 – 26: Poor construction



Photos 27 – 30: Red brick elevations near the exterior wall (on the garage, side of the boundary wall, and north side of Juniper House)

34.2 Safety. The current status quo is dangerous for young children. The wall creates a sudden drop onto concrete on both sides of the steps, and the steps are not enclosed on either side. It means that children must be very carefully supervised at all times when outside the kitchen. This is why we are seeking permission to insert estate fencing at the top of the new wall and railings on the exposed edge of the new steps.

34.3 Aesthetics/space. We believe that the replacement of a poorly constructed concrete wall (which runs at an angle to the house) with a red brick wall (which matches the other walls in the vicinity and runs parallel to the house) will significantly improve the aesthetic of the house. In addition, by pushing back the steps (which are currently in close proximity to the kitchen door) and the diagonal wall which faces the kitchen, it should create more space immediately outside the property.

(4) ACCESS

35. As identified above, the proposed works are intended to impact on access to the property, namely by: (1) facilitating access to the property (by vehicle or foot)

through one of two access points at the bottom and top of Mount Pleasant Lane; (2) removing two further pedestrian access points (one in the middle of Mount Pleasant Lane, and one on the B3400) which are rarely used/redundant; and (3) enabling occupants and visitors to enter Juniper House through the front door.

(5) **CONCLUSION**

36. We are mindful that Juniper House has been passed from owner to owner over the years, resulting in a number of piecemeal alterations, some of which have been carefully executed and beneficial for the property, some of which have not. We would like to rectify this and bring it back to a more cohesive design which makes sense from a heritage, functionality, aesthetic and safety perspective. We believe that these alterations will enhance the character and appearance of the house, consistent with its long-term occupation and conservation.

TOM RAINSBURY
JENNY RAINSBURY

31st August 2023