
Introduction

We have been instructed by Mr Chorlton (the Applicant) to prepare and submit a planning application for a replacement dwelling at The Meads, Winchfield.

This Statement includes the Heritage Statement for the application and should be read in conjunction with the application form, plans, and accompanying statements.

Site Location

The property is located on the southern side of Winchfield. Located along Sprats Hatch Lane the property is quite isolated from neighbouring dwellings and surrounding by mature hedging and trees. Existing access to the plot is off Sprats Hatch Lane.

Currently a single dwelling, its land extends in a north westerly direction and currently comprises of the detached house with lean-to extensions.

Assessment of Heritage Significance

The Meads has no heritage significance. It is a purpose built single storey dwelling with lean-to extensions. Its design is very much of its construction age with large openings and tall pitch roof. There is no detailing to the brickwork, chimneys nor any internal features of importance.

Winchfield has a range of older and newer dwellings including several infill properties, new developments and extensions/alterations to existing properties. Properties that hold a Listed status in the immediate area are Barley Mow Cottage, Barley Mow Farm, and the Barley Mow Public House. A section of Sprats Hatch Lane also has a Listed status, falling under the Heritage Category of Park and Gardens 1000297 – Dogmersfield Park.

The listing which covers the section of Sprats Hatch Lane is for the late 18th Century gardens and pleasure grounds and encompasses the village of Dogmersfield and large properties such as the Four Seasons hotel, Aragon Hall and areas of ponds and former plantation.

The replacement of The Meads property will not result in any over-development being that it is a one for one replacement dwelling. Existing screening will be retained in order protect the general appearance of the area and no additional traffic is generated by the replacement dwelling along Sprats Hatch Lane. Its existing access point is retained.

Assessment of Impact

It is considered that the proposed works will not harm the immediate vicinity and its creation will have no impact on the village of Winchfield and its Conservation Area.

Justification and Mitigation

By undertaking the proposal, a replacement dwelling is created which is more suitable for family use and is far more energy efficient than that which exists on site without any loss of any heritage assets including the general outlook of the conversation area.

It therefore promotes regeneration without impact and its land usage for future generations which can assist in guaranteeing structures and areas of importance remain in existence in accordance with the NPPF and the government's commitment to preserving and enhancing the historic environment.

September 2023
Mr B Chorlton
The Meads, Sprats Hatch Lane, Winchfield, RG27 8DD
HERITAGE STATEMENT