



# **Royal Oak House**

## **Greywell**

### **Hook**

**Design & Access Statement**

**Heritage Statement**

## 1. Contents

### 2. Site and Surroundings

### 3. Proposed Development

### 4. Planning Context

### 5. Other Matters

### 6. Conclusion

## 2. Site and Surroundings

2.1 The Application Site (as outlined in red on the submitted Location Plan) is located at the northern end of Greywell, a small linear village located to the south of Hook, on the southern side of the M3, in north eastern Hampshire. It lies approximately 7.5km to the east of Basingstoke and some 21km to the south of Reading. The Basingstoke Canal runs underneath part of the village, whilst the upper reaches of the River Whitewater also run through the village.

2.2 The site is a broadly rectangular shaped plot of land, which extends to approximately 0.42Ha. It is currently occupied by a charming property known as Royal Oak House, which is Grade II listed. It is positioned on the eastern side of the site, set back a short distance from the adjacent road, and is constructed from brick/render underneath plain clay tile roofing.

2.3 Vehicular access onto the site is available from Hook Road to the east. A solid timber gated access site leads onto a generous sized gravel area to the front of the main property, where residents/visitors are able to park.

2.4 The site is physically well contained, particularly along its northern most boundaries, where there are strong belts of tree and hedgerow planting. An attractive low level red brick wall defines much of the south eastern boundary to the site.

2.5 Immediately adjoining the south western boundary to the site are the residential curtilages to 'Frogmorton' and 'Butterwood' – both of which are large detached dwellings, set within generously sized plots. Running parallel to the south western boundaries to these properties is Wood Lane, which is a bridleway connecting Hook Road with the Butterwood SSSI, which abuts the Application Site to the north west. Beyond the site to north east is a small parcel of agricultural land.

2.6 Whilst the site is sited away from the historic core of the village, it is encompassed by the village Conservation Area designation, where an Article 4 direction is in place in respect of: • The enlargement, improvement or other alteration of the frontage of a dwelling or building, including works affecting a frontage roof slope;

- The erection, construction, alteration or demolition of a porch on the frontage of a dwelling;
- The erection, alteration or removal of any gate, fence, wall or other means of enclosure to the frontage of a dwelling;
- The exterior painting of any part of the frontage of a dwelling or building within the curtilage of a dwelling; and,
- The erection, alteration or removal of a chimney on a dwelling or building within the curtilage of a dwelling.

2.7 Whilst the site sits within the village Conservation Area, and is in close proximity to a SSSI, the site is not known to be affected by any other national or local landscape designations (e.g. SPA, SAC, or SIN). There are no trees of any value on the site, and those that are on the site are not known to be the subject of a Tree Preservation Order.

2.8 Listing - C18. 2 storeys, 4 windows. Red tile roof, brick dentil eaves. Red brick walling in Flemish bond: on 1st floor 2 flush panels in blue header bricks, cement plinth. Modern casements with outside shutters. Doorway has hood on brackets and ½-glazed door.

Listing NGR: SU7192851753

### 3. Proposed Development

3.1 The proposal is for internal alterations to this listed building, which has been used as a dwelling since the 1960's. They comprise;

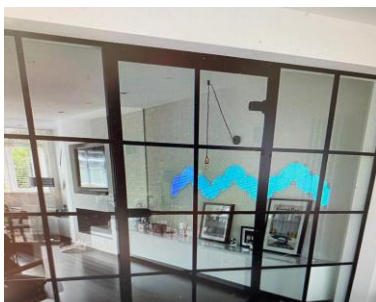
At ground floor:

- New glazed screen to form study area in the existing office area (see example photograph on next page), and;
- New stud partition with door, to enclose wc area within existing cloak room.

At first floor;

- Existing opening to ensuite to be blocked up.

No removal of existing historic fabric is required nor any external alteration needed.



## 4. Planning Context Planning History

### 4.1 Previous application (recent);

Remedial works to existing garage, Ref No 16/00198/Hou-Grant

Removal of existing pool house, erection of first floor extension, Ref No 15/02342/Hou-Grant

4.2 As is evident from the above, there is no adverse planning history associated with the Application Site. There have been a number of applications submitted on the site in the past, none of which have been rejected. These include substantial extensions and alterations to the dwelling, all of which have been granted following the main house being listed.

## 5. Other Material Considerations

5.1 The Environmental Agency website confirms that the Application Site does not fall within either a flood zone 2 or 3. As such, there has not been a Flood Risk Assessment submitted as part of the application.

5.2 The proposed development will not affect the existing drainage arrangements.

5.3 The proposed development will not affect access arrangements.

5.4 The proposed development is within existing habitable rooms and will not affect the building external envelope.

## 6. Conclusions

6.1 Due to the minor nature of these internal alterations (to improve layout) we do not believe that they will negatively impact the historic building Royal Oak House.

Royal Oak House

Date:01/10/2023

