



DP/6252 – Pilgrims Farm, Basingstoke

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1.0 Introduction

- 1.1 This document has been prepared on behalf of our clients Mr. and Mrs. H. Gill in support of an application to change the use of the stables into ancillaries to the main house at Pilgrims Farm in Overton, Basingstoke.
- 1.2 This document should be read in conjunction with ADAM Architecture's planning drawings, the ecology report by Darwin Ecology, and the structural report by Mason Navarro Pledge.
- 1.3 The proposals are for internal and external alterations to the Stables for a change of use, from stables to ancillary to the main house. These proposals have been considered in relation to the appearance of the property and national and local heritage policies.
- 1.4 From the outset and throughout the design process it has been the applicants firm desire to ensure the proposals are of the highest standards both in terms of the design quality and palette of materials.
- 1.6 The clients have taken great care in assembling a professional team of leading practitioners in the fields of architecture, structure, planning, and ecology. The project team comprises; • ADAM Architecture - Architecture • Mason Navarro Pledge – Structural Engineer • Bell Cornwall - Planning Consultant • Darwin Ecology – Ecology.

2.0 Planning history

- 2.1 The stables sit as a part of a group of 3 buildings, each of which has been subject to several planning applications in recent years, detailed below.
- 2.2 There are no records of any permissions being granted for the existing house on the site, although historic maps show the site empty until 1970, when the existing property can be clearly seen.
- 2.3 In 1997, permission was granted (BDB/42145) for the addition of a utility room attached to the eastern side of the main house and for the construction of a freestanding barn and a manège for the training of horses. These alterations and additions were not carried out, and a separate application was submitted (BDB/54182), changing the location to the proposed buildings to the south of the main house.

- 2.4 In 2019 permitted development notifications were submitted to the LPA (19/03315/GPDE) for the enlargement of the existing dwelling with several single-storey extensions to the rear and sides of the property. This would alter the footprint from 240m² to 535m².
- 2.5 In 2021 a further permitted development application (21/01868/ LDPO) was approved for the addition of a separate, freestanding, single-storey garage and storage building to the east of the existing dwelling. - Proposed Garage - 132m².
- 2.6 A planning application for the demolition of the existing dwelling and the erection of a replacement dwelling and garage was submitted (22/03060/FUL) and granted permission on the 13th of March 2023. This proposal also included the re-cladding of the fodder barn, a tennis court, new car parking, the extension of the garden land and other associated infrastructure.

3.0 Site

- 3.1 The property is located approximately 22.6 km south of Overton and 13km west of Basingstoke. The site is surrounded by agricultural land and adjoins a large area of ancient woodland known as Southley Copse.
- 3.2 The topography of the site slopes from north to south providing long range views from the rear of the existing property across the golf club towards Winchester.
- 3.3 The site is accessible by road via the A303 which connects to the nearby M3 at junction eight. Overton Road, which runs to the west of the site, links Micheldever and Overton.
- 3.4 The site is located approx. 6km to the north of Micheldever Station and approx. 4km to the south of Overton Station. The site is accessible by road via the A303.
- 3.5 Figure 9 is an extract from the topographic survey drawing showing the three principal buildings currently present on the site. These are: - The existing dwelling (Pilgrims Farm) - A timber stable block - A steel and timber fodder barn.

Site Photographs



Figure 1 - View of stables from road.



Figure 2 - View of stables from the north.



Figure 3 - View of stables from the south.



Figure 4 - View of stables from the south.



Figure 5 - View of existing barn beside stables.



Figure 6 - View of the stables.



Figure 7 – View towards existing barn.



Figure 8 - View of site from the road.

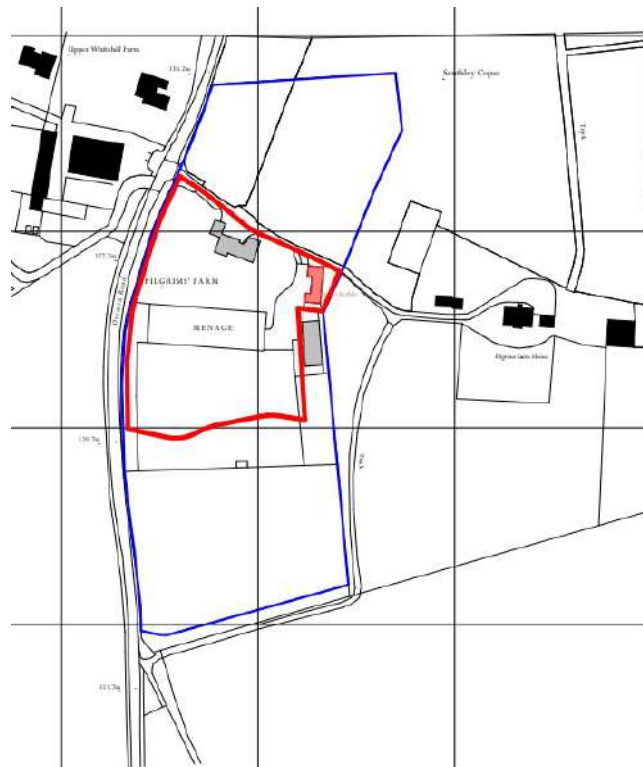


Figure 9 - Site topography drawing

4.0 Existing stable

- 4.1 The existing stable is a one story, timber clad building with a low-pitched roof. It has a u-form in plan, with a longer central bay bookended by two short wings.
- 4.2 The building has a timber structural frame on a brick plinth. The stable consists of six individual stalls, each with a separate entrance. They are divided by timber panels.
- 4.3 The stables are in relatively poor condition. Several of the cladding panels have fallen off, while the windows are in a poor state of repair. The timber frame, roof & windows are all in need of overhaul.

5.0 Local Policy

- 5.1 The following list of policies affect the proposed scheme.
- 5.2 *Policy EM10 - Delivering High Quality Development*
All development proposals will be of high quality, based upon a robust design-led approach.

The proposal for the stable has been carefully designed to contribute positively to local distinctiveness and is visually attractive because of good architectural style and choice of high-quality materials.

5.3 *Policy EMI – Landscape*

Development will be permitted only where it can be demonstrated, through an appropriate assessment, that the proposals are sympathetic to the character and visual quality of the area concerned. Development proposals must respect, enhance and not be detrimental to the character or visual amenity of the landscape likely to be affected.

The proposed development as a whole will have a minor positive impact on the landscape and in views of the development.

5.4 *Overton Neighbourhood Plan, Policy LBE1:*

Development proposals should demonstrate, where appropriate, that they conserve or enhance the character of the landscape and built environment. Where possible, proposals should demonstrate how they have taken into account the Overton Village Design Statement, the Overton Conservation Area Appraisal and the CABE Building for Life standards.

The proposed changes to the stable will use materials that are characteristic of the area and favored by the Overton Village Design Statement and the Basingstoke and Deane Countryside Design Summary.

6.0 Description of proposal

6.1 The site is no longer used for equestrian training; hence the proposals seek to return the currently disused stable building to full-time use.

6.2 It is proposed that the stables be converted into ancillaries for the main house, with the interior reconfigured into game room and storage.

6.3 The existing timber cladding and corrugated metal roofing are in poor condition and are not serviceable in their current state. It is proposed that these are removed and the structural frame, including foundations, posts and roof trusses, are retained and reinforced (where necessary). It is proposed that the walls be re-clad with wall of brick and flint to match the approved replacement house (ref. Planning approval 22/03/060/FUL). The new walls will also be insulated to meet current requirements.

- 6.4 The design of the new walls will have brick quoins to the corners and around openings, with flint infill panels in the traditional manner. It is proposed that the openings have rubbed brick arches over them, carrying the architectural language of the approved proposed house to this ancillary building. The overall form of the building will still retain its agricultural character, in keeping with its surroundings and its status as an ancillary structure to the main house.
- 6.5 The existing corrugated metal roof is also in need of replacement. It is proposed that this badly deteriorated roof is removed and replaced with a natural clay tile to match the proposed main house (ref. Planning approval 22/03/060/FUL), retaining and reinforcing the existing roof structure (where required). The new proposed roof build-up will reflect the need to meet current building standards.
- 6.6 A colonnade of simple timber columns will be added to the existing overhanging roof form, to give the building a more traditional appearance. Surmounting the new slate roof, a small clock tower is proposed, in keeping with traditional stable building typologies. This will be constructed in timber and covered with a lead roof, which is in keeping with the stable block typology.
- 6.7 It is also proposed that the existing doors and windows be replaced. The replacement doors and windows will be constructed with painted timber and slim double-glazed units. The new doors and windows will improve the thermal efficiency of the building. Additionally, anti-glare filters will be installed on all new windows to minimize the light spill from the indoor space.
- 6.8 The interior will be reconfigured into garden storage area, office space, WC, as well as a game room area.
- 6.9 A dwarf garden wall is also proposed for the front of the stables. This will be built in flint with brick details to match the construction of both the stables and the main house (ref. Planning approval 22/03/060/FUL).

7.0 Environment & Sustainability

- 7.1 The proposed design aims to minimize carbon emissions and reduce energy and resource consumption, aligning with sustainable design goals. Sustainable and energy-efficient design features will be maximized wherever possible and feasible. However, the existing status of the

building imposes limitations on the scope of sustainability strategies. A balance will be achieved between environmental considerations and conservation efforts to ensure the preservation of the structure. The proposed design will meet high-quality standards and comply with all Building Regulations requirements. Energy-efficient LED lighting will be utilized whenever possible and feasible. Additionally, the proposals will prioritize natural ventilation and maximize natural light through key strategies, resulting in reduced lighting and ventilation loads and enhancing the interior spaces' quality and the well-being of the house's users.

8.0 Biodiversity survey and report

- 8.1 No presence of bats or other protected species has been recorded within or in the proximity of the building. Please refer to the Ecological Impact Assessment completed by Darwin Ecology for further details.

9.0 Construction Impacts

- 9.1 Building works can have a significant impact on the local community and environment, but simple action can be taken to lessen the impact.
- 9.2 Contractors will be required to be considerate and good neighbours, as well as clean, respectful, environmentally conscious, responsible and accountable. Contractors will be encouraged to use smaller delivery vehicles to minimise disruption to the access routes.
- 9.3 The contractor and their sub-contractors and suppliers will be required to demonstrate a commitment to sort and recycle construction waste where possible, on site and as necessary dispose of waste in a responsible manner. Any hazardous waste produced as part of the demolition will be handled and disposed of in line with national standards.

10.0 Structural Statement

- 10.1 The existing timber structure appears to be suitable for retention for the proposed proposal. Please refer to the structural assessment conducted by Mason Navarro Pledge, the structural engineers, for more information.

11.0 Landscape design

- 11.1 Minor landscape proposal to guarantee accessibility to the building have been consider to mitigate the existing changes of level and the approved landscape plan (ref. Planning approval 22/03/060/FUL).
- 11.2 Any new external lighting will be designed with the aim of minimizing light pollution during night-time hours. This will involve reducing the number of lights, controlling their intensity, temperature, and direction. The light fittings will be positioned at a low level, facing the floor surface.

12.0 Conclusion

- 12.1 In conclusion, the alterations to the stable would improve the accessibility and longevity of the existing building, returning a redundant structure back into use, and preventing its further deterioration.
- 12.2 The proposals would greatly improve the appearance of the stable, as the flint and brick cladding would make it much more visually suitable for its setting, while retaining the visual character of an ancillary service building to the main house.
- 12.3 The proposals would be an improvement to the amenity use of Pilgrim's Farm, ensuring its long-term use as a family home.
- 12.4 The proposals are also in accordance with national and local planning policy.



Proposed view