

**Design and Access Statement
And Heritage Statement**

2 Highway Cottages, Lower Froyle, GU34 4NA

1st November 2023



Introduction

This report is a combined Design and Access Statement and Heritage Statement to be read in conjunction with the other application documents and drawings.

1. Background and Proposal

1.1 2 Highway Cottages is one half of a pair of cottages located on Froyle Road, in Lower Froyle.

1.2 2 Highway Cottages was first listed in 1985 as a Grade II listed building (List Entry Number 1179006).

1.3 According to Historic England, the property dates from the late 18th Century with later alterations and additions including rendered elevations, a formation of a front porch and a thatched roof.

1.4 The property suffered fire damage in 2017. An application to carry out various restorative works was approved in 2019 and these works have now been completed.

1.5 The plot includes a detached garage and garden room.

1.6 Approval is sought for the erection of a rear porch and the installation of solar panels to the detached garage and garden room.

2. Existing Features and Context

2.1 The plot is located 300m north of the Anchor Inn on Froyle Road.

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2.2 The plot measures 0.291 Hectares.

2.3 The house is orientated on a north (front) to south (rear) axis.

2.4 The original house dates from the late 18th Century and forms one half of a pair of cottages.

2.5 The house consists of two storeys.

2.6 The main roof of the property is thatched with two eyebrow windows on the side and rear elevations.

2.7 The rear elevation features clay tiles below the main thatched roof to cover the single storey sections.

2.8 The external walls are rendered in a cream colour.

3. Access

3.1 Due consideration has been given to improve the access to, and around, the site for less abled persons.

3.2 The proposal will include a level threshold access at the rear.

3.3 Access to the site will not have a detrimental impact on highways or on-site parking.

4. Use

4.1 The proposal will not change the planning use of 2 Highway Cottages as a residential dwelling.

5. Amount

5.1 The proposed gross external area measures 4 square metres.

5.2 It is considered that the proposal will not constitute an overdevelopment of the site.

5.3 The porch has been designed to complement the existing site layout and buildings.

5.4 The proposed solar panels will consist of eight panels for the garden room and seven panels for the garage.

6. Layout

6.1 Due to the sensitivities of the site, the layout between the existing building and the proposed addition has been carefully considered.

6.2 The proposal will have a minimal impact on the original house.

6.3 The proposed addition will create a sensitive layout and a harmonious arrangement that is respectful of the original building and surrounding area.

7. Scale

7.1 The scale of the proposal is relatable to the plot and surrounding context.

7.2 The scale of the proposal will not result in an overbearing appearance or overshadowing that would have a detrimental impact on neighbouring properties.

7.3 The proposed addition is also in keeping with the scale of the site and is subservient in design.

8. Appearance

8.1 The overall composition of the proposal and the site has been robustly tested throughout the design process.

8.2 The proposal will not negatively impact the key architectural features of the house and the outbuildings.

8.3 The proposed materials will be of the highest quality and will match with the existing house whilst creating a harmonious relationship.

8.4 The proposal is at the rear of the property and will not be visible from Froyle Road.

8.5 The solar panels will be facing west and away from Froyle Road.

9. Landscaping

9.1 The proposal will not have a detrimental impact on the landscape and amenity space of the property. The change will be minimal and will not have a harmful impact on the neighbouring properties. No trees will be removed to facilitate the proposed works.

10. Heritage

10.1 The historical importance of the site has been duly evaluated during the design process.

National and local guidance has been referred to throughout the design process to include the following:

- National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG)
- Planning (Listed Buildings and Conservation Areas) Act 1990
- East Hants Local Plan Heritage Policies

- Froyle Village Design Statement

10.2 It is considered that the proposal will not have a harmful impact on the character of the existing buildings and the Lower Froyle Conservation Area. The proposal will be in keeping with the scale of the existing context and will provide a visual continuity that will enhance the overall site composition.

11. Planning History

A review of the online planning history indicates that the following application has been determined at the property since 1996:

Reference: 22343/016

Description: Refurbishment and partial rebuild of fire damaged dwelling, demolition of single storey rear extension and replace with a two storey extension.

Decision: Approved on 10/04/2019.

Reference: 22343/012

Description: Single storey extension to rear, external cladding of study and porch, replacement doors to rear and side of study, and demolition of conservatory.

Decision: Approved on 26/05/2011.

12. Planning Policy

12.1 National Policies:

The proposal has been developed to fulfil the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Sections 16, 66 and 72.

12.2 The proposal has been developed in tandem with the National Policy Framework (NPPF) guidance for heritage assets, as set out in Chapter 16 and the relevant paragraphs as noted below:

- As per paragraph 199, it is considered the overall composition of the proposal with its sensitive scaling and use of materials will not create harm or loss to 2 Highway Cottages.

12.3 Local Plan Heritage Policies

The proposal has been developed to be in accordance with East Hampshire District Council's Heritage Policies:

- CP29 and CP30 of the Joint Core Strategy. It is considered that the proposals are in keeping with the general character of the area and the historic environment. The overall composition of 2 Highway Cottages will still relate to the surrounding historical environment.

- Saved Policy HE4
The proposals will preserve and enhance the character of the area. The key architectural features of the buildings will be maintained.

13. Assessment

13.1 The addition of the porch and installation of the solar panels will be undertaken in a sensitive and respectful manner using the highest quality materials and workmanship.

13.2 The amenity parts of the neighbouring properties will be maintained.

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13.3 The scale and materials of the proposal will ensure the proposal is in keeping with its immediate context and will not disrupt the established building fabric and environs.

13.4 In a wider context, it is deemed that the proposal will not have a detrimental impact or cause harm to 2 Highway Cottages or the surrounding area.

13.5 In summary, it is viewed the proposal is in accordance with national and local planning policy guidance for heritage assets.

13.6 For further information, please refer to the other application documents and drawings.