



Heritage Design and Access Statement

Rosemead Cottage

Vicarage Lane,
Hambleton

DA4926

The Goddard Partnership Limited

Historic Buildings, Design
and Conservation Consultants

The Old Fire Station Upper Basingwell Street
Bishops Waltham Hampshire
SO32 1PF

01489 890629
office@thegoddardpartnership.com



Introduction & Heritage

Rosemead Cottage, is situated on Vicarage Lane within the Hambledon Conservation Area, part of the South Downs National Park. Built in the 17th Century, the Cottage was designated Grade II Listing in 1987.

Listing

Name: Rosemead, Vicarage Lane

Grade: II

List entry Number: 1096233

UID: 319796

Date first listed: 24-Sep-1987

Listing NGR: SU 64581 15072

ROSEMEAD, VICARAGE LANE. SU 6415, Hambledon

GV II : Listing text

'Cottage, formerly two. C17 timber frame, with early C19 cladding. Walls of painted brickwork in Flemish Garden Wall Bond, exposed frame in the north gable. Thatch roof, eyebrow dormers. East front of one storey and attic, four above three windows. Casements. French door beneath a gabled canopy, the south side with a garage entrance'.



Hambledon - (NTS) OS Map from 'The National Library of Scotland' www.maps.nls.uk

The Context

Rosemead Cottage is situated in the heart of Hambledon, located on the west side of Vicarage Lane. A semi-detached property, the 17th century Rosemead Cottage shares a party wall with a more recent clay tiled neighbour to the south. To the north, lies Hambledon Cottage, a detached dwelling built in the 17th Century and also Grade II listed. Hambledon Cottage includes a later 19th Century addition in brick and flint, with a clay tiled roof.



Fig. 1: Existing Site Location Plan of Rosemead Cottage

1. HERITAGE ASSESSMENT

1.1. History of Hambledon

- 1.1.1. Rosemead Cottage is situated on Vicarage Lane in the village of Hambledon which lies within the South Downs National Park.
- 1.1.2. There is evidence of settlement in Hambledon as early as the Bronze Age, in the form of barrows in the vicinity. In the 11th century the village belonged to The Abbey of St Peter, St Paul and St Swithun at Winchester, at which point the original part of the Church of St Peter and St Paul was constructed.
- 1.1.3. Hambledon is mentioned in the Domesday book and, in 1256, the grant of a weekly market gave the small village 'Town Status' leading to its expansion, including the extension of the church.
- 1.1.4. The village was further expanded in the 17th century and, according to the website of Hambledon Parish Council, approximately 50 houses have 17th century features of some description. In the 18th century the village became sufficiently prosperous for many earlier buildings to be refaced or rebuilt. Hambledon was now a thriving market town with a multitude of shops, inns and other facilities. This commercial aspect was centred around the High Street, and its junction with East and West Street. During the 19th century the growth of Portsmouth drew people away and the village started to decline. Today Hambledon maintains a general store, post office, pubs and other facilities.

2. HERITAGE ASSESSMENT

2.1. The Rosemead Cottage Site

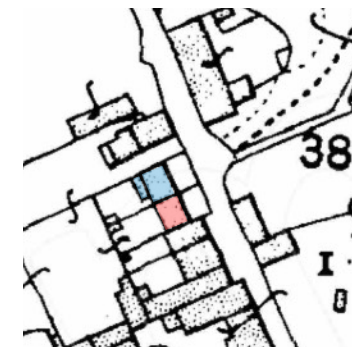
- 2.1.1. Rosemead Cottage is situated on the west side of Vicarage Lane and the original timber framed cottage was built in the 17th Century.
- 2.1.2. The Historic Maps of Vicarage Lane dating back to 1860 illustrate that the Cottage was two separate semi detached dwellings for the latter half of the nineteenth century. This situation prevailed until the early twentieth century. A rear lean-to structure to the north of the site is evident throughout this period.
- 2.1.3. The two semi-detached dwellings were unified as a single dwelling in the first half of the twentieth century, and during this period the Ninetieth Century lean-to structure was demolished. A new rear lean-to extension was built in the first half of the twentieth century and was located in the centre of the floorpan, being surrounded by garden on three sides.
- 2.1.4. The existing surveyed floor plans indicate the addition of a southerly extension to the early twentieth century lean-to, meaning that at some point in the latter half of the twentieth century, the lean to was extended to meet the southern property boundary shared with the semi-detached neighbour to the south.



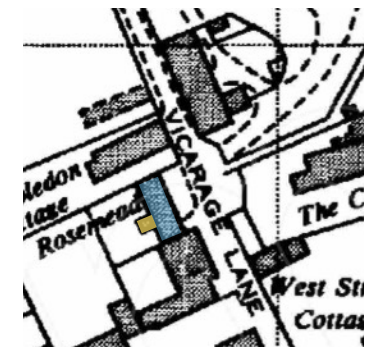
1860s
Semi detached properties.
Rear lean-to situated North West



1890s
Semi detached properties.
Rear lean-to situated North West



1900s
Semi detached properties.
Rear lean-to situated North West



1960s Single Dwelling.
19th Century lean-to demolished
20th Century rear-lean-to shown yellow.

Fig. 2: Historic Maps of Rosemead Cottage

The Need

This application is for the conversion of the existing garage to a new kitchen and the opening up of the existing study space to the south west corner of the cottage to form a new dining space adjacent. Directly to the west of this repurposed room, a very small single storey “bay window” extension is proposed that improves the functionality of the new kitchen/dining as a family space. This bay window is designed to allow plentiful daylight into the reconfigured interior. The north cheek of the bay window includes for a pass door offering direct access from the kitchen to the garden.

The introduction of small stepped planted terraces to the west of the bay window aims to improve the rear threshold of the house relative to the raised garden, and allows for an improved passage of daylight through to the new spaces.



Existing East Facade showing Garage Door

Design

To the front (east) facade, the proposal requires the removal of the garage door and the insertion of a traditional timber stable door flanked by twin flush casement windows. Below these proposed casements will be installed timber panelling in keeping with the existing entrance door. This arrangements allows for a meaningful retention of the long existing lintel (that currently spans the existing garage door).

To the rear (west) facade, the proposal is for the existing lean-to roof to the south west to be removed and replaced with a new clay tile roof that is sympathetic to both the original cottage and the forms and materials that are characteristic of Hambledon at large. A contemporary bay window extension is proposed to align comfortably with the new pitched roof element. The horizontal plane of the flat roofed bay window is designed to rest lightly upon a continuation of the flint garden wall that is proposed to run past the glazing and into the reconfigured interior.

The hipped clay tile roof complements the existing casement window and the existing white painted brick walls. The design aims to retain as much of the existing fabric as possible, in order to maintain the historic characteristics and pre-industrial charm of the Living Room. Only two small sections of existing, non-original wall require demolition. One section of wall is to be removed in order to open up the existing garage space to the reconfigured western side of the house, and one section of external wall to the south west corner is to be removed to allow for the introduction of the generous Bay Window. The existing wall to the north side of the leant-to is to be retained with the removal of a limited number of bricks where the wall meets the original cottage below the first floor windows, and above the position of the proposed hipped roof eave.

The proposal also includes for a length of garden wall along the south site boundary, which junctions with the existing flint boundary wall. The removal of the timbered shed enhances the setting of the historic asset.

The Scale

The scale of the small bay window extension is consistent with the scale of the existing rear lean-to structures. The modest height of the proposed roofline ensures that the existing lean-to structures remain subservient to the main body of the cottage, and any adjacent properties within the Conservation Area.

The Layout

The design aims to minimise the additional footprint required to incorporate a bay window to the proposed dining area. The layout maintains the historic integrity of the internal layout at ground floor, with alterations to only two existing walls.

The Materials

The proposed materials reflect that of the host building (Rosemead Cottage). The palette is sympathetic to the original structure and to the local context, and compares favourably with the existing felt shingles that are proposed to be removed.



Flint

Clay Tile

White Painted Brickwork

Thatch

Brickwork

Oak

Trees

There are no significant trees within the property boundary. The proposals will not affect any of the trees to neighbouring properties.

Ecology

There are no impacts on bats or other protected species as a result of the application.

Access

Pedestrian access to the site will remain unchanged.



Brick and Flint Terraces



Knapped Flint Walls & Crushed Limestone Gravel