



DESIGN, HERITAGE AND ACCESS STATEMENT

PROPOSED ALTERATIONS TO HOUSE CORVEDALE, BICKTON LANE, BICKTON SP6 2HA

INTRODUCTION

Corvedale is a detached house in the small hamlet of Bickton a few miles south of Fordingbridge. The property was constructed in the early 1970's and a small extension was added in about 1993. The current occupiers intend to renovate and upgrade the dwelling, make a modest increase to the floor area and improve its design and appearance.

NEW APPLICATION

Approval 23/10389 was granted on 7th June 2023. This current application is for an identical scheme except the Applicants now propose the use of sawn douglas fir boarding in lieu of the plain tile hanging previously approved – the boarding will be supplied from a local sawmills and will be left to weather naturally. The officer's report in respect of 23/10389 is included with this application.

HERITAGE STATEMENT

The settlement of Bickton is included in a Conservation Area and the subject property is sited towards the eastern edge of this, away from Bickton House, Mill and Farm which are the key features of the Conservation Area. Corvedale sits in its own garden and is remote and well screened from nearby dwellings. The proposals will enhance the appearance of the building and amount to "less than substantial harm" to the Conservation Area as a designated heritage asset.

DESCRIPTION

Corvedale was built with a two storey, approximately square, core plus a single storey east wing and an attached garage forming a west wing. The 1993 extension was added behind the garage. The simple design was typical of 1970's development with painted brick walls below a concrete tiled roof with flat roofed dormers. The garage, and later extension, have a flat or very low pitch roof. The garden has an area of about 0.275 hectares and there are some detached outbuildings totalling about 65 m².

PLANNING POLICY

The site is within the New Forest District Council but outside the New Forest National Park. Under policy DM20 of the Local Plan (Part 2) 2014 extensions to existing dwellings are permitted. Floorspace should not normally increase by more than 30% based on the space which existed on 1st July 1982. The policy also states that development should be designed to respect the character and scale of the existing dwelling and not significantly alter the impact of built development on the site within its setting. It should be of appropriate design, scale and appearance in keeping with the rural character of the area.

PROPOSAL

The proposal is to reduce the existing footprint of the dwelling, slightly raise the height of the single storey (east) wing to allow more first floor space, rebuild the single storey (west) wing and incorporate aesthetic improvements. The overall width of the building will be reduced by 2 m.

The ridge height of the east wing will be raised by about 1.2 m; this modest increase will allow the roof space to be used for living space. However the wing will remain visually subservient to the core building and the character and scale of the house will not be affected. The front slope of this roof will contain flush roof lights whilst there will be a dormer and roof lights facing the rear garden.

The existing flat roofed west wing will be re-built, but will be just two-thirds of its existing width. It will be brought forward slightly in line with the front porch with a pitched roof to the garage hiding a flat roof over the study behind. The overall result of this will be to improve the design and character of the house, and reduce the width of the built form.

The roof was clad with concrete interlocking pantiles. It is proposed to remove these and re-cover the roof slopes with natural grey slates. This will give the house a more traditional appearance in keeping with the Conservation Area.

The three existing front dormers will be provided with gabled roofs clad with slate whilst the rear dormers will be enlarged but retained with flat roofs. The result will be to further improve the design and character of the building.

FLOOR AREAS

Drawing number 2605/12 shows the original extent of the dwelling which extended to 241 m².

Drawing number 2605/13 shows the proposal which will have an extended floor area of 289 m².

Thus the increase is 20%.

FLOOD RISK

The site is within zone 1 and not susceptible to flooding; no flood risk assessment is required.

SUSTAINABILITY

The house was built in accordance with 1971 building regulations and little has been done to reduce heat loss since then. The work proposed will enable insulation to be increased to current requirements, thereby reducing energy requirements for the future.

DESIGN APPRAISAL

The proposed alterations to this detached house will improve the look of the building. In particular the pitched roofs to the front dormers and garage will cause the building to fit in with local vernacular; the scale of the building will be reduced by narrowing its width and the east wing will remain visually subservient to the main part. Natural slate roofing and the addition of some rough sawn douglas fir cladding to the extended walls of the east wing will enhance the appearance.

ECOLOGY

A phase 1 ecology survey has confirmed that no protected species will be affected by the proposals.

SUBMITTED DRAWINGS

- OS Sheet Location Plan scale 1/1250
- 2605/10 – Existing Floor plans, elevations and roof plan
- 2605/11 – Proposed Floor plans, elevations and roof plan
- 2605/12 – Plan showing gross internal floor area 1982
- 2605/13 – Plan showing gross internal floor area of proposal
- 2605/14 – Block/site plan scale 1/500
- 2605/17 – Existing floor plans showing external door swings
- 2605/18 – Proposed floor plans showing external door swings

CONCLUSION

The proposal will allow a modest increase to the living accommodation without any real increase in mass and no increase in the scale of the building. Improvements to the architectural design will have a positive effect on the Conservation Area. The proposal complies with the appropriate policies, including Policy DM20.

Robert H Davis FRICS
November 2023