



Robert Davies John West Ltd
ARCHITECTS

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The Courtyard
59 Church Street
Staines-upon-Thames
TW18 4XS

DESIGN AND ACCESS STATEMENT

Project: Erection of Front Porch
Hawley Barn
Hawley Road
Blackwater
GU17 9ED

Client: Mr and Mrs Sane

Ref: 2797-RDJWL-XX-02-RP-A-0005



Existing Street View



Status - Rev	Date Issued	Comments	Author	Checked
A3-C1	5 th December 2023	Planning Issue	RN	-

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DESIGN

1.0 Introduction and Background

This Heritage Statement has been prepared in support of a planning application for a porch to the above property which is located in the Hawley Park and Green Conservation Area.

2.0 Specialist/ Consultants Reports

None required.

3.0 The Site, Context and Policy

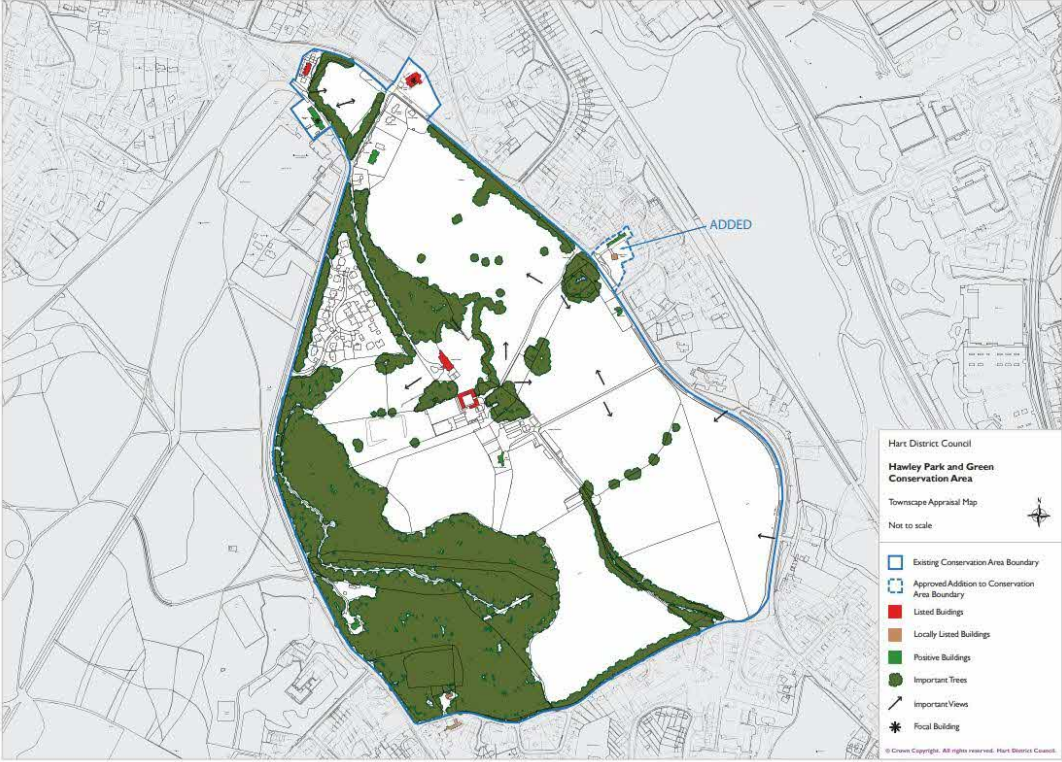
The existing Conservation Area boundary was re-surveyed in 2011 and a small addition was proposed, namely the addition of Hawley Farm House and a brick barn (now Hawley Barn) which lie on the north side of Hawley Road.

The property is located on the peripheral of the Conservation Area as noted above and at the time the following information was provided in the *Character Appraisals and Management Proposals* dated December 2012 issued by Hart District Council:

‘The adjoining barn, which is in poor condition, is all that is left of a large complex of farm buildings that appear to have been demolished in the 1960s or 1970s when new houses were built around the site. Improvements, apart from basic repairs, include the removal of vegetation and the replacement of the modern garage doors in the gabled wing which faces Thornfield Green.’

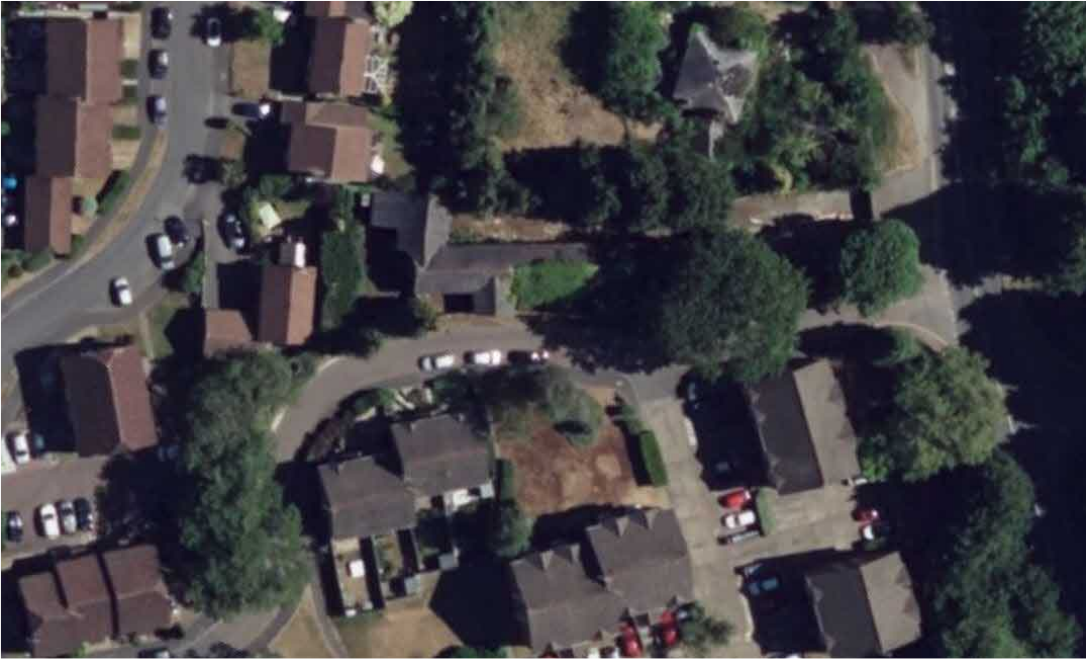
The buildings were noted as being ‘at risk’ but have recently been saved and renovated. The building is not Listed (Locally or Nationally) and is not of Townscape Merit.

The extent is indicated on the diagram below and notes the later addition of this site and confirms the application buildings status as a ‘Positive Building’.



Conservation Area Plan © HDC 2012

The aerial view below shows the site has been surrounded by modern housing to the east and has little impact on the main Hawley Road as the trees form an effective screen.



Aerial View © Bing 2022

The porch shares the characteristics of the existing structures and has a mono pitched roof to enhance the visual impact. The original 'shed' seen below has been demolished to make way for the larger space created.



North Wall (Original Building) © Client



View of Existing Entrance Area © Google

4.0 Use

The porch has been designed to retain all existing features and fits between the current pier and return wall. The structure will effectively be ‘freestanding’ to ensure the main building is retained for the future. A previous structure is indicated, see marks on brickwork above the existing entrance door wall and it is assumed that a ‘roof’ was present but we are not aware of any photographic evidence indicating its form or extent. The new porch will smarten up the approach to the entrance and together with the proposed revised boundary treatment will enable the dwelling to have a proper connection to the road.



Existing Front Doors

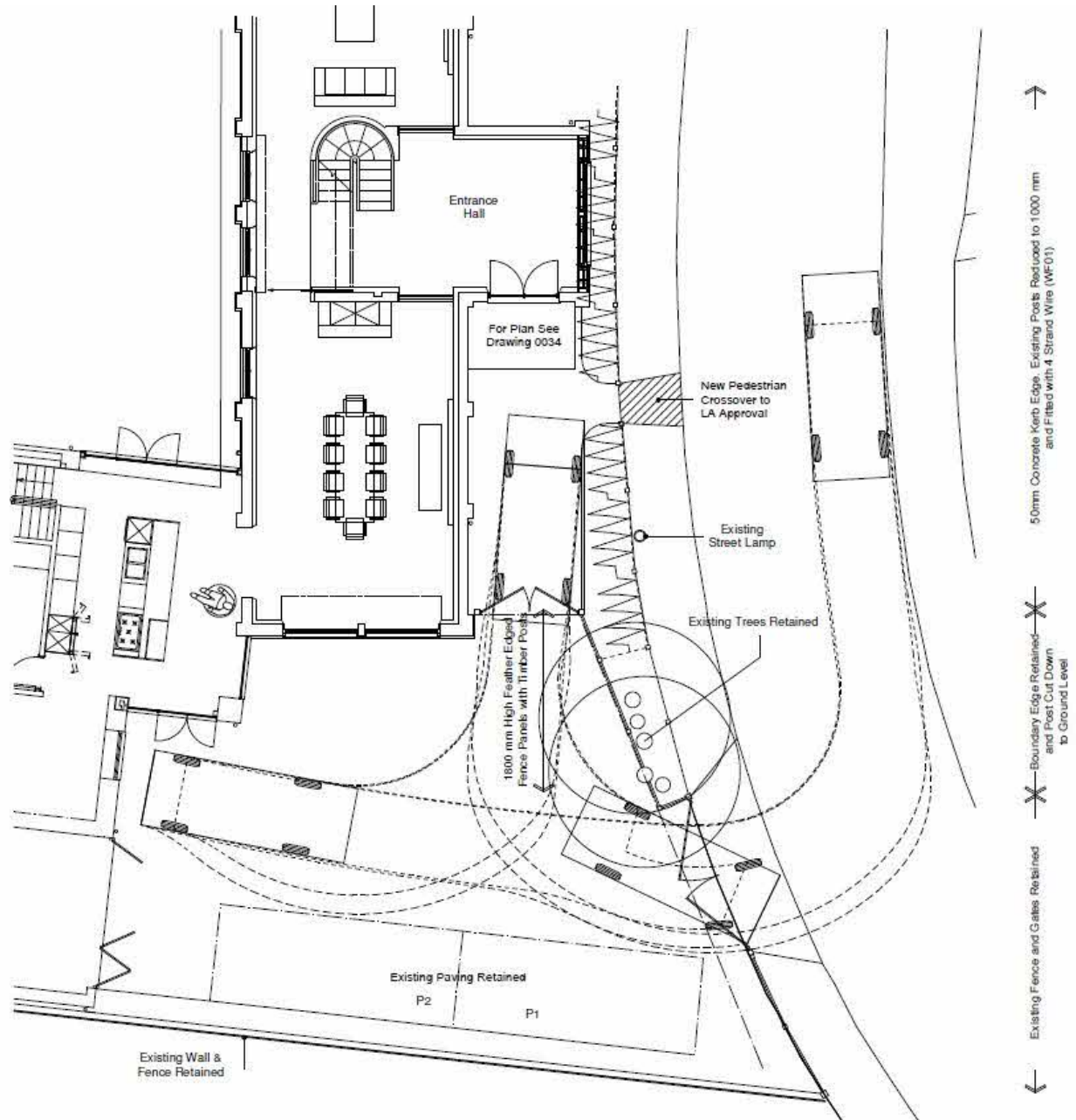
5.0 Amount

The proposed porch shares the characteristics of the existing structures that lie to the northeast and has a mono pitched roof to minimise any visual impact and to match the current kitchen roof. The proposed GIA is 3.9 m².

Whilst the characteristics of the area promote a ‘uniform’ development the features are variable and it is noted that the porch does not detract from the original building.

6.0 Layout

The location of the 'application' building can be seen on the plan below.



Proposed Site Layout

7.0 Landscaping

The boundary treatment and planting are subject to a separate application.

There are two trees on site subject to a Tree Preservation Order HDC 1228 – 2006.

Tree T1 shown on drawing 2797-RDJWL-02-XX-DR-A-0030 is TPO 61167 (Sycamore) and T2 is TPO 61166 (Red Oak). The nearest tree is nearly 33m away from the site of the proposed porch. Therefore no effect to the tree's wellbeing would be expected as this is over the usual 15m distance where concerns might be expected.

8.0 Appearance and Scale

The porch has been designed to match the existing house.

The new low level brick wall will match the existing either using reclaimed bricks from the existing building or if found to be substandard to carefully match with new. Lime mortar to be used.

The walls will be in timber to match the board size and colour of the existing cladding.

The roof covering will use new / second hand slates and rainwater goods to match existing.

Level access will be provided.

Other features are covered in the Heritage Statement 2797-RDJWL-XX-02-RP-A-0006.

9.0 Sustainability

Not applicable but will enhance the facilities of the current usage by protecting the building from the environment.

CONCLUSION

The porch will be constructed to match the existing with the brickwork to match the brick used on the main building. No features from the old barn will be impacted. Visually the street scene will be little affected. We believe the proposal does not detract from the character of the Conservation Area and hope that the porch may be approved.