



**Design and
 Access
 Statement
 incorporating
 Heritage
 Statement**
 Including Statement of
 Significance

PROJECT:	<u>1 ROSE COTTAGE, HIGH STREET, DAMERHAM, FORDINGBRIDGE, SP6 3EZ</u>
CLIENT:	Charles & Amanda Yaxley
ARCHITECT	WESTERN DESIGN LTD
DATE:	December 2023 / 005C-MW-NFDC

CONTENTS

Page

4	INTRODUCTION
5	SITE
6-7	HISTORICAL ANALYSIS
8	RELEVANT LISTING DETAILS
9	DESIGN AND ACCESS
9-10	STATEMENT OF SIGNIFICANCE
11	HISTORIC IMPACT
11	CONCLUSION

LIST OF ILLUSTRATIONS

Cover	Front of Rose Cottage – Western Design Architects
Fig 1	View of rear elevation and garden outbuilding – WDA
Fig 2	Dorset Explorer map of listed buildings near site – Dorset Explorer
Fig 3	1876 OS Map – oldmapsonline.org
Fig 4	1908 OS Map – oldmapsonline.org
Fig 5	1924 OS Map – oldmapsonline.org
Fig 6	2002 Aerial view of the site – google maps
Fig 7	View of the Glencoirn house street elevation – google maps
Fig 8	View of the house southwest elevation from the driveway entrance.– google maps
Fig 9	View of the rear elevation of the house and the C20 one storey extension.– WDA



Fig 1 – View of rear elevation and outbuilding and parking area looking south west.

1 INTRODUCTION

1.1 project background

- 1.1.1 This statement forms part of an application for an application for Listed Building Consent.
- 1.1.2 This site is 1 Rose Cottage, a detached 2 storey farmhouse with 1no. barn located to the north.
- 1.1.3 The application is for internal and external alterations to 1 Rose Cottage, including new brick front porch and blocking a side door to for a window.
- 1.1.4 Rose Cottage is Grade II Listed, the barn is within its curtilage. There are 2 no. other Listed buildings in the immediate vicinity. The next-door property to the east is a 2-storey house grade II listed building, the North End House. On the other side of the High Street, directly South/East to the site, there is another grade II listed building, the Meridian Cottage Old Forge.
- 1.1.5 Rose Cottage and its grounds are located within the Cranborne Chase, which spans between Wiltshire, Dorset, Hampshire and Somerset (AONB).

1.2 survey content

- 1.2.1 The aim of this report is to produce an overall impression of the property and its setting at the time of the inspection. This was undertaken by a visual examination of the elements that make up this facility, to identify the means of construction, analyse its construction, and assess its historic significance and what historic character remains.
- 1.2.2 A survey of readily accessible documentary sources was undertaken.
- 1.2.3 This assessment aims to meet the requirements of the National Planning Policy Framework (NPPF).

2 SITE



Fig 2 – Dorset Explorer map of listed buildings near site.

2.1 location

2.1.1 Rose Cottage lies North/West of Damerham, on the High Street. The building used to be the farmhouse of North End Farm but was called Rose Cottage in the nineteenth century. Damerham is a small community, with just under 600 residents, a small village which dates back to the medieval times. The site is located half way between Bournemouth and Salisbury, connected by the A338 which can be reach with a 10 minutes' drive.

2.2 description

2.2.1 Listed as a Grade II 13 Feb 1987 (REF: 143921). *House. Late C18, extended C19. Brick, some blue bricks, plain tile roof. 2 storeys 3 bay with C19 bay added to LH and 1½ storey bay added to RH. Front has central C20 door in older frame, under flat hood. Each side 16-pane sash under rubbed arch, and LH of door arch of block opening. 1st floor raised band with blue brick decoration. Three 1st floor 2-light casements under rubbed arches, and raised brick eaves. LH bay has similar C19 windows. RH bay has 16-pane sash under rubbed arch, and raised band over. End stacks*

2.2.2 The property is surrounded by its domestic garden curtilage. The gardens are enclosed by a 1.2m high boundary wall adjacent the highway. The south east boundary is contained by the house gable wall garden wall of the neighbouring house, with remaining boundaries of hedge and tree planting. Beyond the domestic garden to the north east is a grassed paddock associated with the property title.

2.2.3 Immediately to the north of Rose Cottage (but not connected) there is 1no. ancillary barn. This is a single storey timber framed building. Outbuilding 1 (nearest to the cottage) The barn is clad in sawn timber planks, both horizontal and vertical to the walls under an asbestos profiled sheet pitched roof (replacement of original roof covering).

2.2.4 The barn is not mentioned in the listing details however due to its ancillary nature in relation to Rose Cottage it is of significance and as it is located within the curtilage, any works would require Listed Building Consent.

2.2.4 The Barn has various openings to the south/east elevation and on the west elevation, facing Rose Cottage.

3 HISTORICAL ANALYSIS

3.1 map study



Fig 3 – 1876 OS map

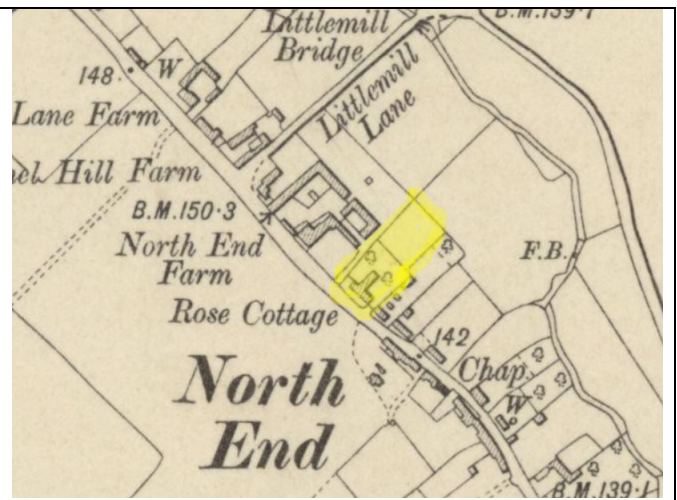


Fig 4 – 1908 OS map

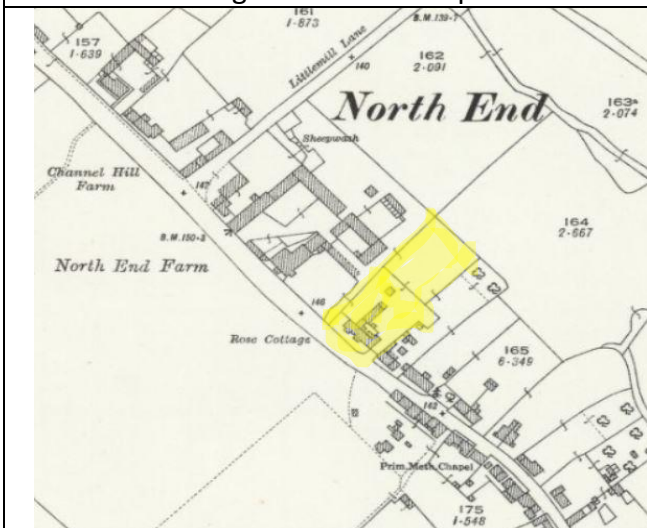


Fig 5 – 1924 OS map



Fig 6 – 2009 – aerial image

3.1.1 Fig 3 shows Rose Cottage on an 1876 OS Map. It is notable on this plan that the later 19C north west extension to the house does not exist and the ancillary barn to the north east of the house is in a different format to the current barn, is detached from the dwelling and the lean too extension as it exist today is not present. It is also notable that the Glencoirn House is already present next to Rose Cottage.

- 3.1.2 Fig 4 shows Rose Cottage as it existed in 1908. The late 19C north west extension is evident and it appears in a larger size, possibly unifying the house and the barn; on this OS map but the main house is in the exact same position and shape as it existed in 1876.
- 3.1.3 Fig 5 shows Rose cottage as it existed in 1924. There is little change from 1908, but the north west and south east late 19C extensions are more evident, including the rearward projection of the south east extension. Glencoirn House next door does not present any changes to the layout of it site and buildings.
- 3.1.4 Fig. 6 shows an aerial view of the site from 2002 Google Earth and the present relationship with the high street. The curtilage and building form of the main house is unchanged to present, while we can see for the first time the C20 one storey modern lean too extension at the back of the house.
- 3.1.5 Fig. 7 below shows an image of the next-door neighbour Glencoirn House which shows the historical brick porch entrance to the house. This type of brick porch is present along Damerham high street, in other houses going towards north.



Fig 7 – View of the Glencoirn house street elevation.

4 RELEVANT LISTING DETAILS

DESCRIPTION: HIGHER FARM COTTAGE

GRADE: II

DATE LISTED: 13th February 1987

LIST ENTRY NUMBER: 1094891

LOCAL AUTHORITY: New Forest District Council

POSTCODE: SP6 3EZ

SU 11 NW DAMERHAM HIGH STREET

5/64 Rose Cottage - II

House late C18, extended C19. Brick, some blue bricks, plain tile roof. 2 storeys 3 bay with C19 bay added to LH and 1½ storey bay added to RH. Front has central C20 door in older frame, under flat hood. Each side 16-pane sash under rubbed arch, and LH of door arch of block opening. 1st floor raised band with blue brick decoration. Three 1st floor 2-light casements under rubbed arches, and raised brick eaves. LH bay has similar C19 windows. RH bay has 16-pane sash under rubbed arch, and raised band over. End stacks.

Listing NGR: SU1020116386



Fig 8 – View of the house southwest elevation from the driveway entrance.

5 Design and Access

5.1 The application is for internal and external alterations to 1 Rose Cottage. Construct new brick porch, using reclaimed brickwork. Roof to be flashed into existing brickwork façade on brick mortar joints both vertically and horizontally. Existing side door replaced with fixed half height timber panelling and glazed top section. Existing canopy removed and brickwork pointing made good. Removal of C20 One storey modern lean too timber extension and interventions to reinvigorate the historic fabric that was covered by the extension.

5.2 Access

5.2.1 Vehicular access will be unchanged, will remain the direct onto the High Street. In terms of parking the proposal will not need additional parking spaces, so the parking arrangement will be unchanged.

5.2.2 The bins will be kept on the rear as existing and will to the road for kerbside collection on bin days.

6 STATEMENT OF SIGNIFICANCE

6.1 This Statement of Significance has been drawn up in accordance with paragraph 189 of the National Planning Policy Framework (NPPF). As such, this statement seeks to understand and demonstrate the overall impact of the current proposal upon the heritage asset that is affected.

6.2 proposed development

6.2.1 The proposed works ROSE COTTAGE (HOUSE):

- G1. Construct new brick porch, using reclaimed brickwork. Roof to be flashed into existing brickwork façade on brick mortar joints both vertically and horizontally.
- G2. Existing side door replaced with fixed half height timber panelling and glazed top section. Existing canopy removed and brickwork pointing made good.
- G3. Removal of C20 One storey modern lean too timber extension and interventions to reinvigorate the historic fabric that was covered by the extension.



Fig 9 – View of the rear elevation of the house and the C20 one storey extension.

6.3 on-site evaluation

- 6.3.1 Rose Cottage is a substantial detached Grade II Listed residence with accommodation provided over 2.5 storeys. The cottage has a pitched roof with a chimney at either gable and a small one storey rear extension. The rear elevation has had C20 interventions with the replacement of the original timber windows with metal crittall casements.
- 6.3.2 The main house floor plan has been adapted from the original form, given the integration of C19 extensions and the alterations to internal partitions at ground floor level, particularly within the ‘dining room’ area of the house, where C20 beams are evident at ceiling level supporting the first-floor joists where ground floor walls have been removed.
- 6.3.3 The barn is not mentioned within the Listing text of Rose Cottage.
- 6.3.4 The pitched roof to the barn is made of asbestos sheet, which would have replaced the original roof covering – either plain clat tile or slate.
- 6.3.5 Whilst there is little remaining physical evidence of the barn or earlier structure being linked to the main house, as per the historic mapping evidence, there is a blocked doorway on the rear elevation of the house that would have facilitated access into the linking structure.
- 6.3.6 C20 modernisation has removed much of the original internal historic detailing.
- 6.3.7 The domestic curtilage remains intact from the original C19 setting.

6.4 nature of significance

6.4.1 Following the desk-based assessment and on-site evaluation of the heritage asset, it is considered that the asset demonstrates the following nature of significance:

6.5 historic

6.5.1 The historical analysis presented before, shows that Glencoirn House share the same historical value and age of Rose Cottage. This late 18th century house presents the original brick and timber porch entrance which is part of the historic architecture of Damerham.

6.5.2 Level of importance: High

6.6 architectural

6.6.1 The cottage is traditional in form and construction materials.

6.6.2 Level of importance: Medium

6.7 landscape and setting

6.7.1 The cottage faces Damerham's High Street and contributes to the overall street scene, with consistent siting and scale with the neighbouring buildings.

6.7.2 Rose Cottage is a moderate status property with a tended formal garden.

6.7.3 Level of importance: Medium.

6.8 artistic

6.8.1 No artistic features have been noted internally or externally.

6.8.2 Level of importance: Low

6.9 cultural

6.9.1 The cottage has no cultural value to a specific group, although it could be argued that their age and historic setting coupled with the architectural aspects described above give a value from the perspective of the rural vernacular.

6.9.2 Level of importance: Low

7 HISTORIC IMPACT

- 7.1 It is suggested that the proposal will have a positive impact on the heritage asset. The proposal would improve the external appearance by the reinstatement of traditional porch.
- 7.2 The proposed changes have minimal impact on historic fabric of heritage assets and their character, appearance, and setting.
- 7.3 Wherever possible valuable historic structure and fabric must be repaired and retained rather than renewed.

8 CONCLUSION

- 8.1 The purpose of the survey was to undertake an assessment of the historic nature and character of Rose Cottage and barn. This was undertaken by means of a visual assessment and analysis of the building to understand means of construction as well as alterations and adaptations over time.
- 8.2 Rose Cottage is Grade II Listed, the barn is within its curtilage. There are no other Listed buildings on site.
- 8.3 Rose Cottage and its grounds are located within the Cranborne Chase, which spans between Wiltshire, Dorset, Hampshire and Somerset (AONB).
- 8.5 The proposed new traditional porch will improve the street elevation of Rose Cottage, since the design is in line with the overall street appearance. The side door will remain similar to the existing timber door, as the lower part of the opening, will have timber cladding; the demolition of the side door, will add value to the new entrance porch, making it clear which one is the actual main entrance to the house. The demolition of the C20 one storey lean too timber extension will help to reinstitute the original appearance of the house and it will help reinvigorate the historic value of Rose Cottage.
- 8.6 Minimal interventions are required to the historic fabric to facilitate the overall proposal.
- 8.7 The Proposals seek to update the existing buildings whilst maintaining the historic fabric and character.
- 8.8 The proposals will ensure the survival and long-term future of both house and outbuilding.