



## **Design and Access Statement incorporating Heritage Statement**

Including Statement of  
Significance

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

**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	Aerial view of Rose Cottage’s surroundings and existing garden buildings – google maps
Fig 8	View of the house southwest elevation from the driveway entrance – google maps
Fig 9	View of the next-door neighbour garden building – google maps



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 the erection of a new one storey garden building.
- 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 reached 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

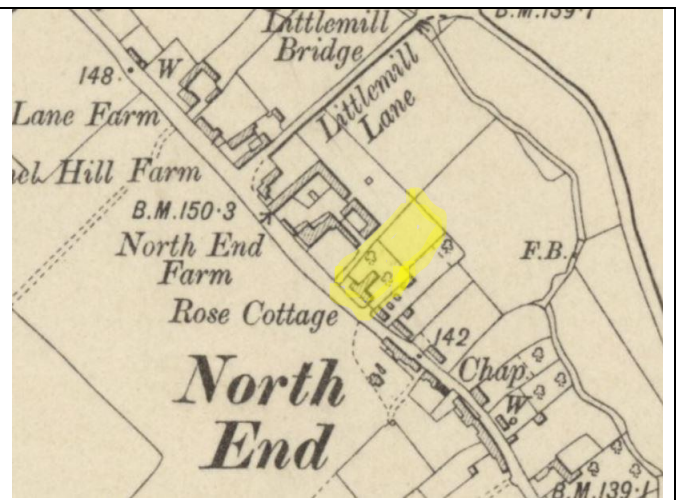


Fig 4 – 1908 OS map

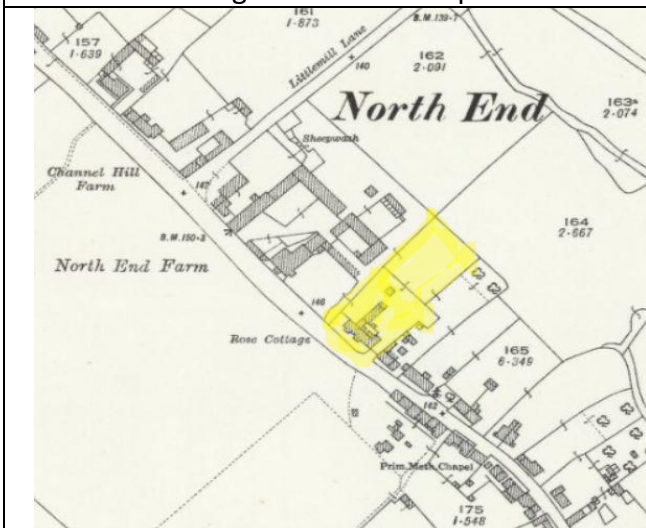


Fig 5 – 1924 OS map



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, and is detached from the dwelling. 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 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 then unchanged up to 2023.
- 3.1.5 Fig. 7 shows an aerial view of the site from 2002 Google Earth and the garden buildings which are present around the application site. From this view it is clear that most of 1 Rose Cottages neighbours present an ancillary garden building.



Fig 7 – Aerial view of Rose Cottage’s surroundings and existing garden buildings.

**4 RELEVANT LISTING DETAILS**

**DESCRIPTION:** HIGHER FARM COTTAGE

**GRADE:** II

**DATE LISTED:** 13<sup>th</sup> 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 the construction of a new one storey garden building, with horizontal timber cladding, painted timber doors and windows and a pitched slate roof. This new garden home office will be constructed in position of the existing concrete shed base.

### **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 one storey garden building, with horizontal timber cladding, painted timber doors and windows and a pitched slate roof. This new garden home office will be constructed in position of the existing concrete shed base.

G2. Reduction of the laurel bush in depth along the existing concrete shed base.

### **6.4 on-site evaluation**

6.4.1 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.

6.4.2 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.

6.4.3 The barn is not mentioned within the Listing text of Rose Cottage.

6.4.4 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.

6.4.5 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.

6.4.6 C20 modernisation has removed much of the original internal historic detailing.

6.4.7 The domestic curtilage remains intact from the original C19 setting.

## **6.5 nature of significance**

6.5.1 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:

### **6.6 historic**

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

6.6.2 Level of importance: High

### **6.7 architectural**

6.7.1 The cottage is traditional in form and construction materials.

6.7.2 Level of importance: Medium

### **6.8 landscape and setting**

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

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

6.8.3 Level of importance: Medium.

### **6.9 artistic**

6.9.1 No artistic features have been noted internally or externally.

6.9.2 Level of importance: Low

## 6.10 cultural

6.10.1 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.

6.10.2 Level of importance: medium

## 7 HISTORIC IMPACT

7.1 The proposed changes have a neutral impact on historic fabric of heritage assets and their character, appearance, and setting.

- The erection of the new single storey garden home office building does not impact any historic fabric within the listed curtilage of the site and does not change the scale and the overall appearance of any listed structures.
- The siting of the garden building is in the position of the original garden shed and its associated concrete base. Therefore this part of the site has historically had an ancillary structure located.
- The scale of the home office building is modest and subservient to the other buildings on site and as such has a minimal impact on their setting.
- A large existing laurel hedge screens the building from the highway entrance approach.
- The building has timber clad walls under a natural slate roof, therefore offers a similar ancillary aesthetic to other ancillary buildings on site and has a subservient material palette to the principal listed dwelling.

## 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).

8.4 As identified within the 'Historic Impact' section of this report. The new ancillary building offering accommodation is an appropriate scale and use for ancillary accommodation.

8.5 It is concluded that the home office is subservient to the principal dwelling and has a low impact on the setting of the listed structure.

