

DESIGN & ACCESS STATEMENT:

Full Planning Application

Land to the East of Tudor Thatch Cottage
Oakhanger
Bordon
GU35 9JE

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Interior & Architectural Design

1.0 INTRODUCTION:

This statement has been prepared in support of a full planning application for a new build 3 bed dwelling in place of the existing garaging and storage area to Tudor Thatch Cottage along with associated works.

This application has been prepared with the resources and experience of Jaunty Angles to assist in the design and delivery of this proposal. Which has been carefully developed to illustrate that the proposed works are complimentary to the existing home and will not impact on the surroundings.

1.1 SITE LOCATION:

The site is situated within the curtilage of Tudor Thatch Cottage, in the village of Oakhanger, Hampshire. The village is located in East Hampshire with its nearest town of Bordon, which lies 1.7 miles (2.7 km) east, of the B3004 road. The village is part of the parish of Selborne, which covers an area of 7,915 acres (3,203 ha). The nearest railway station is Alton, which is 3.8 miles (6.1 km) northwest of the village.

The village dates to the 10th Century and has an eclectic mixture of architecture, with cottages dating back to the 16th century, sitting alongside the more modern estate of Lionsfield and the new sympathetic development of 5 new homes on the Old Red Lion site.

Tudor Thatch is located on the main road through Oakhanger towards the southern end of the village. Its neighbouring property is a double fronted Victorian home and is also situated next to the access road for TCS satellite station.

Oakhanger village benefits from being in a rural location, close to common land and local woodlands, yet only a few miles to the nearest towns of Bordon and Alton.



IMAGE 01: Tudor Thatch Cottage

1.2 THE EXISTING HOME AND SURROUNDINGS:

Tudor Thatch Cottage is a 2bed Thatched dwelling built circa 1550. When first built it was formally 2No. dwellings, “dwelling” used as a loose term as animals resided on the ground floor and the owners/ occupant’s lived above. Over the years and many owners, it became a single dwelling.

To the ground floor there is an entrance hall to the Western side of the property, which is the most used entrance, which leads to a galley kitchen, family bathroom, and dining space. Through the dining is the front entrance with the lounge to the side of which has a small office to the rear. To the first floor there are 2No. good size bedrooms and a WC.

Although the cottage is quite modest in size it sits within a large parcel of land. The land is currently split into 3 different sections, garage and workshop, house and gardens and the top garden. The overall site is approx. 2/3rds of an acre. There is also a thatched outbuilding within the grounds which is used as a garden bar.

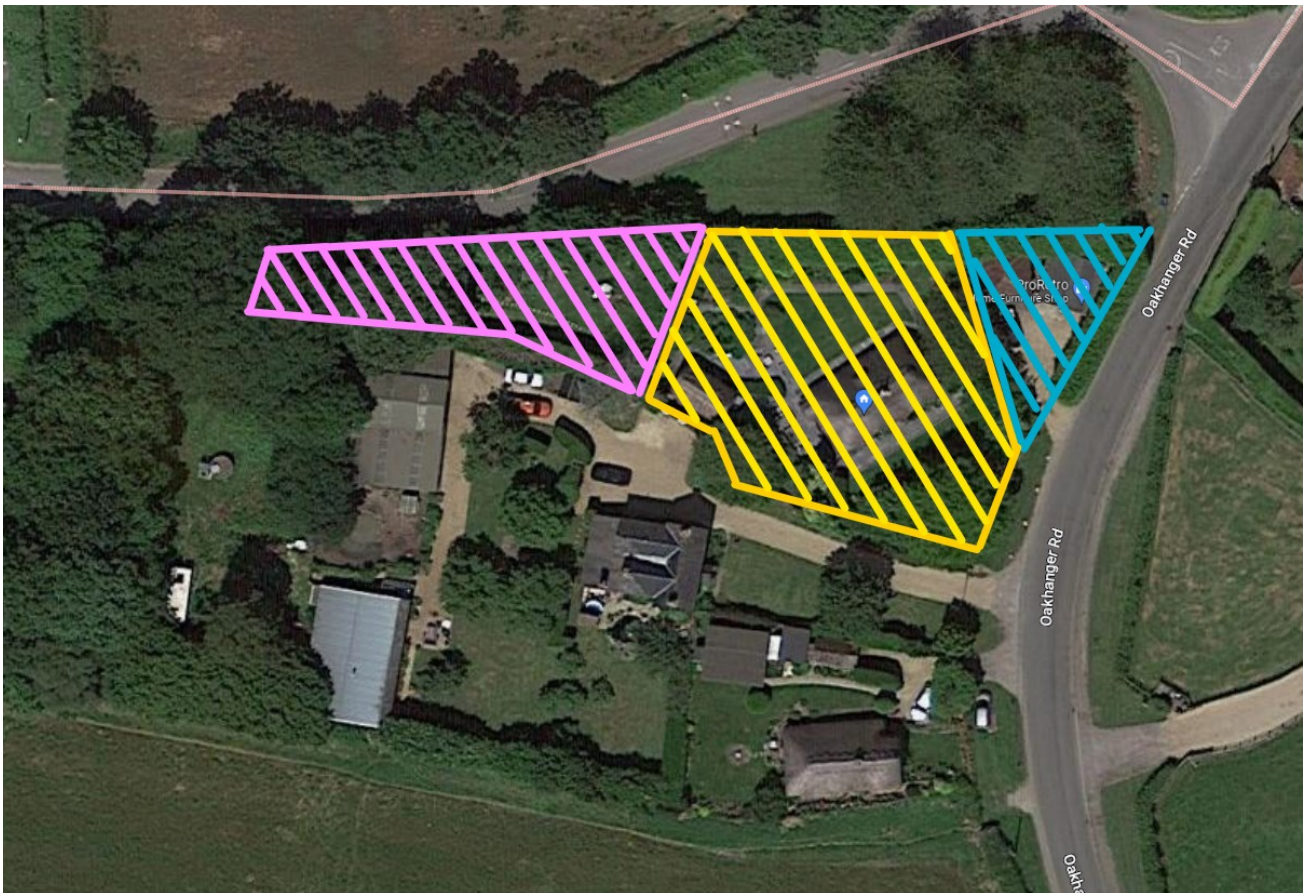


IMAGE 02: Shows the different areas of the plot...

The image above shows how the land is currently divided into the different areas.

- Blue Hatch – Garaging and Parking: Garage, Workshop, Entrance and parking
- Yellow – House and Garden: Tudor Thatch, Garden bar and lawns
- Pink – Top Garden: Storage for trailers and gardening equipment

The land is at many different levels with an overall difference of 1.5m. The Cottage sits low withing the site with the land rising to the rear. The grounds have been landscaped to accommodate this with the use of planting and walkways around the cottage. The home also benefits, along with the neighbouring properties, Willow Rise and Tunfrod Lodge, from a large defensible space from the road at the front of the property.



IMAGE O2: Pic showing difference in levels & thatched out building...

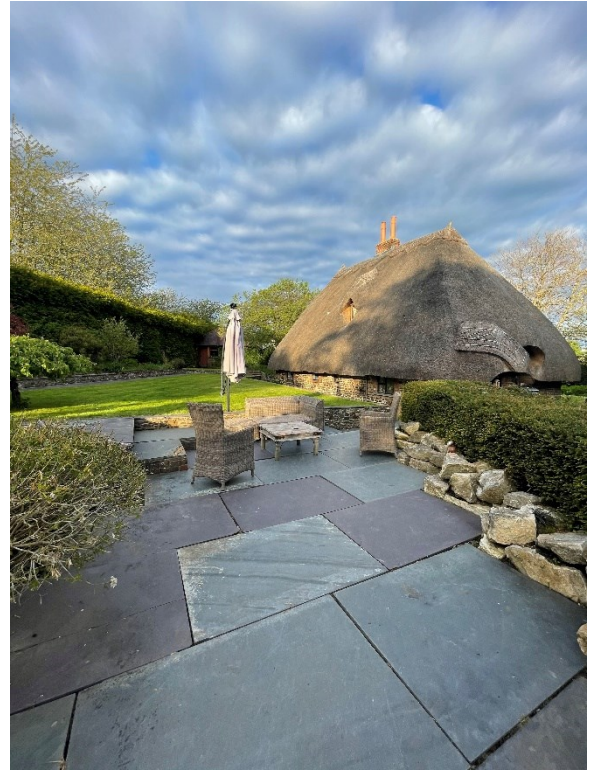


IMAGE O3: View from Outbuilding towards proposed site beyond the cottage

Entrance to Tudor Thatch the via the parking and garaging area, an area of approximately 450m², located to the northeast boundary and is approached and accessed directly from the main road. Currently the space is used as parking for multiple vehicles, with a large garage that is used as storage and also to house a car. A further outbuilding is also sited and used as a workshop and storage.

To gain access to the cottage, a gate from the garaging area to a sloping path is provided. The path then leads the users across the front of the house. A additional entrance as mentioned above is located to the far side of the property and is used as the principal entrance as this provides access to the cloaks and kitchen, without affecting the front entrance and having to travel through the dining space.

2.0 THE PROPOSED WORKS:

The application is for a new entrance to the southern boundary with the garaging and workshop being relocated to the top garden. A new 3 bed dwelling is proposed to the existing garage site.

2.1 ENTRANCE, DRIVEWAY, ANCILLARY BUILDINGS:

When examining the full site analysis, it concludes that the garaging area is unsuitably positioned. This area benefits from the most natural amount of light and sun throughout the days, whilst leaving the main garden and hard landscaping in the shade.

The main dwelling would fundamentally be better served by repositioning the vehicular access and parking to the western side of the plot. This new entrance would benefit from the already established turn off from the main road used by Willow Rise its neighbour, thus not creating any disruption to the road users. The new driveway for Tudor Thatch would mirror that of its neighbour, and also utilise a dark and shady part of Tudor Thatches grounds. It would also allow the user to park opposite the primary side entrance and eliminate the travelling across the front of the property. There is evidence to suggest that an entrance was once located there.

By doing this, it would open up a large area of the plot whilst utilising large unused areas, such as the top garden, subsequently the workshop and garage is proposed to be re-located there, retaining the highly landscaped cottage garden.

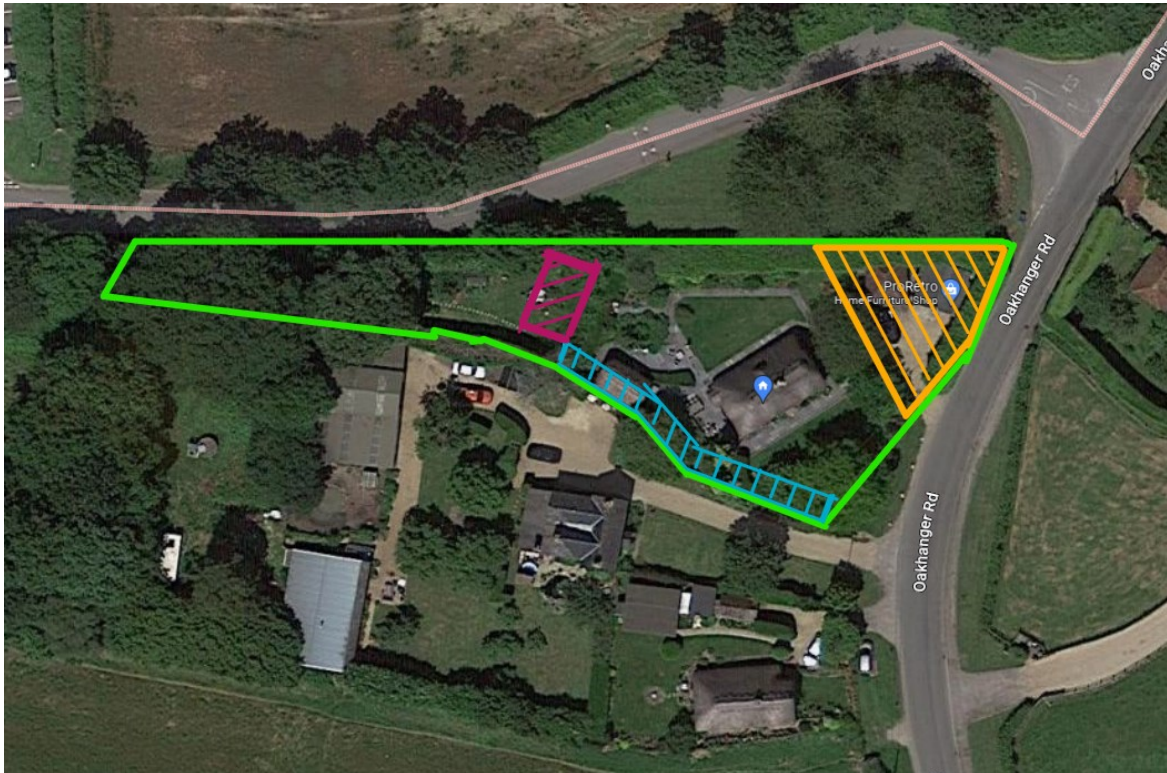


IMAGE 04: Plan Showing Area of Proposed Works..

The image above shows how the proposal would use the site:

- Yellow Hatch – New build site: 3 bed dwelling
- Blue Hatch – New Driveway: Serving Tudor Thatch and leading to top garden
- Pink Hatch- Garaging and Workshop: A new double garage and workshop

As shown above a new garage and workshop is proposed to the top garden, the scaling and massing is yet to be determined.



IMAGE 05: Shows the entrance and drive to Willow Rise

2.2 NEW BUILD DWELLING:

A new 3 bed detached dwelling is proposed to the garage site, as stated it is an area of 450m² of which is an adequate amount of space for a home. It also allows for a good size rear garden as well as maintaining a defensible space from the main road. The hedge that adjoins the road will be retained and with a split rail fence to the front. Additionally, the large hedge between Tudor Thatch Cottage and this area will be retained to provide screening and protecting the privacy of the host dwelling.

The site sits higher than the main road, circa 600mm, which will facilitate the boundaries and show a distinct definition between the road and site. The site continues to climb up north towards the access road to the satellite station.

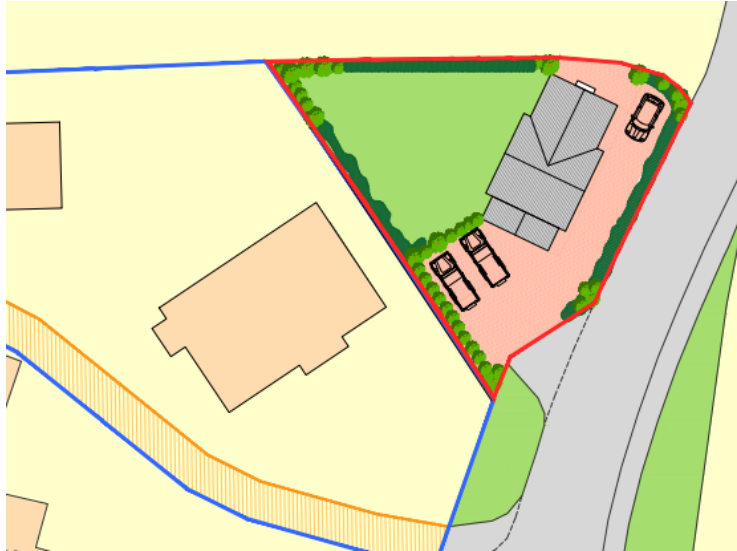


IMAGE 06: Proposed New Dwelling Site Plan...

The site is large area for off-road parking for 3/4 cars. The area to the front of the property will be hard landscaped allowing easy vehicle access.

The orientation of the dwelling has been positioned, as shown, for a number of reasons. Firstly, to appease the street scene, keeping a cohesive appearance as the new build will run parallel with the road, which omits any overlooking towards Tudor Thatch. It also mirrors that of its opposing neighbour Yew Tree Cottage, it is also in the same line to that of its next-door neighbour Tunford Cottage. Secondly for environmental considerations.



IMAGE 07: Existing Entrance to Tudor Thatch

The entrance to the site will be the current entrance to Tudor Thatch, again, a well established entrance.

ENVIRONMENTAL:

With any new build the rising cost of living has to be considered and how best to implement any technology that is able to support this. If planning permission is granted, at the building control stage a large amount of thermally efficient materials will be investigated, seeking to make the home as energy efficient as is achievable. The house is orientated to take full advantage of the sun's natural energy as the roof styles and layout have been carefully considered to support the use of solar panels. Solar is a main contributor when affording alternative energy within the south.

WHY & ADVANTAGES:

- **Providing Electricity...** Solar PV panels generate the electricity you need to light your home and power appliances. By your home being more energy efficient the solar panels provide the bulk of the electricity you need.
- **Charging Electric Cars...** If you have a hybrid or electric vehicle, of which the government is recommending, you can use the energy generated to charge your car.
- **Reducing Rising Electricity Costs...** By generating your own power, you can hugely cut the cost of your electricity bill of which we know are doubling.
- **Reduce Your Carbon Footprint...** Solar power is a source of clean energy, using it to power your home sustainably means you are contributing to the UK achieving its carbon reduction goals, of which is a vital step in helping to combat climate change. Cutting carbon footprint helps to protect wildlife habitats, communities and economies that are threatened by a warming climate.
- **A renewable source of energy...** As well as helping to combat climate change, renewable energies like solar help to reduce air pollution, which is one of the biggest challenges we're facing globally.

2.3 SCALE AND DESIGN:

Although the plot is large enough to accommodate 2No. dwellings, it is felt that 1No. modest size would be better suited for a development within Oakhanger. The new dwelling will be much smaller in stature to that of its neighbour, using vaulted roof spaces to the first floor and dormers, making the most of the space internally while minimising its external profile. Tudor Thatch is approximately 10.5m high with the proposed being just 6.7m high, with the level changes it still makes the proposed significantly subordinate to that of its neighbour and will not impact natural light to this dwelling. The GIA of the new build is merely 117m², just over the minimum national described space standards for a 3bed 2 storey dwelling of 102m². Windows to the principal rooms have been placed facing front and rear thus minimising issues of overlooking.

The plot size and scale of the property are suitably proportioned to allow for a good sized garden and ample amenity space for the new dwelling.

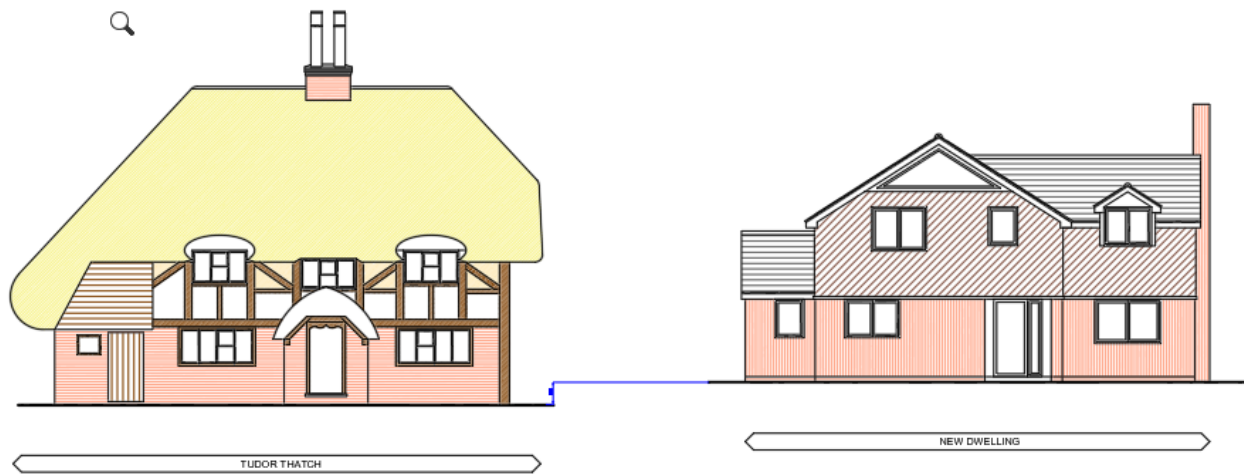


IMAGE 08: Drawing showing Subservience of proposed dwelling in relation to Tudor Thatch Cottage

2.4 MATERIALS:

Tudor Thatch was built in 1550 and using vernacular materials, it has a very commanding architectural prominence. Its new neighbour should stir a similar amount of architectural interest while remaining submissive. We believe that the new dwelling should incorporate modern materials and construction methods to celebrate housing design and development over Tudor Thatches 473-year history. Just as Tudor Thatch did when it was first built.

A simple palette of timber and brick is proposed, however, to be utilised in a contemporary form. The timber cladding, hung at first floor level draws inspiration from the use of timber throughout Tudor Thatch. The brick elevations pay homage to the history of the Village and Selborne brickworks.

Taking hues from Tudor Thatch, black framed triple glazed windows and doors to all openings are proposed. The high-level gable windows mimic that of its neighbour along with dormers, reflecting that of the cottages first-floor eyebrows.



IMAGE 08 & 09: 3D Sketches demonstrating proposed materials

3.0 SUMMARY & CONCLUSIONS:

As set out in this document the priorities are as follows...

- A new southern entrance to Tudor Thatch

- Garaging and workshop to be relocated to the top garden
- New driveway giving easy access to the side entrance
- Site for new 3bed dwelling and associated amenities
- New dwelling to be subservient to Tudor Thatch

This application has taken careful consideration and design development in order to present an opportunity to satisfy both the users and the local authority. The alterations along with the external finishes are kept simple and compliment the principal planning policies, and importantly do not cause a detrimental effect to the surrounding area. As such, we hope that the application meets the support of the Local Authority and are happy to discuss any concerns that they may have.

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