



Tulls - Design, Access & Heritage Statement

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01.1 - Introduction

Mitchell Evans LLP has prepared this Design, Access & Heritage Statement in support of a Planning Application submitted to East Hampshire District Council for Tulls. The proposed works include:

- Alterations to the Grade II listed main dwelling including altered window and door openings;
- Replacement of existing roof to increase internal height to latter extension of house;
- Single storey extension to provide boot room to side of dwelling.
- Single storey rear extension to provide additional communal accommodation.
- External associated landscape works.

This Design, Access & Heritage Statement should be read in conjunction with the following supporting information and Mitchell Evans drawings and documents issued as part of the application:

- 22-1979-040 - Proposed Ground Floor Plan
- 22-1979-041 - Proposed First Floor and Roof Plan
- 22-1979-042 - Proposed Elevations and Sections

- 22-1979-043 - Existing Site Plan
- 22-1979-044 - Existing Floor Plans
- 22-1979-045 - Existing Elevations

- 22-1979-046 - Location and Block Plan

This Heritage Statement includes a Significance Assessment within section 05 of this report to satisfy the provisions of the Planning (Listed Buildings & Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF) and the Local Planning Authority. The impact of the proposed works on the listed building is discussed in section 05 of this report.

Sources

All material within this document is sourced from Mitchell Evans LLP and the applicant unless otherwise specified.



1.2 - Overview

Site & Context

The application site (0.524ha) is situated within the Parish of Standford, approximately 1.2km miles south of Headley. The site itself lies within Standford and is located in an area classified as Countryside. 2.7km to the south of the site is the A3 road connecting Portsmouth and London.

Property Description

The property consists of two main buildings, with only the main house being affected by the proposal. However, due to the locations of the buildings further details have been included for reference regarding these two elements.

The Main House 'Tulls'

The main house known as Tulls is considered to have been built in four (possibly even five) different stages. The main bulk of the existing house where the timber frame is visually exposed, is thought to have been built in two different phases in the 15th and 16th century, the prior was considered the wing of a previous unknown located building. Following this, the area currently shown as the playroom, was a 18th century addition which can be seen without the timber frame, but heavier stone construction. The front elevation of the house is finished with Bargate stone and this was as addition added in the 18th Century as detailed by the existing plaque bearing 'RN 1767'. The existing internal wall of the hallway, would have originally been the external wall until the floor plan area of the staircase and landing was added which can be seen below the flat roof area to the east elevation of the building which was a 20th century addition. The eastern wing of the dwelling and the extension to the existing kitchen area was part of an extension permitted in 1978, prior to the dwelling statutory listed and therefore can be seen to have a different character to the rest of the house.

The Barn

The barn was constructed during the 16th century and was originally used as a corn barn. The barn currently contains a ramp which is a latter addition to the barn, but originally the front door would of had a window, at an appropriate height, to allow the loading of corn sacks into a cart towards the front of the property. The original flooring in the barn simply consisted of 500 years of compacted dust, which was removed and replaced with brick sets (as existing) during the early 1980's prior to the statutory listed of the building.

The detail provided in this section are only a brief history of the dwelling, as it has been extended and altered over the years in a number of locations.



1.1 Photograph of Eastern Elevation of Main House



1.2 Photograph of Side Elevation of Main House

Sources

Information provided by previous owner of the property.

02.1 - Listed Building Status

The site where the proposed work to be undertaken contains three listed buildings and therefore their listing information has been displayed below for reference:

Main Dwelling - Tulls

Heritage Category: Listed Building

Grade: II

List Entry Number: 1093999

Date first listed: 15-Aug-1985

Statutory Address: Tulls, Tulls Lane, Standford, GU35 8RD

Description: House, at right-angles to the roadway. C16, C18, in minor late C19 details, and C20 rear extension. Stone walls, and tiled roof. 3-bay timber-frame with later cladding: 2 storeys, 3 windows. Roof Shipped at the south end, hipped at the north, brick dental eaves, shafted stack. Ironstone walls with galletted joints, brick quoins and cambered arches to the ground-floor, birth plinth; there is a recessed stone plaque in the upper wall inscribed RCM 1767. Casements. Gabled ½-glazed wood porch, with the old boarded door within. At the rear (east) there are wings at each side, of vernacular form, the centre being brought forward under a flat roof. The framing is exposed within, and a small fragment at the north end.

Adjacent Barn - Barn 10 Metres North of Tulls

Heritage Category: Listed Building

Grade: II

List Entry Number: 1094000

Date first listed: 15-Aug-1985

Statutory Address: Barn 10 Metres North of Tulls, Tulls Lane, Standford, GU35 8RD

Description: Barn. C17, with late C18 cladding. Timber-frame of 5 bays with one aisle, extended one bay at the west end in the C18, Queen post truss. Tile roof, ½-hipped, with a low eaves at the south side, above the aisle and the slightly-projected western bays. The east and north walls are boarded, the other walling is of stone with brick dressings, with a pattern of slotted vents on the taller (aisleless) north side. The west gable is boarded.

Granary - Granary 3 Metres North of Tulls

Heritage Category: Listed Building

Grade: II

List Entry Number: 1093999

Date first listed: 15-Aug-1985

Statutory Address: Tulls, Tulls Lane, Standford, GU35 8RD

Description: Small granary. Early C19. Timber-frame on 4 staddles, with ½-hipped tile roof, and boarded walls.

Sources

<https://historicengland.org.uk/listing/the-list/list-entry/1093999?section=official-list-entry>

<https://historicengland.org.uk/listing/the-list/list-entry/1094000?section=official-list-entry>

<https://historicengland.org.uk/listing/the-list/list-entry/1301718?section=official-list-entry>



02.2 - Relevant Planning History

We believe that the following history correctly schedules, in chronological order, the various applications relevant to this pre-planning application for the proposals in relation to the main dwelling and adjacent barn.

- **24256 - 1978**
Planning permission for alterations and two story extension.
Approved with conditions 11.09.1978
- **24256/002 & 24253/003 - 2003**
Planning permission and listed building applications for two storey extension with dormer to include chimney, associated internal and external alterations. Relocate granary. add window to existing elevation.
Approved with conditions 27.01.2004 & 23.01.2004
- **24256/002 & 24253/003 - 2003**
Planning permission and listed building applications for two storey extension with dormer to include chimney, associated internal and external alterations. Relocate granary. add window to existing elevation.
Approved with conditions 27.01.2004 & 23.01.2004
- **24256/005 & 24256/006 - 2015**
Listed building consent and planning permission for porch to front elevation following removal of the existing.
Approved with conditions 29.10.2015 & 27.10.2015
- **24256/007 & 24256/008 - 2016**
Listed building consent and planning permission for external works; including new french doors in lieu of door and window on north west elevation, new french doors on north east elevation, new french doors to replace existing sliding patio doors and internal alterations.
Approved with conditions 07.04.2016
- **24256/010 & 24256/011 - 2016**
Listed building consent and planning permission for minor alterations and replacement windows and doors.
Approved with conditions 24.10.2016
- **24256/012 - 2018**
Listed building consent to remove existing wall linking house to barn and re-building in an altered position along with associated change to paving.
Approved with conditions 16.05.2018
- **24256/014 & 24256/015 - 2019**
Listed building consent and planning permission for balcony to first floor rear elevation, first floor rear extension and removal of dormer on west elevation.
Approved with conditions 24.01.2020

There are a number of other applications at this site, however we feel the below do not directly affect the main dwelling and barn, but have been listed below for clarity.

- **24256/001 - 1996**
Replacement of barn doors to incorporate single judas door.
Approved with conditions 25.06.1996
- **24256/009 - 2016**
Planning permission for detached stables and feed store.
Approved with conditions 06.06.2016
- **24256/013 - 2018**
Planning permission for replacement building providing tractor store, workshop and wash facilities.
Approved with conditions 10.01.2019
- **24256/016 - 2020**
Planning permission for outdoor sand area.
Approved with conditions in 25.11.2020
- **24256/017 & 24256/018 - 2022**
Listed building consent and planning permission for swimming pool with associated landscaping. **Approved with conditions in 15.12.2022**

Sources

<https://planningpublicaccess.easthants.gov.uk/online-applications/pagedSearchResults.do?action=page&searchCriteria.page=2y>



03.1 - Pre-Application Submission

Due to the historical interest of the main dwelling and adjacent barn, we felt it would be beneficial to submit an initial pre-planning application to East Hampshire District Council to obtain initial feedback. This allowed the opportunity for informal discussions with the council regarding both the planning policies and conservation policies to aid the most positive approach at any formal planning application. Following the initial pre-application feedback, this further pre-application was submitted to obtain further design information in accordance with the feedback as given below. The pre-application summary is below.

Submitted: 4th April 2023
Reference: 24256/999

Planning Feedback: 16th June 2023
Conservation Feedback: 8th June 2023

Planning Officer: Mary Bird
Conservation Officer: Luke Turner

03.02 - Feedback Summary

Feedback was provided from both the planning team and the conservation team of East Hampshire District Council. For clarity, the feedback as been broken up in to the relevant areas:

Planning Feedback

- Increased ridge line height of the largest dormer over the existing ridge would not be considered acceptable and we were recommended to reduce it's bulky and out of character form.
- The adjacent dormer of the master bedroom was considered acceptable due to being more sympathetic to the host dwelling.
- Concern raised over the height increase of latter extension to match main house ridge line, with feedback suggested we address this point and provide justification.
- Concern with the size of the proposed link was presented and suggested that it appeared excessive in size.

Conservation Feedback

- Works to the latter 1980's extension did not in themselves raise any concerns, but suggested that the crown-roof dormer design is re-considered, making it commensurate in scale and design to the existing dormer.
- The larger roof of the dormer on the north elevation would be considered an incongruous feature and therefore suggested we should substantially reduced it's scale and bulk.
- Alterations to the fenestration on the east, north and south elevations of the modern extension would likely be considered acceptable along with modest scale of proposed gable roof extension on the south elevation.
- Feedback was provided for the concern over the proposed link and possible effect of installing the link in it's current form, with specific feedback to ensure the retention of the buildings being read independently is considered. The proposal was considered somewhat cluttered and harmful toward the historical relationship.
- The size of the link was considered excessive and concern was raised with the wrap around effect provided unnecessary concealment of elements of the barn.

There was further pre-application advice received regarding the main barn itself. However, this element is no longer part of the proposed application and therefore further details have not been provided in this document.

03.03 - Proposal Alterations

Large Gable on North Elevation

The pre-planning advice received had concerned for the largest dormer proposed on the north elevation. Following review of this and alterations to the first floor plan, the dormer was considerably reduced in size so ensure the ridge line was lower than the existing main roof. The scheme was altered to be more in keeping with the previously approved scheme; allowing more floor plan area to ensure an efficient room layout but minimising the external appearance.

West Elevation Dormer in Master Bedroom

Concern was raised for the size of the proposed dormer on the front (west) elevation as the dormer was formed with crown roof detailing; having a section of flat roof. Following consideration for this, the dormer was reduced in width, allowing the overall height to be reduce and therefore the dormer now appears more subservient against the roof form of the proposal.

Link Extension Reduction

Concern was raised for the excessive size of the link extension between the main house and the barn. Following this, further designs were developed and presented to dramatically reduce the size, scale and impact of the proposed link extension.

The new proposal is for a section of structural glazing between the two entities; reducing mass, scale, size and impact on the existing buildings. The structural glazing link sits lower in position to reduce the impact on the main house with minor interaction with the roof of the single storey element of the main house. The link also connects with less of the barns lower eaves, with only 1 rafter being cut to allow the internal access door, with the proposal being to retain the roofing finish and eaves internally, providing a seamless connection to the original heritage of the barn.

Specific concern was raised for the impact on the existing buildings and ensuring that the identities of each building was retained as separate elements. We therefore thought it would be best to show the link extension in context, with the existing garden wall to the front elevation and the level increase and vegetation to the rear of the proposal. Including the visual of these in elevation, alongside the reduction in form and change in material of the link; allow both buildings to remain independent and give the best presentation of the proposed appearance.

03.04 - Further Pre-Application

Following the above design changes to the main house, including the alterations to the link extension and main barn conversion; a further pre application was submitted to East Hampshire to obtain further comments regarding the alterations.

A further pre-application submission was made on 11th September following various design changes (as detailed above) and a site visit was conducted by the conservation officers on 16th November 2023, to discuss the information submitted. The on site feedback was generally in agreement with the proposed changes to the main house, however specific feedback was discussed surrounding the barn conversion.

Due to the historic element of the barn; greater detail, consideration and supporting information was requested prior to a full assessment of the barn conversion could be undertaken. Therefore, as this information was unavailable, the barn conversion element of the pre-application submission was omitted from the presented scheme with this planning application.



04.1 - Detailed Outline of Proposed works

The works, outlined below, are intended to improve an awkward 1980s internal layout following previous extensions to the original listed dwelling while visually improving the existing features. The works also include the linking of the main dwelling and adjacent barn, to provide ancillary accommodation for recreation and use by the main dwelling once converted. The outlined proposed works include:

- **Alterations to the main dwelling with regards to:**
 - Lifting of the roof eaves and ridge of the latter addition to provide better head heights within the ground and first floor area;
 - New and altered roof dormers across the property, in the form of new pitched roof dormers, new gable end extensions along with altered existing dormers;
 - Alterations to existing windows and doors to provide better visual connections externally along with new external doors in the form of french doors in several locations;
 - Alteration to the internal layout of the newer parts of the dwelling to provide a more efficient layout for the occupants use;
 - Single storey extension to the side of the main house, providing a boot room, and allowing a 'messy' access from the land and garden to the north of this elevation.
 - Single storey rear extension to the main dwelling, providing ancillary accommodation and the installation of the kitchen within the main house (originally in the previously proposed converted barn).
- **Associated landscaping works.**



4.1 Extract of Ground Floor Plan Showing Changes
(Not to Scale)



Minor alterations to the main dwelling

The proposal has been designed to consider the impact on the original 16th century dwelling, and therefore only minimal, if at all, changes to this area are proposed. The proposed work to the newer elements of the main dwelling involve a number of smaller changes to create a more efficient layout and to allow better use by the occupants. These changes involve internal reconfigurations in the newer areas of the house with the creation of a separate utility room, enlarged boot room with the moving of the kitchen into the proposed converted adjacent barn.

The work also includes altering a number of door and window openings to better establish a route through the building and make clear the access into and out of the main entrances. A number of existing french doors are to be infilled with brickwork to match the existing, to create windows and allow better use of the internal space. In two locations to the north and east elevations, existing windows are to be enlarged/alterd to allow the insertion of new french doors allowing direct access to the gardens beyond, which currently is fairly restricted.

Raising of eaves and ridge of latter extension

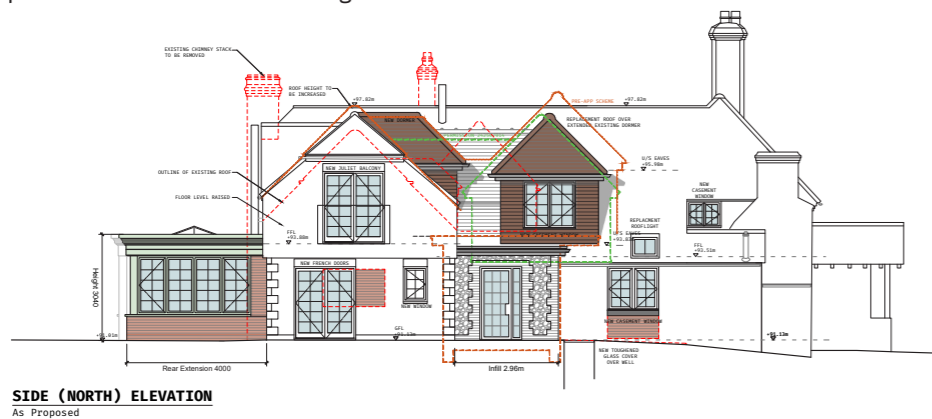
A previous extension was built to the north east of the original dwelling and created a clearly defined wing. The proposed works to this extension propose to remove the existing roof over this latter addition and then reconstructing at a higher position so that the ridge is built closer to the main ridge, while remaining subservient in nature and form. The lifting of the roof creates additional space within the first floor areas to allow internal alterations and this will take the form of the master bedroom suite. The proposal also includes the installation of a half dormer construction as part of the external wall, to extend the usable space of the floor plan following the new roof positioning.

Creation of Small Side Extension

The proposal included in this application also includes the creation of a small single storey extension to the side of the dwelling. This extension has been design in single storey form, with a reduced and minimal footprint to delicately allow more efficient access to the rear garden and land beyond used as agricultural land. This has been considered to be negligible in size, due to its appearance within the main front elevation, as not to dominate the historical character of the dwelling.

Proposed Single Storey Rear Extension

Following the removal of the main barn conversion (as previously included within a pre-planning application) the kitchen will be located within the main house and further ground floor accommodation is proposed in the form of a rear single storey extension. This extension will be to the rear of the latter 1980's additional to prevent any detracton from the original character of the main dwelling. The scheme has been design with two smaller elements, both having difference appearance to aid in support of the existing buildings character. The smaller section forms the utility room, with a traditional material palette of brick and stone detail. However, the living room element is designed with an orangery style appearance, to prevent the character of the proposed and existing elements from competing; allowing the retention of the original historic appearance of the dwelling.



4.2 Extract of Side Elevations Showing Changes
(Not to Scale)

04.2 - Greenbelt Increase

Due to the sites location within the Greenbelt, its footprint and floor area was considered in detail in accordance with previously Policy H16, determining what was considered acceptable development in the Green Belt. As per this policy, additional extensions under 50% of the original dwelling were considered acceptable.

Therefore the original, existing and proposed floor areas have been included for reference below:

Original Dwelling = 373.42sqm
Previous Extensions = 56.27sqm
Existing Size = 429.69sqm

Proposed Rear Extension = 40.75sqm
Proposed Side Extension = 9.78sqm
Proposed First Floor Extension = 4.6sqm

Total Proposed Extensions = 55.13sqm
Proposed Dwelling = 484.82sqm

Percentage Increase = 29.83%

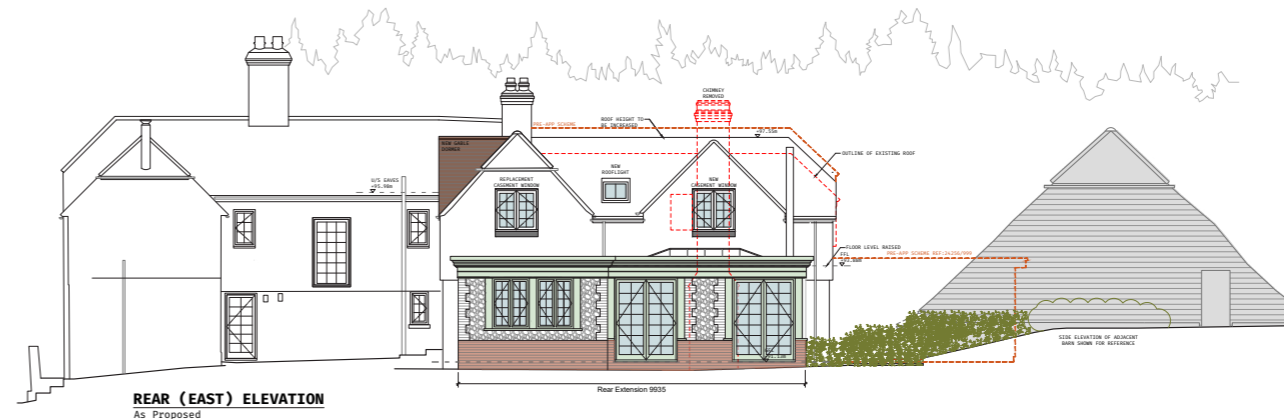
We therefore hope the proposed extensions can be considered an acceptable form of development within the Greenbelt; as an extension to an existing dwelling.

04.3 - Construction Methods and Materials

Construction methods will be sympathetic to the historic house and in keeping with the existing character. Materials proposed include:

- Traditional lead roof construction with lead rolls, welts and flashings;
- Plain clay roof tiles to match existing style and colour with the reuse of a majority of existing tiles where possible;
- Coursed sandstone construction with quoining;
- Facing brickwork to match the existing style;
- Traditional timber painted windows and doors to the main house;
- Painted timber styling to orangery extension;
- Powder coated conservation style roof lights;
- Internal plaster and paint finishes.

As part of any successful planning application, we fully expect the appropriate conditions to be attached regarding materials, windows, doors and other construction details. Information regarding the safeguarding of these features could all be secured by condition to safeguard the original buildings.



4.3 Extract of Rear Elevations Showing Changes
(Not to Scale)



05.1 - Sequential Additions

The floor plan of the property had evolved over the duration of its life and therefore specific elements of the house can be identified and easily classed into different areas of interventions. There two areas which are clearly identified as the 'original dwelling' are visible due to their exposed timber frames internally.

The 'original' dwelling is identified by the red and blue areas of the adjacent image, with their similar timber frame construction with bargate stone exteriors. However, even with their similarities the area outlined in blue appears to be a separate timber framed structure to that outlined in red. Although the two are joined, they have difference between the two with several changes to the internal timber frame seen internally.

There is a later additional highlighted in green, which is a possible 18th/19th century addition due to its differing style and type of the construction. This areas shows no sign of timber frame construction, but heavier masonry external walls. Further to the above, it can be seen that the staircase that lies on the eastern side of the property is believed to be a dormer offshoot roof now raised to form a two storey flat roofed element to facilitate the staircase. Following this, the evolution of the original oak frame interventions can be seen in the original hallway.

The smaller offshoot roof to the northern side of the range outlined in orange appears to be a later addition. Its roof contains two non-conservation style roof lights that do not align with the fenestration below.

To the eastern end of the blue framed range is a modern two storey extension outlined in yellow, the upper floor of which is partially formed within the asymmetric roof area, with its lowered eaves position, creates very limited head heights internally. The layout within this later addition at first floor level is via a long narrow corridor. The corridor walls are formed of modern stud partitions. It provides an awkward and contrived internal layout that fails to make best use of the openings to service the living areas with light.

Following this investigation of the works and the history of this dwelling, it can clear by seen that the original frame and historical value of this dwelling has been altered in a number of locations. The proposal will mainly affect the modern elements of the house, while negligibly affecting the historical assets and looking to retain and improve where possible.



5.1 Image Identifying Sequential Additions



05.2 - Statement of Significance

The historic part of the house is 16-18th century and is of historic interest, particularly the original internal features and the internal oak frame which is substantially in tact from when it was originally constructed. The other part of the historical interest in this property is the existing barn adjacent the main dwelling, with its mix of bargate and timber clad external walls and large exposed frame internally.

Externally the historic part of the original house and barn are in very good condition and it is considered of the up most importance that these aspects of the heritage asset are maintained through careful design of the proposed alterations.

05.3 - Impact on Historical Significance

From the outset of the project, it must be stated that within the careful nature that this building is to be altered and extended the significant elements that are stated for their listing are proposed to be retained. This report, together with desk-based research and site visits, has assessed that the special interest of Tulls and the adjacent Barn having numerous elements aesthetic and historical interest and these key impacts have been detailed below, along with how the proposal addressing them.

Two Storey 1978 Extension

The current two storey rear extension of this property was constructed following a 1978 planning consent. The extension forms a two storey 'wing' to the rear of the original property before the property was listed in 1984. The extension was built with similar materials, but certain features that exist in the main house were not replicated in the extension, and therefore internally it is clearly seen as a later addition with little significance to the proposal.

The proposed works in this area include the lifting of this existing roof, to allow more appropriate floor levels to be installed within this element of the buildings mass, to be more in keeping with the existing floor levels. The roof is to be removed, but replaced in its same form and appearance, but raised into a higher position. This has been considered so that it doesn't extend beyond the existing ridge line and is seen as a subservient element.



5.2 Photograph of 1978 Rear Extension

The proposed rear extension is also to be located on this newer element of the building. The extension is to be single storey with an orangery nature to allow it's separate identification from the main host dwelling, as not to detract from the buildings heritage value, but an effective addition.

Minor Structural Timber Alterations

The existing internal frame has been minorly altered over the years following the changing in the layout of the plan and further additions to the building prior to its original listing. The proposal has taken these into account and the proposal has been carefully considered to prevent any excessive work from altering these original frames as best as possible.

In several locations the frame has been previously altered, with new steelwork installed over the existing kitchen which has been clad in oak. Due to the buildings movement this has started to detach from the steel beam, and can clearly be seen as a non-original element. The proposal includes work in this area and the beam will be removed, to allow reinstatement of an oak beam and become more in-keeping with the internal appearance.

Enlargement of Existing Dormer

There is an existing dormer constructed at first floor level over the older part of the house, with in the southern roof slope of the property. This has been constructed in a pitched roof form, but its position within the roof slope is utilitarian to accommodate the previously desired internal layout. The dormers position hits the roof slope of the later extension, creating an awkward and out of keeping valley detail.

The proposal includes the demolition of this dormer, and replacement with a tile hung pitched roof dormer, with element of connecting door between, to the side of the existing property. This has been considered in detail and has taken its principle from the previous planning approval. This alteration has been considered in detail to allow an efficient use of the space internally, but the its main impact is with a historical improvement aim. The dormers newly proposed shape and form, will create a better looking elevation and improve the current roof junctions.



5.3 Photograph of Existing Pitched Roof Dormer



06.1 - NPPF 2019 Policies

Chapter 12. Achieving well-designed places

This policy ensures that development creates high quality, beautiful and sustainable buildings while setting out a clear vision for the development and create a sympathetic appearance to the local character and history. The proposal has been design with all of the above in mind, to ensure that any proposed work is considered greatly, all to achieved a well-design development.

Chapter 15. Conserving and enhancing the natural environment

This national policy details that local planning policies and decisions should contribute to and enhance the natural environment by protecting the valued landscapes, recognising character and beauty of the countryside. The proposal has been designed while considering the above and applying this thought process while reviewing local planning policies.

Chapter 16. Conserving the historic environment

Paragraph 189 states that heritage assets are an irreplaceable resources, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. The listed building is of a importance to the local area and therefore the proposal is sensitive to this fact, and considers work appropriate their significance while also contributing to the quality of life and existing and future generations.

Paragraph 197 states that when determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. The proposal is only to take the available resources and alter their appearance and use, to allow viable future use by the occupants to allow conservation of the heritage assets.

06.2 - East Hampshire District Local Plan: Joint Core Strategy 2018

CP1 Presumption in Favour of Sustainable Development

This policy details that the local authority should take a proactive approach that reflects in favour of sustainable development. The proposal includes the link extension and conversion of a currently aging building, and therefore the proposed conversion will allow the continued use of the building and sustainably maintaining is characterful interest and appearance.

CP2 Spatial Strategy

This policy sets out the basis to provide necessary housing whiles considering future development in the specified areas. As this proposal is for the extension to an existing dwelling, new housing is not being proposed; therefore protecting the built and natural environment.

CP19 Development in the Countryside

This policy sets out permission for granted development within the country side being needed within its location. As the proposal is extension to an existing dwelling house already located within the country side, the existing siting necessitates the need for the location. The existing building is also structurally sound, resulting in the proposal needing minor structural alterations to allow the conversion.

CP27 Pollution

This policy covers the unacceptable impact on the amenity of neighbouring properties. Due to the sites location, separation to neighbour dwellings; all occupiers will be unaffected by the proposed works.

CP29 Design

Policy CP29 seeks to ensure that development proposals are of exemplary standards of design and architecture and provide a high quality external appearance while being sympathetic to the height, massing and relationships of adjoining buildings. The proposal has been design in separate elements, all to achieve the characteristics within this policy. The works to the main dwelling will be of high quality, all to match the existing character of the main house in terms of scale and appearance. The two single storey extensions will both be subservient in form and nature, as not to detract any of the main focus of both the host dwelling and the adjacent barn.

CP30 Historical Environment

Policy CP30 states that development proposals must conserve and where possible, enhance the historic environment. The proposal has all been design with the up most care to ensure conservation of the existing historical fabric and appearance in mind to retain as much of the original features and details of the dwelling, while removing and improving latter additions.

06.3 - East Hampshire District Local Plan: Second Review 2006

Policy HE2 Alterations and Extensions to Buildings

This policy details that alterations and extension to buildings are to be designed to take into account the design, scale and character of the original building and its plot size. The host dwelling sits within an extremely generous plot and therefore the proposed extensions would be negligible in size, and the alterations to the first floor plan will only minorly affect the scale of the building in the aim of becoming more in keeping than the existing 1980's extension.

HE10 Extensions or Alterations of Listed Buildings

This policy details that development which harms a listed building will not be permitted and therefore the proposals have been design to only lightly impact the listed buildings on the site. The proposed extensions have been designed as single storey, as such to only marginally impact the existing host building, while improving the circulation of the spaces. The other minor changes to the main dwelling have been designed sensitively, as such not to introduce modern scale and bulk, but in keeping designs and material palettes.

05.4 - Supplementary Planning Guidance for Extensions

Further to the above policies, the 'Residential Extensions and Householder Development' Supplementary Planning Document adopted in July 2018 has also been considered to ensure a well suited and acceptable design could be created. The following areas have been considered:

- The scheme has been designed to a high quality to respond positively to the original dwelling, while having similar details, materials, and profile which all relate to the host dwelling.
- The changes to the latter extension are to an areas which is set back from the main 'front elevation' along with having a roof pitch and eaves detail to match the existing dwelling; all allowing the extension to look as though it could have been part of the original dwelling.
- The replacement roof over the latter 1980's extension will allow the appearance of the dwelling to remain, but provide the necessary space internally for the most efficient layout.
- The proposed replacement dormers in the scheme have been designed to a good quality and size to allow a subservient appearance, without the need for a 'crown roof' design, but being in keeping in style, appearance and form.



07 - Access

The dwelling known as Tulls is located off from Tulls Lane, connecting Connected by the main roads of Liphook Road and the B3004 Headley Road.

The house is accessed by a private driveway to the south of the site which access a large parking area multiple vehicles. Existing access arrangements will be unaffected by the proposed works.





08 - Conclusion

This document has provided the necessary information to support the-planning application for the scheme proposed at the property know as Tulls following a previous pre-application, where a number of changes were made to provide a satisfactory scheme.

The proposal has been designed to the highest of quality, while ensuring that the character of the existing buildings are not only protected, but enhanced to secure their future appearance while allowing independent recognition.

The proposal has considered criteria with regards to the listed status of the building and we respectfully request that East Hampshire District Council consider a positive outcome for this planning application.

Legend

-  Main access road
-  Private driveway and parking
-  Access point
-  Parking



6.1 Aerial view of Tulls and access from Tulls Lane
Aerial Photograph from Google Maps (Not to Scale)



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