

LISTED BUILDING CONSENT APPLICATION: PLANNING DESIGN & ACCESS STATEMENT:

Installation of rooflight in existing pitched roof. Alterations to tarmac forecourt and installation of gravel traps along edge of building at:

Monk House, Limes Close, Bramshott, Liphook, Hampshire, GU30 7SL

Applicant : Philip Bointon & Jane Lawrence

Ref: 23-2665/LBC/PDAS/V.I.0
Date: November 2023

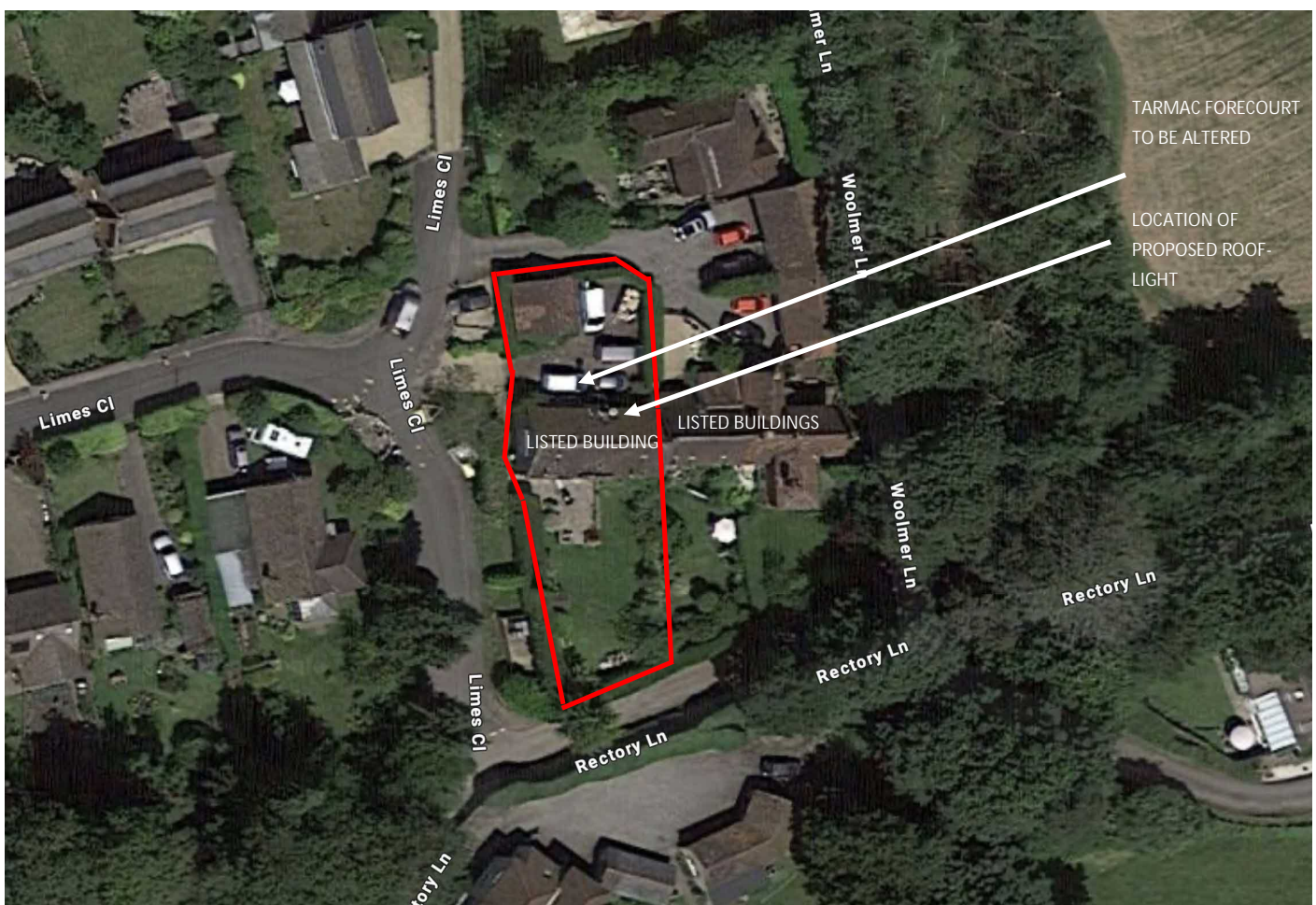


Figure 1: Aerial image of site and neighbouring properties (copyright Google Maps 2023)

Introduction:

This application is for installation of a new rooflight into the existing pitched roof for the master bedroom en-suite.

The proposals include alterations to the tarmac forecourt and side path to replace the surface finish and create gravel traps by the building to aid with surface water infiltration, and reduce damp against the listed building.

The Site :

The site is located in Bramshott and not in a Conservation Area. The nearest Conservation Area, the River Wey, is over 355m away to the West.

The site consists of a Grade II listed building, Monk House, and a detached double garage outbuilding to the North of the Listed Building separated by the tarmac driveway and forecourt. The double garage outbuilding is not considered to be listed.

Monk House is a Grade II Listed Building which forms one of three dwellings created from the conversion of the Bramshott School for Boys in 1983. Monk House forms the West end of terrace, with Salters Cottage and the Old School House.

The detached 'double garage' outbuilding was constructed in 1983, and extended the footprint of the original toilet block for the school that was deemed to have been constructed post 1948. This outbuilding lies within the curtilage of Monk House.

The outbuilding is not altered by these proposed works and has been applied for separately for other proposed works. Previous planning history sets out that the garage does not require Listed Building Consent as it is not considered listed.

Proposals:

The proposals are for the installation of a rooflight within the pitched roof of the master bedroom en-suite. This room has sloping ceilings, so no boxing down is required to frame the rooflight within the room. The adjacent main bathroom has a rooflight and the proposals are similar to this.



Figure 2: North elevation of house—issues with surface water can be seen by the green moss along the edge of the house & flower beds.

The proposals also include alterations to the tarmac forecourt and side path to replace the surface finish and to cut back the tarmac from the façade of the buildings and installation of gravel traps to reduce water ingress and damp against the building. Materials are to be similar to the existing finishes—tarmacadam and gravel with a geo textile membrane to line the gravel trap.

Impact of proposals:

There are no extensions proposed so no reduction in separation distances or change in context.

The proposed rooflight is slightly shorter than the existing rooflight in the main bathroom due to the position of the horizontal ceiling which is lower in the en-suite than the main bathroom, which hinders the same size rooflight from being installed.

The proposed rooflight is adjacent to the only other rooflight on the building, and is the same manufacturer and external finish, and apart from being slightly shorter will be of similar appearance with similar flashings. The rooflight faces into the site and is not seen on the main streetscene and does not change the context of the locality from the public domain.

There is considered no negative impact of the rooflight on the appearance of the listed building or neighbouring properties.

The proposed rooflight is well separated from neighbouring properties and faces over the forecourt. There is no increase in overlooking.

The tarmac proposals are considered to provide a benefit to the listed building by assisting with surface water disposal through the new gravel traps and use materials that reflect the existing area. The tarmac and gravel traps are at ground level and improve the appearance of the site.

The proposals reflect the style and materials of the existing building and hardstandings.



Figure 3: Inside—main bathroom existing rooflight. Proposals to achieve similar outcome in adjacent en-suite



Figure 4: Inside—existing en-suite. Proposed to install new rooflight between 2 existing rafters, only requiring cutting of 1 rafter

Installation of rooflight in existing pitched roof. Alterations to tarmac forecourt and installation of gravel traps along edge of building at: Monk House, Limes Close, Bramshott, Liphook, Hampshire, GU30 7SL

Access, highways & parking:

Access to the house is via a five bar gate to the West via Limes Close. This leads on to the forecourt between the garage and the main building and provides off street parking for over 3 cars. Access to the property is unchanged.

The proposals do not increase number of bedrooms, so no increase in parking spaces on site required.

Proposals do not impact access to the main house.

Bin storage and bicycle storage:

No increase in bedrooms so bin storage and collection remain as existing.

Part of garage retained for domestic storage, which includes bicycle storage. Space to store at minimum 3 bicycles.

Biodiversity, Ecology, Trees:

No trees in the vicinity. Existing hedges are to be retained. No extension works so no impact on tree or hedge roots.

The North face of the house's roof was recently altered with replacement roofing membrane and roof tiles in late 2021/2022. No evidence of bats were found in the recent site visits.



Figure 5: West elevation of house where gravel trap to be installed along side of building and tarmac cut back away from building

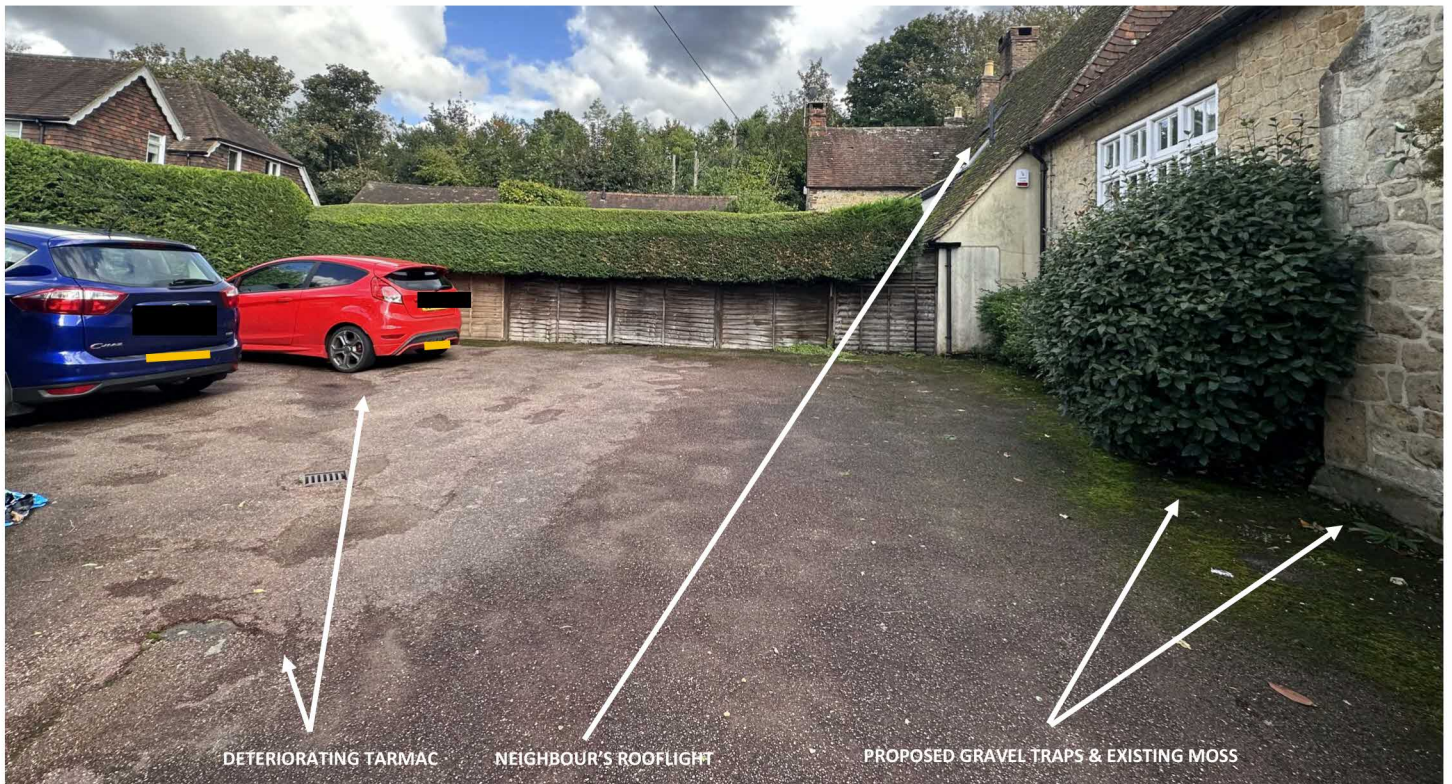


Figure 6: Forecourt—replacement tarmac finish. To right side, tarmac to be cut back away from building and gravel trap installed by building. Damp issues can be seen through moss along the tarmac. Current deterioration of tarmac surface visible. Rooflights on neighbour visible.

Installation of rooflight in existing pitched roof. Alterations to tarmac forecourt and installation of gravel traps along edge of building at:
Monk House, Limes Close, Bramshott, Liphook, Hampshire, GU30 7SL

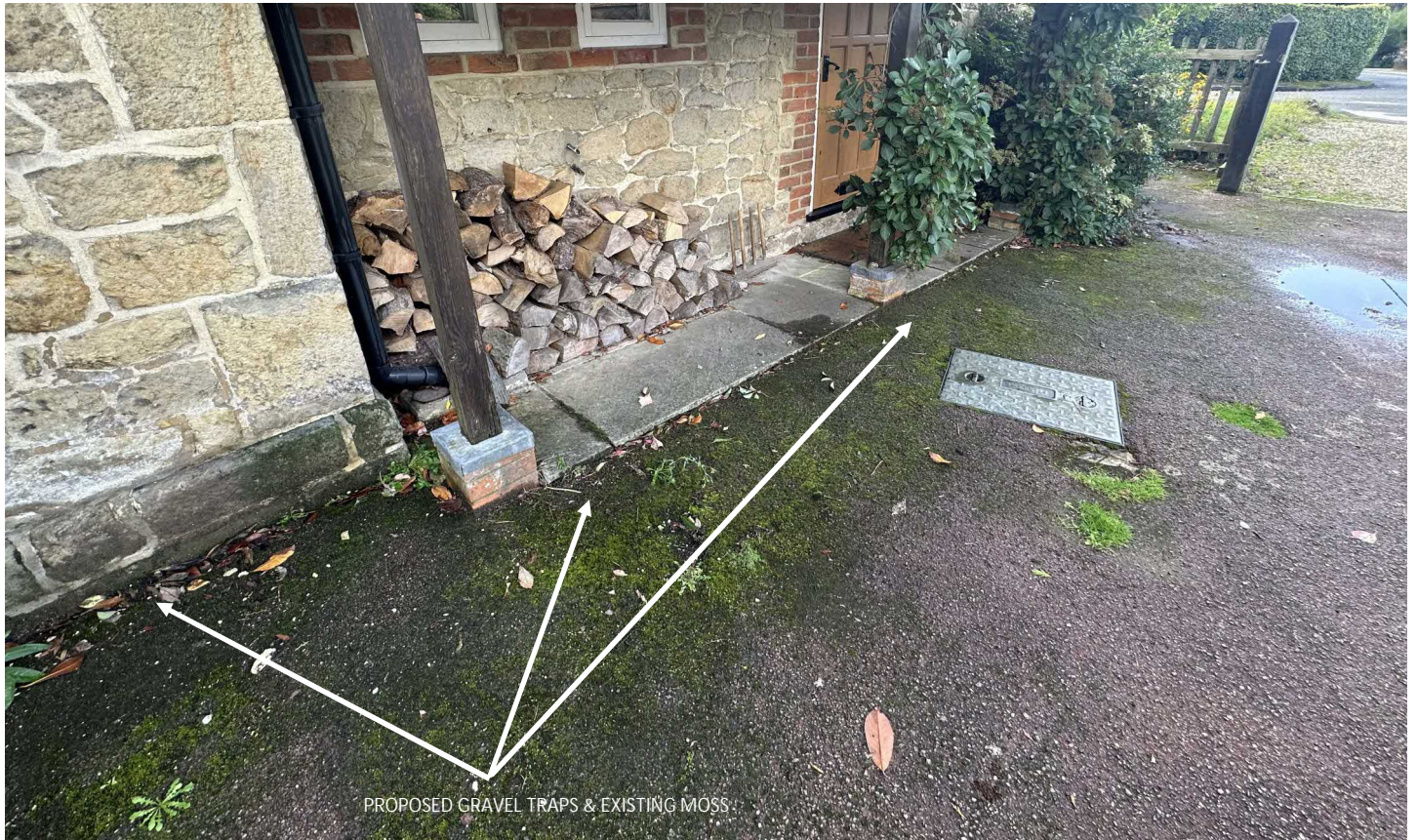


Figure 7: Forecourt—replacement tarmac finish. Tarmac to be cut back away from building and gravel trap installed by building. Damp issues can be seen through moss along the tarmac. Current deterioration of tarmac surface visible. Rooflights on neighbour visible.

As this elevation of the roof has fairly recently been worked on, and the roof is skelling/sloped on the internal face further reducing space for bats to roost, it is considered to be very low risk of bats being present in this local area of works, so no further surveys should be required.

Refer to Biodiversity check list.

Surface water and flood risk:

The site is in a Flood Zone 1 area, therefore, is of very low risk of flooding.

No change in external footprint, and no increase in impermeable area, therefore, surface water disposal remains as existing.

Replacement tarmac works do not increase impermeable area, and introduce some infiltration gravel traps to help dispose of surface water adjacent to the building improving the current situation.

Conclusion:

Following assessment, it is considered the proposals will not negatively impact the Listed Building nor its setting, the two neighbouring listed buildings or neighbouring properties.

If any further information or alterations are required for a favourable outcome, please do not hesitate to contact us to discuss.

END