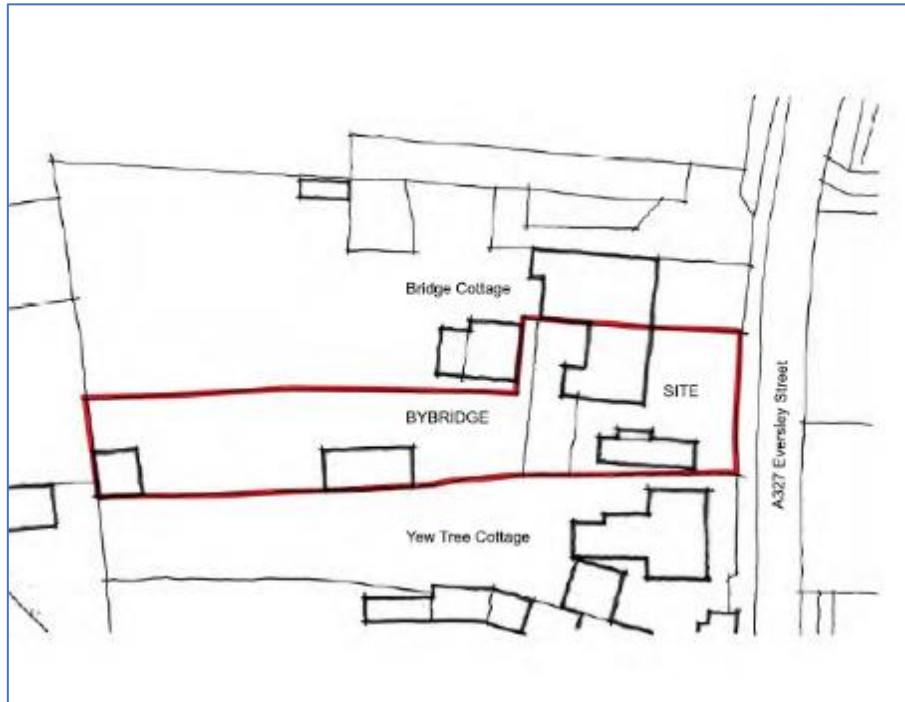


**Planning, Design & Access Statement
incorporating a Heritage Impact Assessment.**

**For a single storey rear and linked side extension and related alterations at;
BYBRIDGE, THE STREET, EVERSLEY. HAMPSHIRE. RG25 3BB.**



Site description and introduction:

Bybridge is a grade II listed semi-detached 1 bedroomed timber framed cottage of tile hung and white render elevations under a clay tiled roof containing small dormer windows to the first floor and a catslide roof to the rear with a more modern conservatory style rear addition. There are chimney breasts to each side of the property, external to the south and internal adjoining Bridge Cottage to the north.

The property's official listing is (as Honey Cottage -its previous name) is paired with the adjoining Bridge Cottage and states;

"C17, C18. Once a single unit, with internal timber-frame. 1 storey and attic, with gable to the front at the north end of 2 storeys and attic. Massive red tile roof, 2 small dormers with brick-faced gables: shafted stack. Most of the walling is tile-hung down to ground floor cill level, rendered below: gabled front is rendered with 1st floor band, but red brick within gable and painted brick at north side. Casements, ground floor bay window below gable. Plain doors, the northern entrance being formed in a small modern outshot."

Bybridge sits in a very generously sized and flat L-shaped plot and presently has a large detached garage outbuilding (previously extended) of more modern construction to its south side which sits forward of the front elevation of the cottage. There is also a modern garden lodge building set back within the properties rear garden.

(see aerial photograph below – red line illustrative only. There is some flying freehold with bridge cottage which adjoins Bybridge)



Bridge Cottage to which Bybridge is joined has been the subject of numerous additions and alterations which have added considerable bulk to the side and rear of the original cottage. Bybridge itself has been less altered but some modern elements exist at the rear at ground floor level.

The largely intact first floor (save for a replacement stair and galleried landing) somewhat compromises the provision of bedroom accommodation within the property and notwithstanding the size of the plot and degree of built form it presently accommodates, the cottage exists as only a single bedroomed home.

It is this unusual anomaly that this application for a linked replacement building seeks to address.

The property lies within the Eversley Conservation Area which includes the following references to Bybridge / Bridge Cottage;

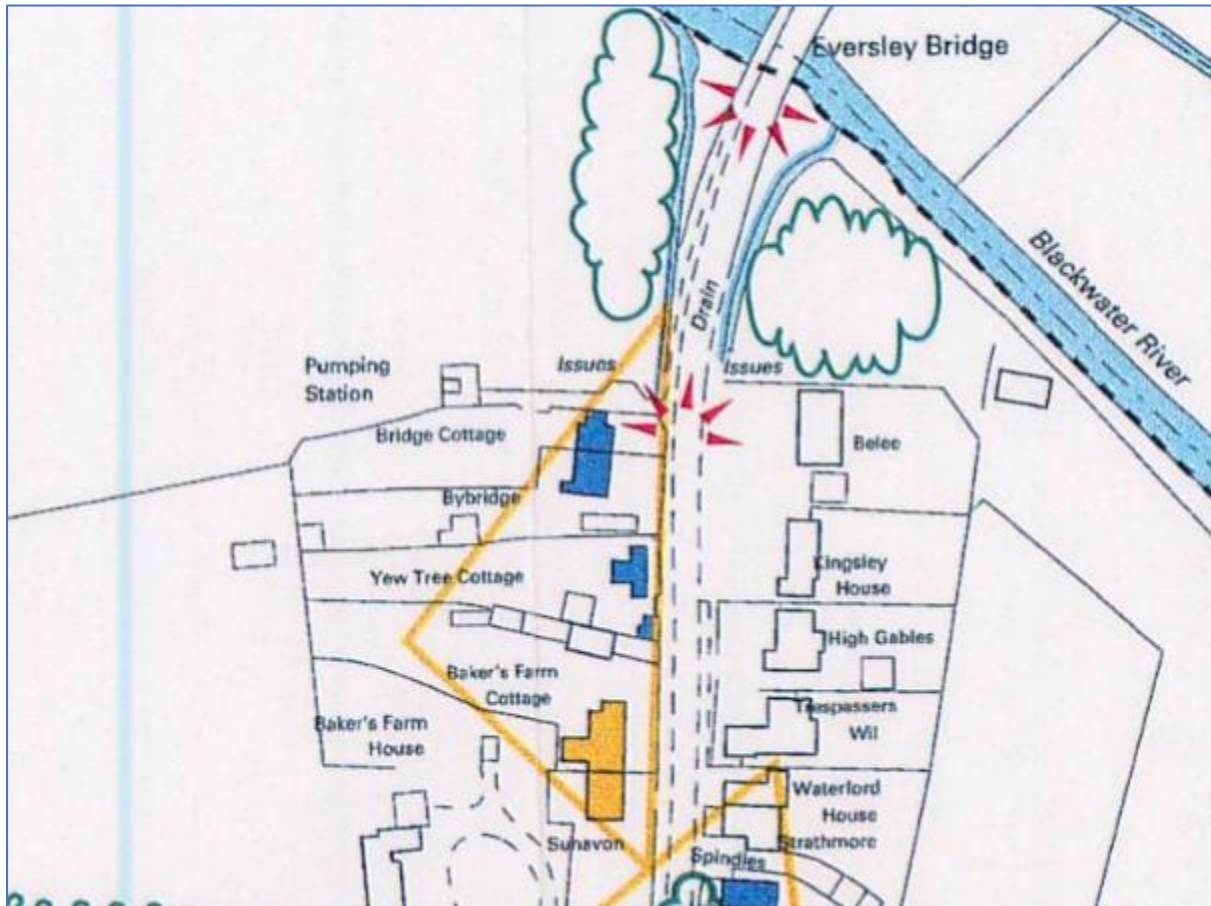
The last properties on the west side of The Street are now known as Bybridge and Bridge Cottage. They are described in the listing as C17 and C18 and are said to have once been a single unit. To the south side of the massive central multiple chimney stack is a cottage of low eaves with one storey and an attic under a very big roof, its catslide rear coming down to below 2 metres. Inside are very heavy cruck type arched timbers providing two bays, or compartments. The southern section, Bridge Cottage, has the appearance of a mill house of two storeys plus an attic with its tall mansard gable facing the road and its north side elevation facing across the meadow to the river. The wide bow window to the ground floor road elevation is now modern in appearance but may point to an earlier large window of perhaps another village shop.

Chesters and The Barn are set at an angle to the carriageway. The Street appears to have been known at one time as Eversley Blackwater and appears as such on Isaac Taylor's map of 1759. One reason for its establishment was the toll bridge there forming the only dry crossing over a long stretch of the River Blackwater. The toll bridge seems to have been maintained by the Baker family of Baker's Farm and the tolls collected by the occupiers of what are now called Bybridge and Bridge Cottage.



Bybridge is notated as one of a group of notable buildings within the Conservation Area Appraisal map which also shows the building and its neighbour shaded as listed, with important views looking north from Bridge Cottage towards the River Blackwater and vice versa (see below). A prominent feature of this view is Bybridge's more modern forward projecting garage / outbuilding which this application seeks to replace with a new building set further back..





Conservation Area Appraisal map extract (not to scale)

This part of Eversley is characterised by its linear form, closely spaced dwellings and the historic character of the many remaining properties which tell of the agricultural origins of the settlement.

Statutory policies relating to Conservation Areas and listed buildings are set out in the national planning policy Framework (NPPF2021) and related guidance and the recently adopted Hart District Local Plan.

These policies reflect the statutory duty on the Local Planning Authority to have regard to the preservation of historic buildings or their setting, and to the enhancement of areas designated as being of special interest.

These policies seek to ensure that particular attention is paid to the scale, height, form, materials and detailing of proposals including boundary treatments and other features of note.

In more general terms the application site is located within a defined settlement boundary of Eversley and as such, proposals for development would be considered to be sustainable.

The presence of the dwelling means that there has been previous development at the site and subject to design and impact, the general principle of an extension within the approved site boundaries is considered acceptable.

The current proposal

It is the applicant's intention to continue to occupy the property as their family's principal residence and the proposed works as outlined below reflect the need to embrace the opportunity to add sympathetic features and additions to preserve and enhance the character of the property whilst giving it additional habitable space (most especially bedroom accommodation), greater flexibility and a more sustainable future, bringing it more in to line with modern day expectations for such a family home.

Recent discussions with the Council in the form of pre-Application submissions have informed the current proposals.

The Council's Pre-App response dated 23rd January 2023 stated in relation to proposal submitted at this time that

"it is my opinion that the principle of development is acceptable, however the proposal as submitted is unlikely to be supportable on the grounds of design and visual impact, and the resultant impact on the setting of the host listed building".

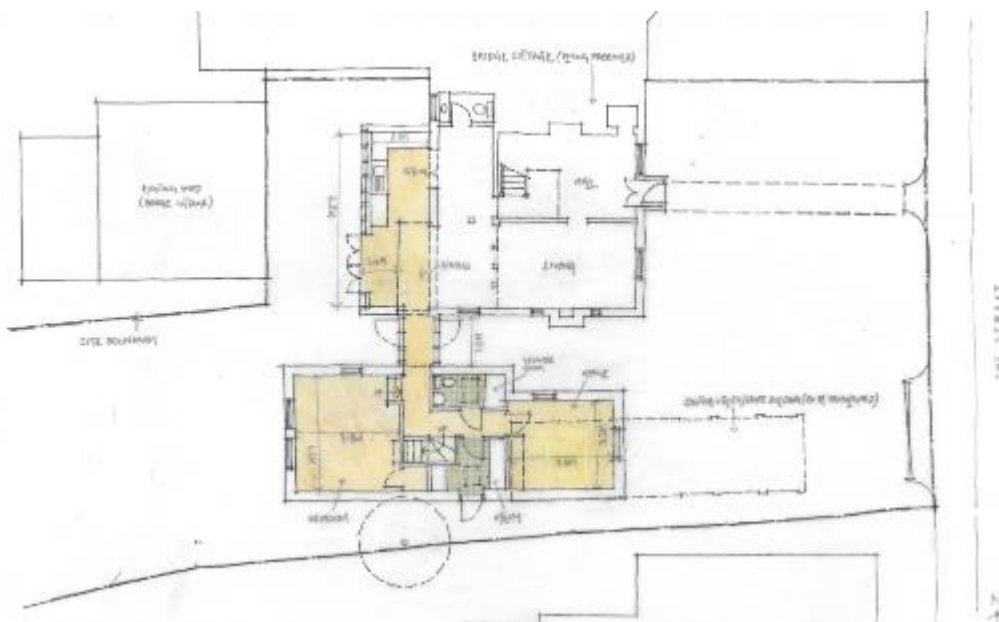
The current proposals have taken on board these observations and have reduced the extent of the additions and narrowed the front of the replacement building element so as to reduce the ridge height/massing of this structure when viewed from the front which also aids in providing greater contrast between the single and two floor elements which in turn is now proposed to be lowered in the ground. The mezzanine / roof-space room now has quite restrictive headroom as a result.

The proposals comprise replacing the existing garage / outbuilding with a new build structure set much further back in the site (behind the cottage's principle street facing elevation) and from this new structure forming a lightweight link to a replacement and enlarged rear kitchen dining, family room rear addition to the main cottage. This element projects only c.2m and is of largely glazed elevations under a mono-pitched zinc roof.

The link attached replacement building will be of render and tile hung elevations under a clay tiled roof with expressed rafter ends at eaves to complement the existing cottage. It will comprise a bedroom with bathroom, utility and garden room / home office at ground floor with a further bedroom over (within the roof space).

It will feature traditional architectural forms and features and will remain subservient to the main cottage with lower eaves and ridge heights. All new fenestration will match existing.

(see copy plan and elevation extracts as proposed below – not to scale)





The new works as proposed are designed to retain traditional proportions for such cottages with the new work remaining subservient to the original building.

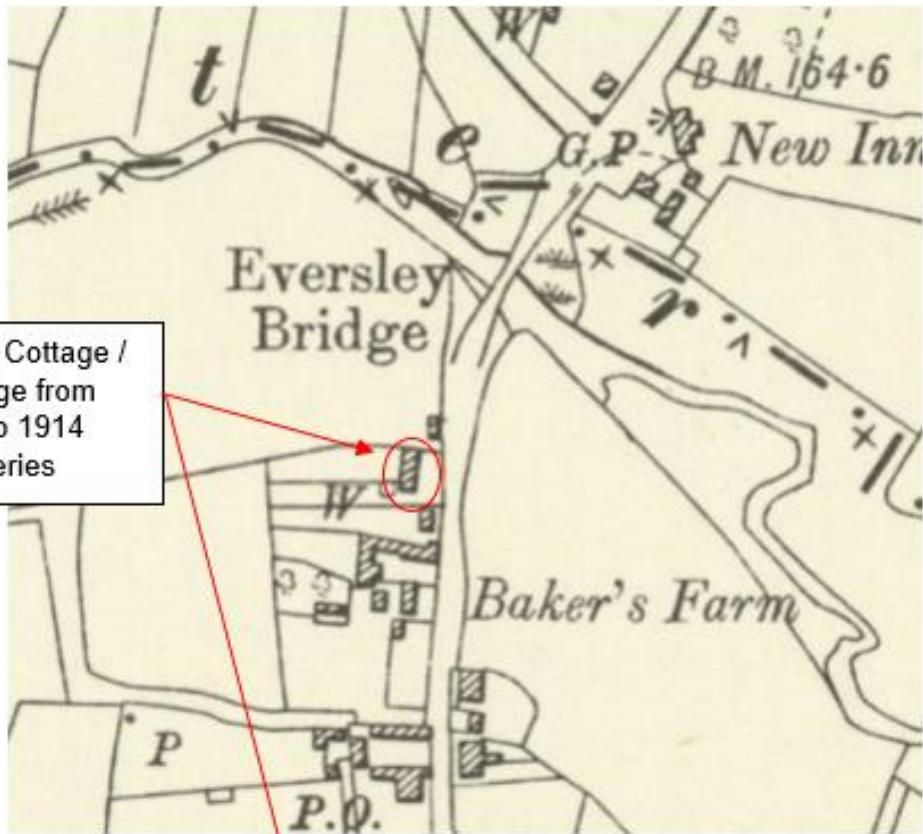
This will ensure that no adverse visual impact occurs upon either the setting of the existing cottage, the wider local area / street scene or the reasonable residential amenities of the neighbouring dwelling.

This part of the conservation area will be enhanced by the removal of the existing more modern garage structure and the set back of the replacement building creating more space about the cottage and returning the street scene to its earlier origins. (see historic map extracts overleaf).

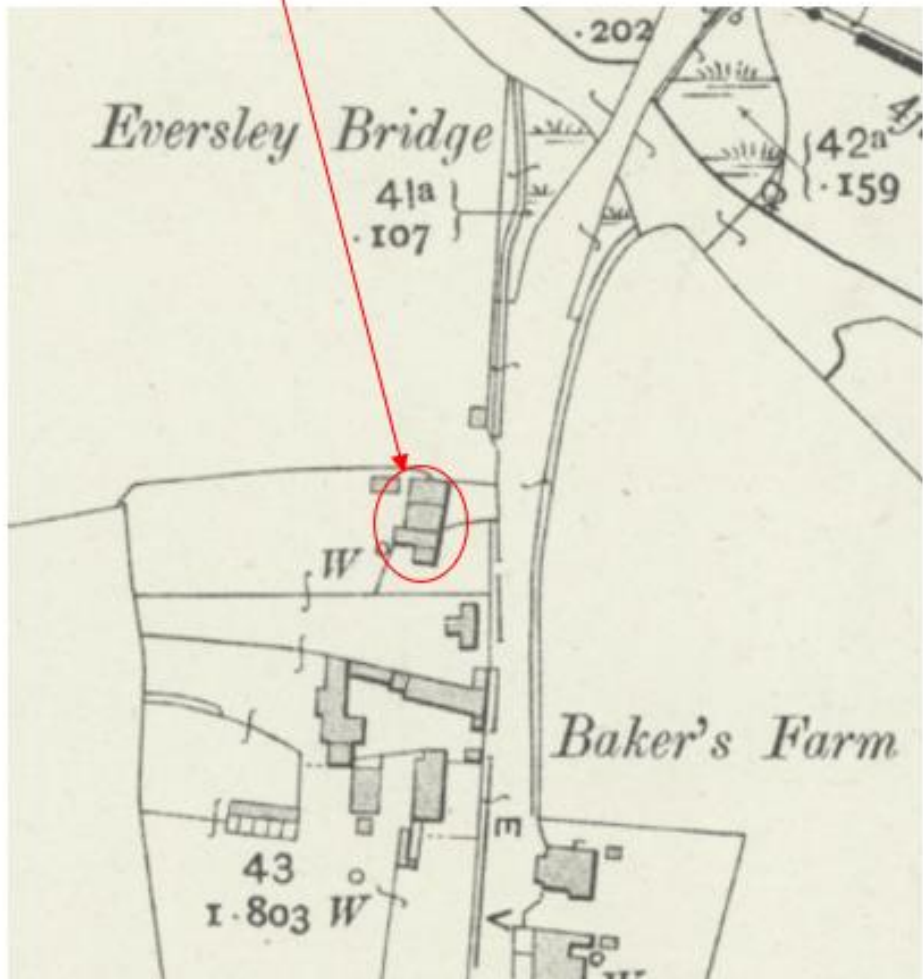
This street scene view, that gives the conservation area its predominant character here, as contributed to by the run of identified positive buildings, will be enhanced by the subject proposals.

New development such as this are generally allowable within the settlement boundary of the main villages and within conservation areas generally but do require that special consideration be given to the desirability of preserving or enhancing the character or appearance of the affected property and the wider designated area.

The site does lie within the urban settlement boundary of Eversley where there does exist a presumption in favour of development subject to compliance with National Planning Policy Framework (NPPF) objectives and the relevant Local Planning Policies. These policies are reviewed below.



Bridge Cottage /
Bybridge from
1888 to 1914
map series



Planning Policy considerations

The following planning policies were considered and addressed in formulating the current proposals;
The NPPF 2021 Sections 12, 15 & 16, and related Guidance Notes.

Hart Local Plan (Strategy & Sites) 2032

- SD1 Sustainable Development
- NBE4 Biodiversity
- NBE 5 Managing Flood Risk
- NBE 8 Historic Environment
- NBE9 Design
- INF3 Transport

Hart District Local Plan(Replacement)1996-2006'saved'policies:

- GEN 1 General Policy for Development
- CON 8 Trees, Woodland & Hedgerows: Amenity Value

Planning policy and determining issues

Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Overarching planning policy guidance and advice on such matters is set by the Government's 2021 National Planning Policy Framework (NPPF).

The NPPF attaches great importance to the design of the built environment. Good design being a key aspect of sustainable development and should contribute positively to making places better for people.

It emphasises the importance to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings and provides for a presumption in favour of sustainable development. It makes it clear that for decision taking (on applications for planning permission) this means:

- approving development proposals that accord with the development plan without delay;

- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

i. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or

ii. specific policies in this Framework indicate development should be restricted.

The presumption is therefore that planning permission should be granted unless there are good reasons in an up-to-date plan to resist such.

Of key importance here also is guidance at Paragraph 130 which states that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; In considering whether to grant consent for any works, special regard must be taken of the desirability of preserving the building (historic asset) or its setting and any features of special architectural or historic interest which it possesses.

The proposed works fulfil an identifiable need and address the property's present shortcomings - most notably the lack of bedroom and home working space - and thus better meets the reasonable needs for family occupation of this dwelling.

The new building works do not impinge upon the scale of the plot and are not overbearing to neighbours such that the changes can be readily accommodated within an existing built-up area of the cottage's curtilage.

The proposal consolidates the need to accommodate practical and flexible accommodation through a logical upgrade to existing structures that can be finished in complementary materials and include appropriate architectural design, detailing and finishes.

Design and Heritage Considerations

The designated heritage asset to consider in this instance is the listed cottage itself and its setting and the wider setting within the Eversley Street conservation area.

As both a listed building (grade II) and its designation as part of a 'notable group of buildings' on the Conservation Area Appraisal Map, means that the property is considered to contribute positively to the character and appearance of the conservation area.

New development is allowed to listed buildings and within conservation areas but in considering whether to grant planning permission for such, special attention must be paid to the desirability of preserving or enhancing the character or appearance of the historic assets affected (Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

The main issues in considering this proposal are therefore the 'principle' and the impact on the existing cottage and the conservation area setting.

In planning terms, the principle of the application works are considered acceptable as the home is situated within the developed area of Eversley and as such, extensions and alterations to a residential property such as this are allowable subject to compliance with development plan policies and a demonstration that there is no unacceptable harm caused.

In relation to heritage impact, it must be recognised that there will always remain development opportunities to such buildings and within conservation areas but here it is essential that new building works proposed continue to respect the historic fabric and characteristic features of the existing

property and its local context in terms of siting, scale, mass or volume, footprint, design, site layout and materials.

The existing 'urban grain' in relation to street pattern, plot size, rhythm, silhouette, materials and local details also needs to be fully understood and respected.

By taking an informed and creative approach, the quality of new building work complements its setting and its relationship with the 'host' building and that of its neighbours remaining of more traditional design with more contemporary elements.

Historic England advice confirms that designating heritage assets should not be seen as an end in itself: "*we live in a changing world and for the historic environment to survive and continue to be cherished it needs to be positively managed*".

National planning policy advice and Historic England place greater emphasis on the need to take a holistic and proactive approach to managing change to listed buildings and within conservation areas.

Similarly, the NPPF attaches great importance to the design of the built environment. Good design being a key aspect of sustainable development and should contribute positively to making places better for people.

It emphasises the importance to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings.

The NPPF at para 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paras 194 and 196 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

However, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

These National policy intents are reflected in the Hart Local Plan at policy NBE 8 which states;

Policy NBE8 Historic Environment Development: Proposals should conserve or enhance heritage assets and their settings, taking account of their significance.

Proposals that would affect a designated or non-designated heritage asset must be supported by a heritage statement (proportionate to the importance of the heritage asset and the potential impact of the proposal) that demonstrates a thorough understanding of the significance of the heritage asset and its setting, identifies the nature and level of potential impacts on the significance of the heritage asset, and sets out how the findings of the assessment has informed the proposal in order to avoid harm in the first instance, or minimise or mitigate harm to the significance of the asset.

Proposals which would lead to the loss of, or harm to, the significance of a heritage asset and/or its setting, will not be permitted unless they meet the relevant tests and assessment factors specified in the National Planning Policy Framework.

Also of relevance is Policy NBE9 of the Local plan which states that;

Policy NBE9 Design: All developments should seek to achieve a high quality design and positively contribute to the overall appearance of the local area. Development will be supported where it would meet the following relevant criteria:

- a) *it promotes, reflects and incorporates the distinctive qualities of its surroundings in terms of the proposed scale, density, mass and height of development and choice of building materials. Innovative building designs will be supported provided that they are sensitive to their surroundings and help to improve the quality of the townscape or landscape;*
- b) *it provides or positively contributes to public spaces and access routes and public rights of way that are attractive, safe and inclusive for all users, including families, disabled people and the elderly;*
- c) *the layout of new buildings reinforces any locally distinctive street patterns, responds to climate change, and enhances permeability by facilitating access by walking or cycling modes;*
- d) *it respects local landscape character and sympathetically incorporates any on-site or adjoining landscape features such as trees and hedgerows, and respects or enhances views into and out of the site;*
- e) *it protects or enhances surrounding heritage assets, including their settings;*
- f) *it includes sufficient well-designed facilities/areas for parking (including bicycle storage) taking account of the need for good access for all users;*
- g) *the design of external spaces (such as highways, parking areas, gardens and areas of open space) should be designed to reduce the opportunities for crime and anti-social behaviour and facilitates the safe use of these areas by future residents, service providers or visitors, according to their intended function;*
- h) *the future maintenance and servicing requirements of buildings and public spaces have been considered, including the storage and collection of waste and recycling;*
- i) *it reduces energy consumption through sustainable approaches to building design and layout, such as through the use of low-impact materials and high energy efficiency; and*
- j) *it incorporates renewable or low carbon energy technologies, where appropriate. Development proposals should demonstrate compliance with the above criteria through a Planning Statement or a Design and Access Statement (where one is required), submitted alongside a planning application. Proposals must also demonstrate that they have taken account of any local supplementary guidance (such as any local town or village design statements, design codes or conservation area appraisals) and design related policies in Neighbourhood Plans*

In the light of these national and local policy objectives, where development may affect a heritage asset, applicants are required to demonstrate a full understanding of its significance and will be expected to address this through the pre-application discussion process.

In managing the historic environment, the first presumption is that heritage assets will be conserved and enhanced in a manner appropriate to their significance. Changes and new uses may be appropriate in the interests of securing the long-term conservation of an asset.

In accordance with national guidance, weight will be also be attached to the benefits of ensuring a viable use of the heritage asset when making a balanced assessment of such development proposals.

For this application then, the planning authority should therefore have regard to the desirability of preserving the character and appearance of the relevant designated heritage assets, that being the listed building itself and the wider surrounding conservation area setting and recognised important views within it.

Historic England Advice Note 12 has been produced by Historic England in light of the NPPF requirement above and starts (para. 2) by reiterating the need for a consideration proportionate to the proposal.

It states: “The advice in this document, in accordance with the NPPF, emphasises that the level of detail in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve the asset(s) need to be proportionate to the significance of the heritage asset(s) affected and the impact on that significance”

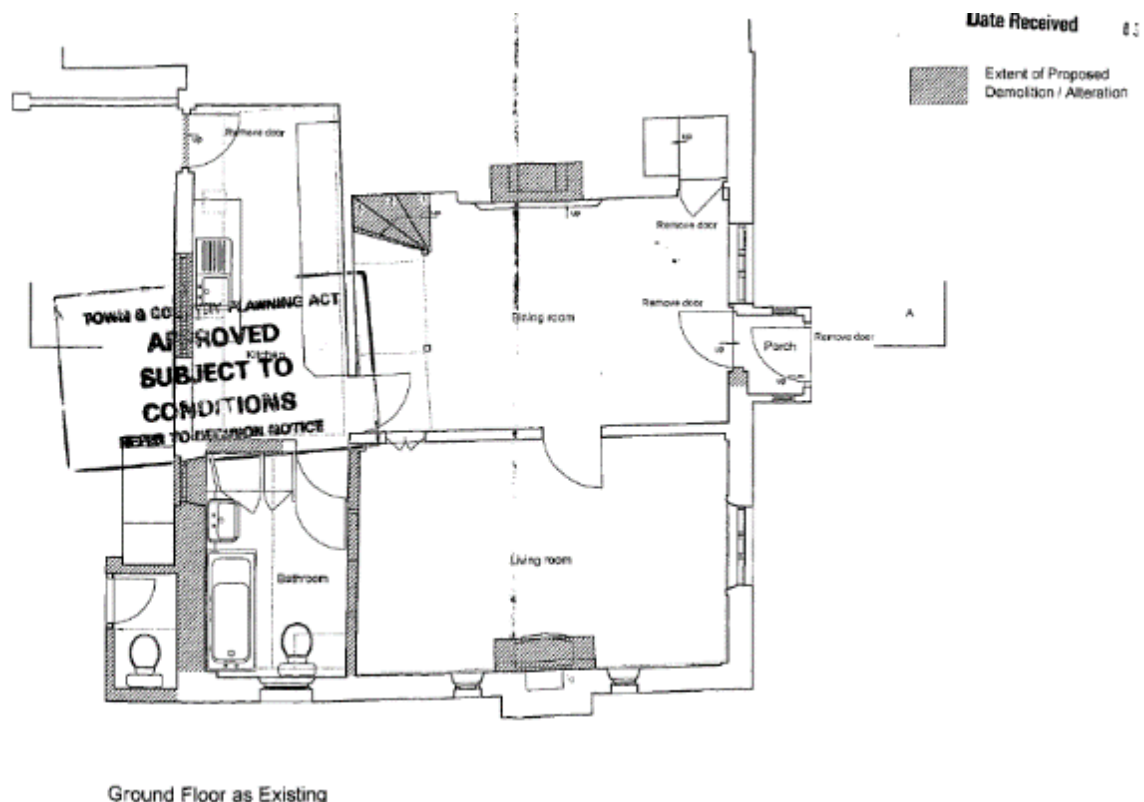
Paragraph 199 of the NPPF states that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

The existing pair of cottages here, Bybridge (and more especially its adjoining neighbour Bridge Cottage) have clearly been the subject to considerable alterations and extension over time which has somewhat moved them away from their original form.

The changes have introduced some new materials and roof forms not typical of cottages of this era.

At Bybridge cottage itself the most significant change occurred in the early 2000’s (HDC ref: 00/01245/FUL) with alterations at ground and first floor to provide a glazed rear extension to provide an enlarged dining area / garden room and revised access to the rear garden.

The plan below from this time shows the extent of alteration to the cottages fabric that existed at this time with areas of demolition shaded.



This work introduced a mono-pitched glazed rear addition new ground floor openings and new dormer windows at the rear.



Internally the stair was replaced and altered to provide a galleried landing and easier access to the single bedroom and bathroom at first floor.

The proposal retains the above openings but extends the mono-pitched rear extension outward slightly and across the width of the rear of the property but in a similar form to provide for enhanced kitchen / dining / family room spaces. This can be achieved with little effect to the cottages retained historic fabric.

This enlarged addition in turn facilitates the provision of a lightweight glazed link to the replacement outbuilding.

The proposed use of traditional design, detailing and materials reflects the heritage significance and importance of the cottage and its setting amongst adjacent homes. The extent of alteration is notably less than that which has occurred to Bridge Cottage adjoining, with for Bybridge, the majority of new accommodation being provided within a link attached separate replacement 'outbuilding' set back further into the site, rather than by materially altering the rear of the cottage by adding two storey rear extensions.

There is no significant historic fabric that would be impacted and the important 'space about the building' is maintained such that the new works remain visually connected but subservient to the host cottage and not overbearing when viewed in context.

Planning should facilitate and promote sustainable development and inclusive patterns of urban and rural development by protecting and enhancing the natural and historic environment, ensuring high quality development through good and inclusive design and the efficient use of resources.

In managing the historic environment, the first presumption is that heritage assets will be conserved and enhanced in a manner appropriate to their significance. Changes and new uses may be more appropriate in the interests of securing the long-term conservation of an asset.

Complimentary design, materials and fenestration that matches the existing will ensure that the proposed new building works present as a well-considered addition to the home allowing the function of the property to reflect modern day expectations and as such give the property a viable long-term future as a multi-generational single family residence.

The new building will not 'compete' with the existing cottage but will continue to remain subservient and sit comfortably alongside it. Its significant set back will enhance the feeling of space about the cottage especially at its front elevation and relationship to the street and key conservation area views here.

As a result, it is considered that the contribution it makes to the Conservation Area will be preserved, enhanced and protected by the development proposals, and that there is no significant harm to the listed building that is not outweighed by the benefits that accrue.

Other Planning Matters:

Impact on the amenities of the occupiers of adjoining property:

The siting scale and orientation of the proposals new building elements will ensure that there is no adverse impact from the development upon the reasonable residential amenities of adjoining occupiers by reasons of loss of light overlooking, overshadowing or any other disturbance.

The proposals therefore accord with the policy criteria set out in Policy NBE9.

Parking and Access

The access position remains unaffected and as existing and driveway parking areas are enlarged by the set back of the replacement building.

Visibility and thus highway safety upon exiting the property is maintained as existing.

Biodiversity

Planning permission should not be granted for development that would have a significant adverse effect on plant or animal species or their habitats protected by law unless conditions are attached or planning obligations entered into requiring the developer to secure their protection.

The application site is a residential house and garden in an established location.

Mature trees and hedges exist in relatively close proximity but are not affected by the proposals.

No trees hedgerows or significant landscape features need to be removed to accommodate the new building works.

All significant boundary planting and frontage landscape features will be retained as existing.

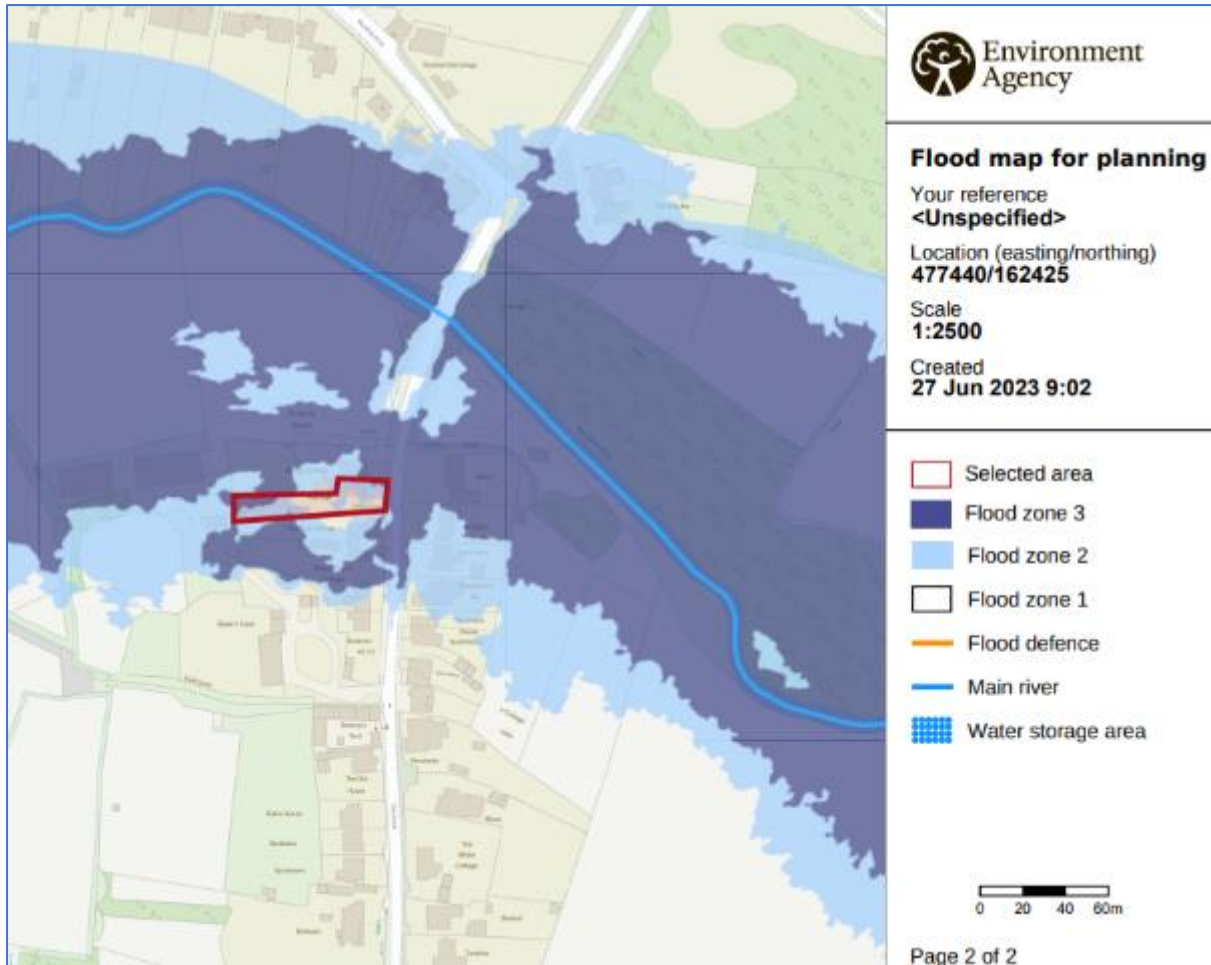
An ecological assessment in relation to protected species is being undertaken and will form part of the submission documents in this connection.

Flood Risk

The property lies a considerable distance from the river and the new construction will be of solid floors with flood resilient measures incorporated. Floors will be no lower than the existing detached existing building in the rear garden. The site lies part within Flood Zones 1 and 2 . None of the proposed works fall within Flood Zone 3. as identified on the Environment Agency's 'Flood maps for Planning'. (see overleaf)

Accordingly, there is not considered to be a flood risk or need for a flood risk assessment in respect of the proposals. A standard Environment Agency Flood Risk Assessment advice sheet is included as part of the application's package of documents.

The new building will not add any threat to existing flood levels. The existing drainage system is also unaffected by the proposal.



Energy and sustainability

Materials used for the extension will be primarily selected to best match the existing dwelling.

That said the new work will seek to exceed the standard of thermal and energy efficiency performance presently required by building regulations. Appropriately environmentally friendly insulation will be used and opportunities for thermally efficient glazing and solar gain are to be utilised wherever possible.

This will maximise thermal performance, air tightness and energy usage.

All fixed lighting points/fittings, i.e. pendant, recessed ceiling, wall etc, will be designed to accommodate energy saving lighting.

Water Saving: Specification of water appliances and fittings will be reviewed on the basis of surpassing current building regulations standards. The appliances will range from washing machine, toilet, shower and tap specifications.

CONCLUSION

The proposals have been designed contextually using historical styles and matching or complementary materials and detailing to secure the long-term future of the building in a beneficial use that enhances the host building and does not detract from its historic significance or its setting.

The proposal has no material adverse impact on the historic fabric of the listed building or its Conservation Area setting.

The changes give rise to a re-configured property that can offer a much improved and 'fit-for-purpose' internal arrangement resulting in a more comfortable and functional family home commensurate with the size, configuration and standing within its associated curtilage and immediate local environment.

The proposal represents a well considered way of bringing the property to an arrangement commensurate with modern day requirements with no impact upon identifiable historic fabric.

It thus provides reconfigured internal accommodation of a far more sustainable functionality to give the property a viable and long term and secure future as a family home for future generations.

This reflects Government guidance which seeks to ensure that sustainable development is permitted where proposals respond to local character and history, (are visually attractive as a result of good architecture) and reflect the identity of local surroundings and materials.

It is not appropriate to prevent or discourage appropriate innovation and recent Government policy acknowledges that whilst visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond purely aesthetic considerations.

Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

The proposals address directly the importance of retaining the character, setting and fabric of the heritage assets in accordance with their 'significance', and enhance the setting of such from public realm views.

In this connection the NPPF requires that LPA's set a positive strategy for the conservation and enjoyment of the historic environment ...in a manner appropriate to their significance, putting them to viable uses consistent with their conservation and the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.

.

In the light of the above, it is considered that the proposals accord with planning policies, advice and guidance as contained within the National Planning Policy Framework 2021 and Adopted Local Plan Policies.

For all of these reasons the proposed development we would urge the Local Planning Authority to support the proposals.