

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

DESIGN AND ACCESS STATEMENT

&

HERITAGE STATEMENT

for

TWO STOREY EXTENSION

to

LAVENDER COTTAGE,

THE STREET, CROOKHAM VILLAGE,

FLEET GU51 5SJ



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Ref. 232119

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1.0 INTRODUCTION

- 1.1 This report supports a planning application for the rear double-storey extension to an existing dwelling- Lavender Collage, Listed Building, Grade II.
- 1.2 This supporting Heritage Statement sets to identify the effect of the development on the Conservation Area and Area of Protected Views within which it is located, having regard to the requirements of policies of Hart District Council's Development Plan in addition to national policy as set out in the National Planning Policy Framework (NPPF).

2.0 SITE CONTEXT

- 2.1 According to Crookham Village Parish records, the Parish encompasses a total of 17 dwellings covered by Grade II listing. Many of these listed buildings are discretely situated on The Street and Crondall Road, contributing to the architectural heritage of the region.
- 2.2 Situated along The Street Village of Crookham, Lavender Cottage sits centrally within the village. Crookham Village is near the urban western fringe of Fleet. The application site itself is positioned to the north of The Street, characterized by a linear development predominantly occupied by residential users.



Above: Aerial view of the site with indicative red line shows (Google Maps)

- 2.3 The property is directly accessible from The Street, with a front driveway capable of accommodating up to five vehicles. To the rear, a spacious garden enhances the property, together with two outbuildings.

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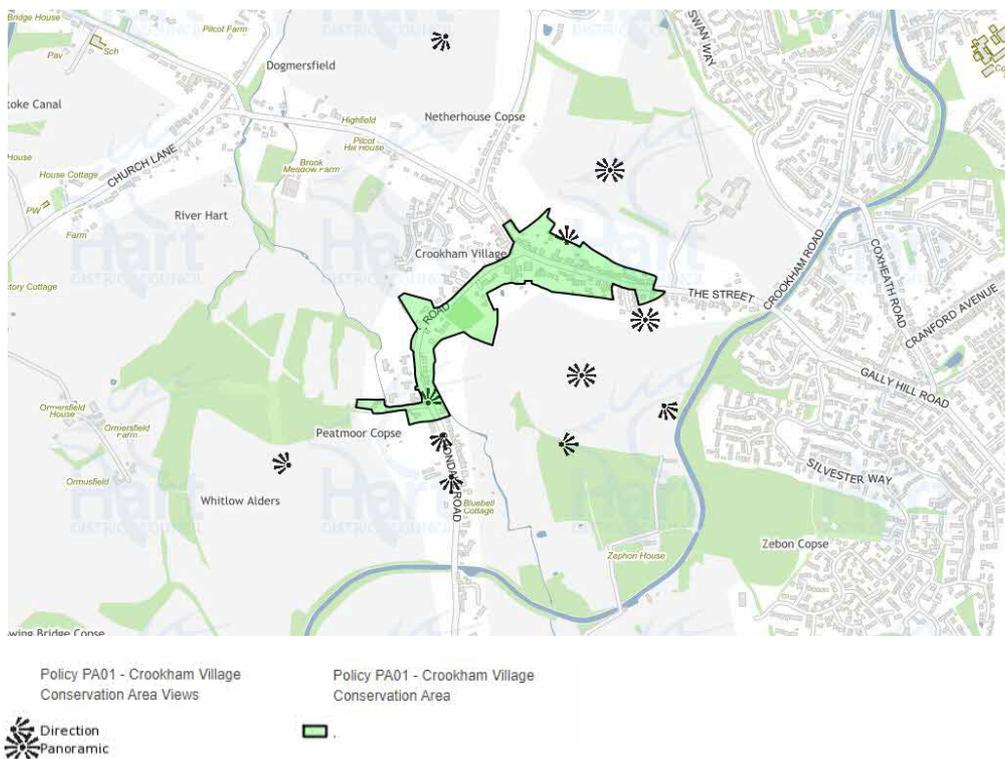


2.4 The existing neighbouring structures predominantly feature detached red brick buildings, creating a cohesive architectural character in the vicinity. Notably, two cottages to the right there is a local pub, contributing to the dynamic social landscape. Further, two cottages on the left there is a more recent brick building, the Crookham Street Social Club, enriching the diverse fabric of the immediate surroundings.

3.0 PLANNING CONTEXT

3.1 The site is strategically positioned within the confines of the settlement boundary of Crookham Village, delineated around the existing built-up area.

3.2 The site holds multiple significant designations, being situated within the Crookham Conservation Area and identified as a location of a Significant Archaeological Feature. The regulatory framework is strengthened by the presence of an Article 4 Direction, emphasizing the importance of heritage preservation. These designations and their spatial distribution are illustrated in the accompanying map.



Above: Conservation Area & Conservation Area Views (Map from hart.gov.uk-<https://maps.hart.gov.uk/mycouncil.aspx>)

3.3 The parish is defined by its rural character, situated within the floodplain of the River Hart. Its topography encompasses a broad, flat, and gently undulating valley floor, characterized by poor drainage, and intersected by a network of streams and minor tributaries. Positioned at the convergence of chalk and clay geology, Crookham Village assumes a distinctive riparian character.

3.4 The village landscape features meadows, woodlands, and various aquatic systems. Wetlands, streams, and rivers crisscross the terrain, contributing to the ecological diversity of the area. The presence of the Basingstoke Canal further enhances the natural tapestry, creating a harmonious blend of terrestrial and aquatic environments within the village's confines.

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Extent of flooding from surface water

● High ● Medium ● Low ○ Very low ⊕ Location you selected

Above: Extent of flooding from surface water (Map from Ordnance Surveys)



Maximum extent of flooding from reservoirs:

● when river levels are normal ● when there is also flooding from rivers ⊕ Location you selected

Above: Maximum extent of flooding from reservoirs (Map from Ordnance Surveys)

4.0 DESCRIPTION OF THE PROPERTY

4.1 The building exhibits a rich history in its construction and adaptations over the years. Originally, the main building was constructed as a timber box frame with stretcher bond brick infill and lime mortar pointing. The timber frame remains present in the upper part, having been removed at the ground floor level sometime in the past.

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Various adaptations to the lower wall panels have been made to accommodate window and door openings, resulting in a reconstruction primarily in an English Garden wall bond with alternate courses of stretcher and header bricks. The infill panels to the upper walls have been subject to adaptations or repairs over the years, utilizing similar brick types with lime mortar pointing, contributing to the evolving character of Lavender Cottage.

Lime sand mortar pointing has been consistently used on all elevations, and its current condition is deemed fair, attesting to the durability of the original construction materials.

- 4.2 The windows throughout Lavender Cottage are painted timber opening casements with square pattern glazing and timber bars, embodying the traditional architectural style. Notably, four front-facing windows are currently aluminium and plastic-framed, and a separate planning application (ref. 23/01353/HOU) has been submitted to replace these units with timber windows, aligning with the historical character of the building. A mixture of timber windows, added over the years, features modern double-glazed units.
- 4.3 The original entrance to the front is not in use. The main entrance is now to the side and comprises a black-painted, framed, and boarded door hung within a timber frame in character with the cottage. The proposal does not include any changes to this historically significant feature.
- 4.4 To the rear of Lavender Cottage, a white-painted and double-glazed modern timber conservatory adds a touch of contemporary design. This structure complements the existing building while providing a functional and aesthetically pleasing space.
- 4.5 The main roof has a vertical crest old tile comprising red clay tooth cogged crest, bedded in lime mortar with red plain clay roofing tiles. Although these ridge tiles are likely a later addition, replacing the original more simple rounded ridge tiles, they contribute to the overall character of the building.
- 4.6 The dormer structures, added in 1990 as part of the ground-floor side extension and first-floor rear extension, are noteworthy features of Lavender Cottage. The gabled dormers to the rear include a smaller dormer providing usable headroom to the dressing room and a larger dormer featuring a gabled structure for the master bedroom. Both dormers have pitched roofs with clay ridges and plain tiles matching the main roof. The sides are tile-hung plain in clay tiling.
- 4.7 The gable of the smaller dormer is adorned with painted feather-edge timber boarding above the window and sides. The larger gabled dormer is covered with plain clay hanging tiles on all elevations and features timber posts at the corners. The windows throughout the structure are timber, white-painted opening casements with square-pattern glazing bars.
- 4.8 The chimney is a brick-built shared chimney stack with a brick oversailing head, pointed in lime mortar. Victorian square chimney pots with stainless steel hoods, and serving gas appliances, crown the chimney stack on the subject side.
- 4.9 Rainwater goods, including gutters and downpipes are black uPVC, while those to the rear conservatory are white, ensuring functionality.

5.0 PLANNING HISTORY

- 5.1 Ref. No: 85/12959/FUL- Single-storey rear extension
Ref. No: 85/00328/LBC- Demolition of existing lean & erection of replacement extension
Ref. No: 89/00677/LBC- Ground floor side extension and first-floor rear extension
Ref. No: 04/00756/LBC- 4000 x 4000mm Timber and brick conservatory to the rear

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6.0 PROPOSED DEVELOPMENT

- 6.1 This planning application pertains to a comprehensive redevelopment initiative, encompassing the demolition of a rear conservatory, interior adaptations, and the construction of a double-storey rear extension. The proposed modifications aim to enhance the functionality and spatial dynamics of the existing structure, aligning with the evolving needs of the property while maintaining a thoughtful integration with the surrounding environment and architectural context without affecting the historical part of the property.
- 6.2 The envisioned development entails the creation of a lounge/diner on the ground floor, fostering an inviting and functional space, while the upper floor will provide a spacious master bedroom with an ensuite facility. The extension, crafted with attention to architectural coherence, will be constructed using traditional materials to match the existing dwelling. This choice not only preserves the aesthetic continuity but also aligns with the necessary construction principles.
- 6.3 The new extension will comprise cavity brick/block construction with an external facing brick laid in a 'Stretcher' bond, harmonizing with the current side and rear elevations of the cottage. The cavity will match the existing structure, incorporating 50mm full-fill rigid board insulation, such as Kingspan PUR, to meet thermal requirements stipulated by building regulations for energy conservation.

Brickwork will be pointed in lime sand mortar, consistent with the historical construction of Lavender Cottage, and will be used on all elevations of the proposed extension. To achieve a consistent and historically sensitive finish, a typical general-purpose gauged Natural Hydraulic lime mix ratio will be used. This mix comprises 1 part NHL 3.5 to 3 parts washed sharp sand, featuring a weather-struck joint that will be brush-finished.

The wall hanging tiles on the proposed West elevation will extend across the entire length, reaching approximately 2 meters down from the top of the wall. This continuous application of tiles along the length of the elevation enhances the architectural coherence and adds a consistent aesthetic element to the rear extension cottage. By spanning the full extent of the elevation, these tiles contribute to the visual unity of the design, creating a seamless connection with the existing structure.

- 6.4 The windows for the new extension will maintain the traditional aesthetic of Lavender Cottage. They will be white-painted flush timber casements with narrow lamb's tongue glazing bars and thin individual square pane double glazing to enhance thermal performance. These windows are designated to reflect the style and character of the property.
- 6.5 A new asymmetric gable-style roof with cat-slide detail will be introduced for the rear extension, mirroring the lines of the existing rear-facing gabled addition. The existing tiles will be carefully removed, and sound salvaged units will be set aside for reuse. Additional tiling to the rear will closely match the existing tiles, utilizing new plain clay tiles that will be matched on-site. These tiles will be fixed by the supplier's recommendations using galvanized or stainless-steel nails.

Valley intersections will be lined with code 6 lead sheet and lime mortar pugging, ensuring a durable and historically sensitive solution. A breathable roofing membrane and 50mm x 35mm treated timber battens will be applied to support the roof tiles, combining modern construction practices with a commitment to maintaining the heritage of Lavender Cottage.

The replication of open eaves and verge details will contribute to the integration of the extension with the existing structure. The ridge tiles will maintain the current style, utilising a matching profile to the main roof: Three Tooth Cogged Crest - RT06, with tiles bedded in lime mortar.

This thoughtful design choice ensures a fluid integration of the extension with the original structure while introducing a contemporary element.

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- 6.6 The dormer structure will be made wider and will feature a new traditional, white-painted flush timber casement in harmony with the building's character. The sides will retain its tile-hung appearance with timber cover trims. This adapted dormer will now serve as an expanded bathroom, offering ample room for a bath and well-appointed space. The larger dormer, which is a modern addition will be demolished to allow for the extension of the rear addition roof.
- 6.7 The roof abutment with the existing house wall will have a cut away section to preserve the historic fabric. The extended roof structure will have three strategically placed skylights enhancing the interior with natural light. Roof lights in the form of conservation roof lights will be incorporated, featuring thin-profile mild steel frames with a polyester coating and double glazing to meet thermal requirements, integrating modern functionality with traditional design. One skylight will illuminate the ensuite, while the remaining two will serve the master.
- 6.8 New rainwater goods will be fitted to all elevations, using cast aluminium, specifically the Alumasc Heritage half-round profile. A 125mm system will serve the main roof, while a 100mm system will be utilized for the rear extension. Gutters will be fixed with side-fixed rafter brackets, and downpipes will also be cast aluminium, socketed with 'Eared' fixing brackets, ensuring a durable and visually harmonious rainwater management solution.
- 6.9 The proposed timber windows and sliding doors for the new extension will be a functional addition to maximise natural light. They will be white-painted flush timber casements with narrow lamb's tongue glazing bars and thin square pane double glazing to enhance thermal performance. These windows are designed to reflect the style and character of the property, ensuring a cohesive and visually pleasing addition.
- 6.10 The proposed rear extension will not only adhere to the heritage and architectural significance of Lavender Cottage but will also integrate modern construction methods and materials to ensure energy efficiency and compliance with current building standards.
- 6.11 The proposed internal adaptations to the ground floor are focused on creating a more inviting and open living space. The enlargement of the kitchen aims to extend the limited space into a large functional facility with a sense of connectivity, allowing for interaction among residents and guests while cooking. The removal of the downstairs shower facilitates the creation of a practical cupboard near the main entrance, providing convenient storage for coats and shoes.
- 6.12 Upstairs, transformative changes are planned to optimize the use of space. The partition wall between the existing bathroom and bedroom will be removed, reverting to the original configuration resulting in a more expansive bedroom. Additionally, the corridor wall adjacent to the stairs will be taken down, further contributing to the increased size of the room.
- 6.13 The family bathroom will be relocated and made wider. The redesigned bathroom will feature both a walk-in shower and a bath, offering enhanced functionality and modern amenities. This thoughtful repositioning optimizes the use of space and improves the overall layout and flow.
- 6.14 The extension will introduce a larger, more accessible master bedroom with an ensuite. This addition not only extends the living space but also provides a private and comfortable retreat within the cottage. The ensuite ensures added functionality, contributing to the overall enhancement of the living space.
- 6.12 This statement is supported by plans and drawings to illustrate the scheme as follows:
- 232119- PL- 010 Existing Site Location Plan
 - 232119- PL- 011 Existing Site Block Plan
 - 232119- PL- 020 Existing Ground & First Floor Plan
 - 232119- PL- 030 Existing Elevations
 - 232119- PL- 031 Existing Elevations

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232119- PL- 200 Proposed Ground Floor Plan
232119- PL- 201 Proposed First Floor Plan
232119- PL- 300 Proposed South & North Elevation
232119- PL- 301 Proposed East & West Elevation
232119- PL- 400 Section A-A
232119- PL- 401 Section A-A

7.0 HERITAGE STATEMENT

Context

7.1 This proposal involves a comprehensive transformation encompassing the demolition of a rear conservatory, a strategic adaptation of the interior space, and the construction of a double-storey rear extension. The intended modifications are designed to optimize the functionality and aesthetics of the property, fostering a harmonious integration of contemporary living spaces while respecting the existing architectural heritage.

7.2 Lavender Cottage is a Grade II listed building, registered on the 20th of November 1985. Officially identified as Lavender Westbrook in the listing entry 136500, is catalogued with the Source of ID: 1092348, English Heritage Legacy ID: 136500, and ID on Historic England: 101092348.

Located within the Church of England Parish of Crookham, Lavender Cottage falls under the jurisdiction of the Church of England Diocese of Guildford. This ecclesiastical connection adds another layer of historical and cultural significance to the property, linking it to the broader religious and community context of the region.

7.3 Within the Conservation Area, an **Article 4 Direction** restricts work undertaken without planning permission. This includes small alternations to the frontage of buildings, such as alternations to the front roof slope, the front porch, a front enclosure, and alternations to the chimney. This was taken into consideration and will not be affected by the proposal.

7.4 Following **Paragraph 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990**, the Crookham Village Conservation Area is formally recognized as a heritage asset. This legislative provision emphasises the significance of the conservation area, underscoring its role as a vital component of the broader cultural and historical heritage within the regulatory framework. The recognition and protection afforded by this Act contribute to the preservation and enhancement of Crookham Village's architectural and environmental character.

7.5 In strict adherence to the **National Planning Policy Framework (NPPF) 2021**, our planning proposal diligently aligns with the stipulations outlined for conserving and enhancing the natural and historic environment, as explicitly articulated in Paragraph 193 of the document. This commitment is harmonized within Section 15, dedicated to the overarching goal of preserving and enriching our natural surroundings.

By following these guidelines, our development plan ensures a conscientious approach to sustainable design, historical preservation, and the overall enhancement of both the built and natural elements within the proposed scope. This alignment with the NPPF framework underscores our commitment to responsible development practices in harmony with national planning directives.

Policy SD1 Sustainable Development.

7.6 **The Hart District Local Plan (Replacement) 1996-2006**, and its saved policies, constitute an integral component of the existing Development Plan, holding relevance to the proposed development. Several pertinent policies within this framework merit specific consideration within the Heritage Statement:

Policy CON 5: Species Protected by Law

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This policy addresses the conservation of species protected by law. Our development plan considers the provisions outlined in Policy CON 5, ensuring due diligence in safeguarding and respecting the local biodiversity.

Policy CON 13: Conservation Area – General Policy

The principles embedded in Policy CON 13 guide our approach to the proposed development within the Conservation Area, setting forth general policies that govern the preservation and enhancement of the area's unique character.

Policy CON 14: Conservation Areas - Demolition of Buildings

In alignment with Policy CON 14, our proposal carefully considers the demolition of buildings within the Conservation Areas, adhering to the prescribed guidelines to mitigate any adverse impact on the historic fabric.

Policy CON 17: Listed Buildings - Extension or Alterations

For the Grade II listed Lavender Cottage, Policy CON 17 plays a pivotal role. The proposed extension and interior adaptations meticulously follow the parameters outlined in this policy to ensure a harmonious integration that respects the heritage significance of the building.

By acknowledging and adhering to these specific policies, our development plan underscores a commitment to the preservation of biodiversity, the safeguarding of Conservation Areas, and the responsible management of alterations to listed buildings within the Hart District.

7.7 **The Hart Local Plan (Strategy and Sites) 2032**, amended on 30 April 2020, plays a pivotal role in guiding our proposed development, particularly under The Natural, Built, and Historic Environment section. The following policies have been meticulously considered in the planning process:

Policy NBE1: Development in the Countryside

This policy likely addresses the overarching principles related to the natural, built, and historic environment.

Policy NBE8: Historic Environment

Our Heritage Statement is anchored in compliance with Policy NBE8, focusing on the identification and assessment of potential impacts on the significance of heritage assets. This comprehensive analysis forms a crucial part of the development process, ensuring due consideration for the preservation of historic elements.

Policy NBE9: Design

The proposed development actively contributes to the local area's aesthetic through adherence to Policy NBE9 on Design. By aligning with this policy, our plan seeks to enhance the overall appearance of the surroundings, emphasizing a thoughtful and context-sensitive architectural approach.

Policy NBE8: Historic Environment

This expanded aspect of Policy NBE8, considering non-designated heritage assets, demonstrates a commitment to preserving locally significant buildings of historical importance. The Heritage Statement is augmented by additional evidence, recognising, and safeguarding these assets.

Policy NBE10: Renewable and Low Carbon Energy

Policy NBE10 likely addresses the integration of renewable and low-carbon energy sources, possibly including technologies such as Air Source Heat Pumps. Our development plan aligns with this policy, contributing to sustainable energy practices in line with local planning directives.

By integrating these policies into our planning approach, we aim to create a development that not only adheres to regulatory requirements but also aligns with the broader vision for a sustainable, historically conscious, and aesthetically pleasing local environment outlined in the Hart Local Plan 2032.

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- 7.8 **The Crookham Village Parish Neighbourhood Development Plan**, July 2020 (2016-2032 Referendum Version), holds a significant influence on the proposed development. Specifically, Policy PA01, which addresses the Crookham Village Conservation Area, plays a pivotal role in shaping our approach. The development qualities emphasized in this policy align seamlessly with the principles outlined in the Saved Policies of the Local Plan amended in 2020.

Policy PA01: Crookham Village Conservation Area

Policy PA01 is focusing on the Crookham Village Conservation Area and serves as a guiding framework for our development proposal. The qualities and characteristics highlighted in this policy are meticulously incorporated into our plans, emphasizing a commitment to the preservation and enhancement of this important heritage area.

By adhering to the guidelines outlined in both the Neighbourhood Development Plan and the amended Local Plan, our development proposal seeks to be a testament to community engagement and a responsible approach to local planning, emphasizing the preservation of cultural heritage and the enhancement of the Crookham Village Conservation Area.

Assessment

- 7.9 The proposed double-storey rear extension will involve demolition of the existing timber conservatory, to allow for the expansion of the building. The proposed extension mirrors the design of the neighbouring property (Westbrook Cottage). The fenestrations, roof slope and modest projection, complement the existing when considered in context as a pair of cottages.
- 7.10 In addition, the visual appearance from the street view would appear unchanged. Thus, preserving the character and appearance of the Crookham Village Conservation Area, with a policy-compliant proposal with Saved Policies CON 13 & CON 14 of the Local Plan 2006.
- 7.11 The proposed double-storey rear extension has been carefully designed to ensure that the proposals harmonise with the existing site and surrounding area, by CON 13 & CON 14 of the Local Plan 2006 and the guidance set out in the NPPF 2021.
- 7.12 We believe that the proposal would preserve the character and appearance of the heritage asset, resulting in no harm to the significance of the Crookham Village Conservation Area. The Proposal complies with Saved policies CON 13 & CON 14 of the Local Plan 2006 and the guidance set out in the Crookham Village Neighbourhood Plan 2016-2032 and the NPPF 2021.

8.0 PROPOSED DEVELOPMENT ASSESSMENT

Principle of development

- 8.1 The envisioned double-storey extension to the rear is thoughtfully designed to mirror the existing double-storey original cottage facing The Street. Careful consideration has been given to ensure that the extension integrates with the local context, with minimal visibility from The Street and other vantage points. The extension's roof design is subservient and harmoniously aligned with the existing structure, promoting architectural continuity.

Special protection area

- 8.2 The development plan recognises the presence of a special protection area. The proposal will not affect this.

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Impact on visual amenities

- 8.3 This examination considers how the project may influence the aesthetic qualities and visual harmony of the surrounding environment and we have assessed that there is a minimal impact affecting the visual amenity from the road.

Impact on residential amenity

- 8.4 We have elevated the impact of the proposed development on the residential amenity to include considerations on privacy, sunlight, and overall living conditions for nearby residents and conclude that there is minimal impact.

Trees and landscaping

- 8.5 The development plan considers the importance of trees and landscaping in the area contributing to the ecological and aesthetic quality of the site.

The proposal will not impact the special protection area, visual and residential amenities, and the preservation of trees and landscaping.

9.0 CONCLUSION

- 9.1 In summary, the proposed double-storey rear extension presents a conscientious endeavour that involves the demolition of the existing modern timber conservatory. This strategic move paves the way for a thoughtfully planned expansion of the building, aligning with the development goals and aspirations outlined in the planning application to create a functional living space to meet current needs.
- 9.2 The proposed development has been designed in a manner that is sympathetic to the character of the original part of the cottage using matching materials and design features that will ensure this objective is achieved. The proposed development is designed under national and locally saved and emerging policies.
- 9.3 We would be pleased to discuss any aspect before a decision is made.

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10.0 DECLARATION

10.1 This report has been issued on behalf of Stiles Harold Williams LLP (“SHW”) and is subject to SHW’s Terms and Conditions. The individual who prepared the report (the “professional”) did so on behalf of SHW and, accordingly, the professional does not assume any personal responsibility to you. If (as a matter of law) duty care, or any other duty, liability or obligation, would otherwise be owed by the professional, such duty is excluded and you agree that you will not bring any such claim (whether based on contract, tort (including negligence), breach of statutory duty, misrepresentation, restitution or otherwise) against the professional in respect of any loss or damage that you or any person associated with you may suffer or incur, directly or indirectly, in connection in any way with the report. By using this report, you shall be deemed to agree on the foregoing.

Signed:


Joanna Adamczyk
Architectural Assistant – BUILDING CONSULTANCY
For and on behalf of SHW LLP

Date: **12.12.2023**

Checked by: **Richard Woods Chartered Building Surveyor**

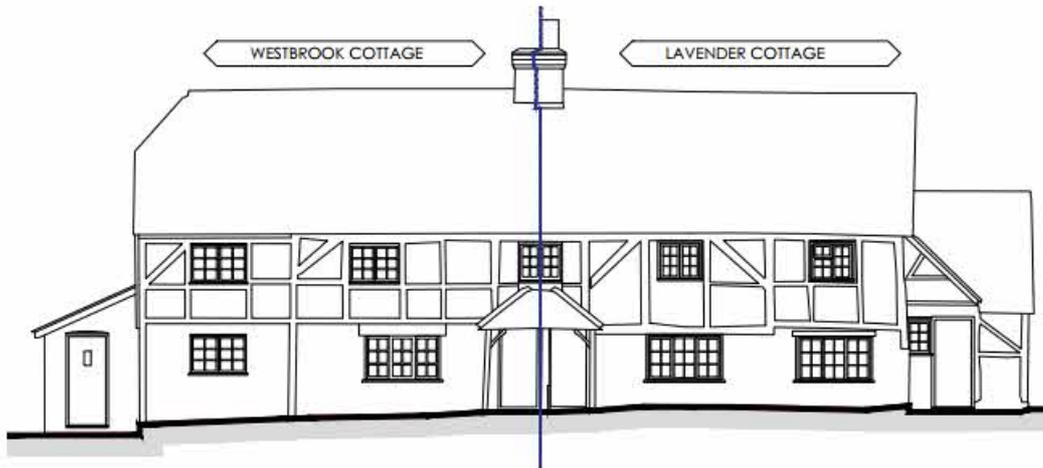
APPENDIX A- EXISTING DRAWINGS



Above: Existing Ground Floor



Above: Existing First Floor

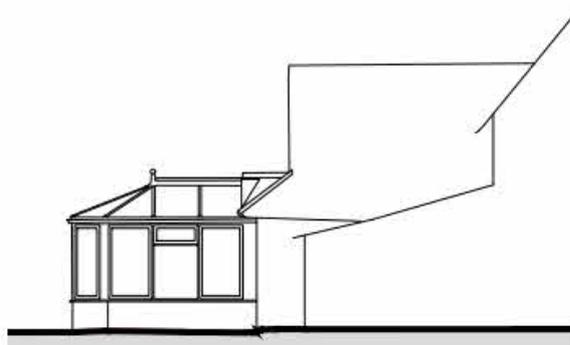


Above: Existing South Elevation

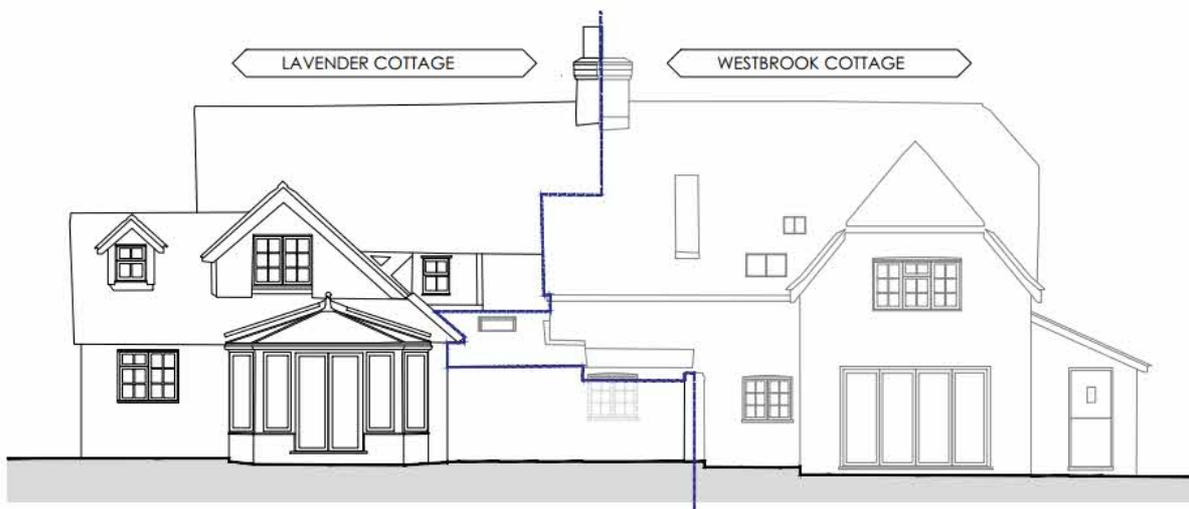
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Above: Existing West Elevation



Above: Existing North Elevation

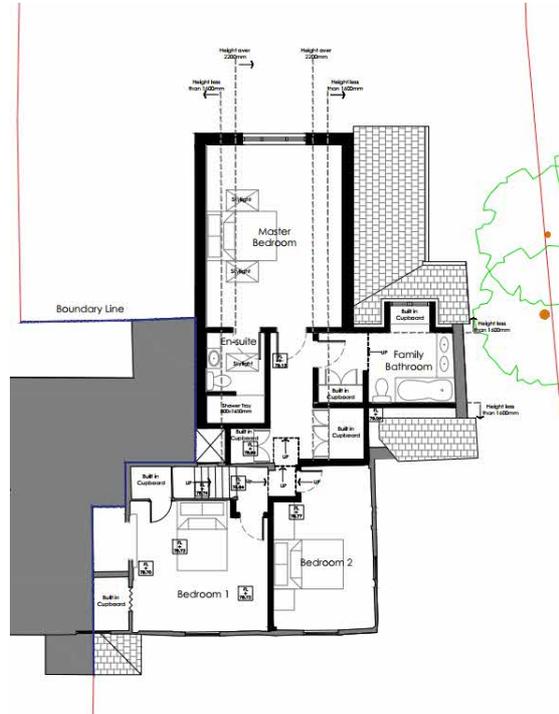


Above: Existing East Elevation

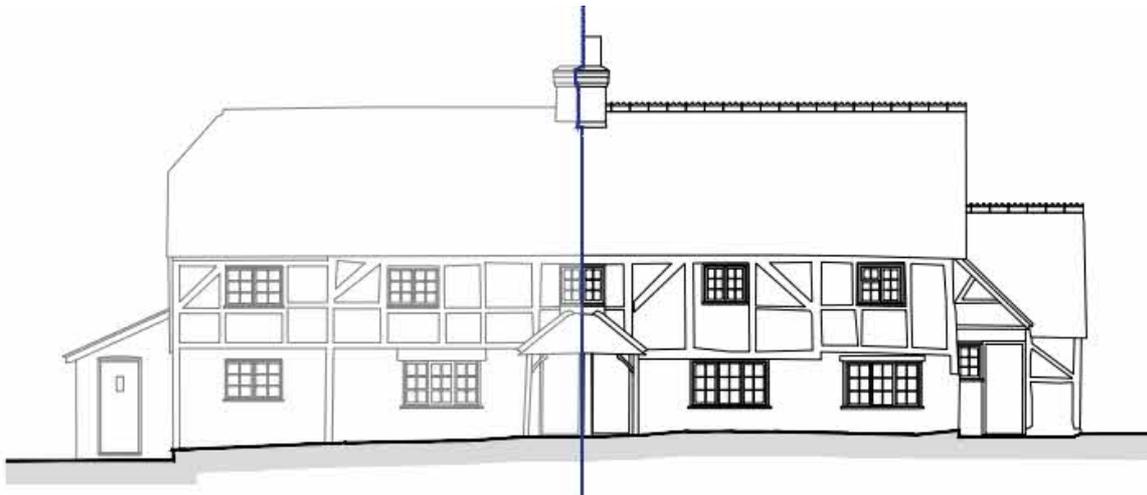
APPENDIX B- PROPOSED DRAWINGS



Above: Proposed Ground Floor



Above: Proposed First Floor

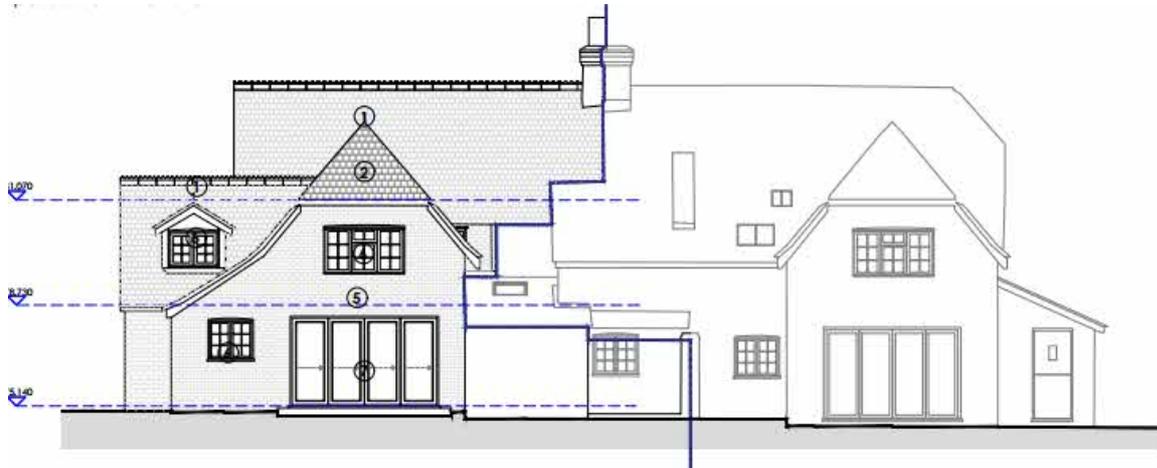


Above: Proposed South Elevation

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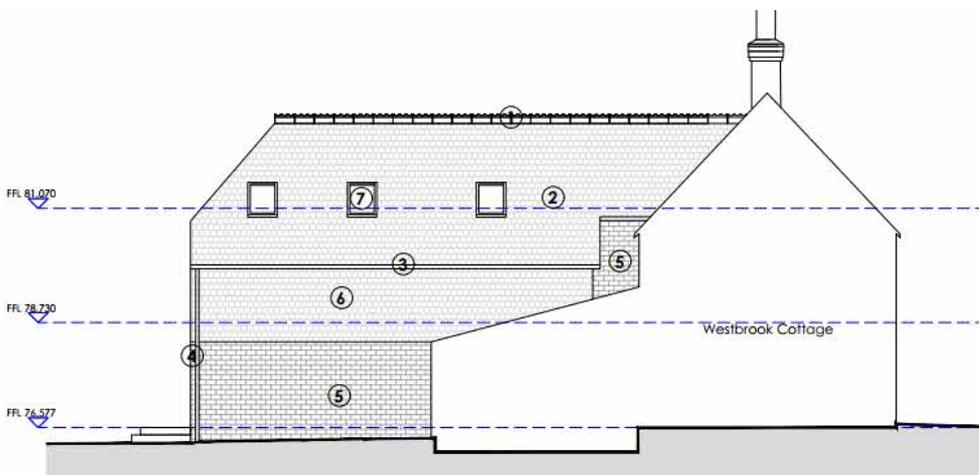
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Above: Proposed North Elevation



Above: Proposed East Elevation



Above: Proposed West Elevation

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APPENDIX C- EXTERNAL PHOTOGRAPHS



Above: Side Elevation



Above: Main Entrance



Above: Conservatory to the rear

APPENDIX D- INTERNAL PHOTOGRAPHS



Above: Kitchen



Above: Corridor



Above: Family bathroom