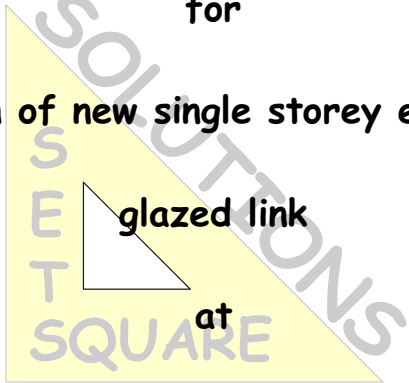


# Planning Statement including Design and Access Statement

for  
construction of new single storey extension and  
glazed link  
at  
Tadley Place  
Church Lane  
Baughurst



**PROJECT:** Construction of new single storey extension and glazed link.

**LOCATION:** Tadley Place, Church Lane, Baughurst, Tadley. RG26 5LA

**CLIENT:** Mr and Mrs Duncan

**APPLICATION:** Resubmission of Householder Listed Building Application  
22/02400/LBC and 22/02399/HSE

## DESIGN STATEMENT

- Introduction** This statement is written to comply with paragraphs 128 and 129 of the National Planning Policy Framework 2012 (NPPF) which requires applicants to describe the significance of any heritage assets affected by alterations, including any contribution made by their setting, stating that 'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'. Such an approach is also identified as best practice in Historic England's 'Historic Environment Good Practice Advice in Planning Note 2 - Managing Significance in Decision-Taking in the Historic Environment' (March 2015), which notes that 'the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision'.
- Planning History** There have been a number of applications on the dwelling of Tadley Place in the past including the more recent 22/00877/HSE and 22/00959/LBC for alterations to the main dwelling house.
- The Property** The detached brick and tiled 3 storey property with an additional basement sits within its own grounds. The property is Grade II Listed building under No 1296535. The listing states:-
- C16, C18, and lte C19. The east wing of a larger Tudor E-plan house, with later minor features, and a single-storeyed service block. Two-storeys and attic. The south front has coupled gables and 1.1 windows; red brick walling in English bond, plinth, moulded stone dressings to the mullioned lights. Tile roofing; a massive stack has banded rectangular base with 4 diagonal flues. Casements. The inner (west) face also has mullioned stone windows and the outer a large attached stepped chimney stack. The northward extension of the western unit has C18 cambered openings, with casements; the northern part of the east unit has been roughcast above ground-floor level, and has a modern half-glazed porch, surrounding an older doorway with a canopy on brackets and 6-panelled door. Within, an upper floor has a C16 stone fireplace, with an entablature and 2 Doric pilasters.*
- The Proposal** This proposal is to construct a new single storey extension and glazed link. This application is a resubmission of the previously refused application 22/02399/HSE and 22/02400/LBC but with revisited plans after a site meeting on 27<sup>th</sup> September 2023 with the Planning Officer Jemma Cox and Principal Conservation Officer Roderick McDonald under application 23/02218/ENC.
- The Design** The elements of the proposal are to be in keeping and sympathetic with the existing property and its use.
- The Layout** Internally the existing house layout is retained. The existing timber framed later extension is to be retained with an existing window opening to be enlarged to create a door opening to the new glazed link to be the only alterations to the existing building.

**Landscaping** There will be a new courtyard garden within the new courtyard area to the rear of the property on completion of the extension. There will be no addition proposed to the remaining existing landscaping with established access, parking, planting and garden areas all being retained.

#### ACCESS STATEMENT

**The Access** As this element only refers to site access, there is no change to the access levels afforded to the site or access around the existing dwelling that currently exist. Existing movement space around the property is maintained as are existing parking spaces so as not to impact on any neighbouring properties.

#### FLOOD RISK ASSESMENT

**Assessment** The initial assessment taken from the Environment Agency Flood Maps show this area of Church Lane, Baughurst is within Flood Zone 1 with little risk of flooding as shown on the accompanying Environment Agency plan.