

DESIGN, ACCESS + HERITAGE STATEMENT

Poulner Farm House, 5 Butlers Lane, Ringwood BH24 1UB



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INTRODUCTION

This statement has been prepared on behalf of Chris and Mel Jourdan, homeowners of Poulner Farmhouse, No.5 Butlers Lane, Poulner, Ringwood.

As will be covered later in this statement, the farmhouse has been subject to a recent planning submission in October 2022 by MJH Architects of Alton, Hampshire.

Following comments arising from this application (including subsequent revision), the submission was withdrawn by the applicants. RiB ARCHITECTURE have now been engaged with the aim of adopting a differing design philosophy more in keeping (and mindful of) the historic character and planning status as a heritage asset.

In this light, and after a thorough retrospective interrogation of the then current proposals, we have determined a new, more contextual approach which we believe is reflected both in this statement and the drawings.

This document aims to outline both the reassessment process and logic and revisions included to the scheme to make it a more comfortable addition and re-modelling to the existing Farmhouse and outbuildings.

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FARMHOUSE AND CONTEXT

The property is located on 5 Butlers Lane, an historic lane linking Ringwood with Linford and the forest beyond. It should be noted, that to the north and west the site is surrounded by 1960s estate development.

The original house dates from the 17th century, with a 19th century addition to the rear and later 20th century garage and rear extensions.

The main roof is thatched with two eyebrow dormers to the front - the 19th century addition having clay tiles. The garage extension is also clay tiled, the rear extension being flat roof with metal finish.

The house is faced with red brick and timber beams - the garage is faced with red/brown bricks.

The single storey rear extension is faced in red brick with timber beam features as a reference to the original.

The house is orientated on a south (front) to north (rear) axis _ with a plot size of 813 sq m.

Vehicular access is afforded via the lane to the south, with pedestrian access via traditional 5 bar gate from either the lane (direct) or off the driveway forecourt.

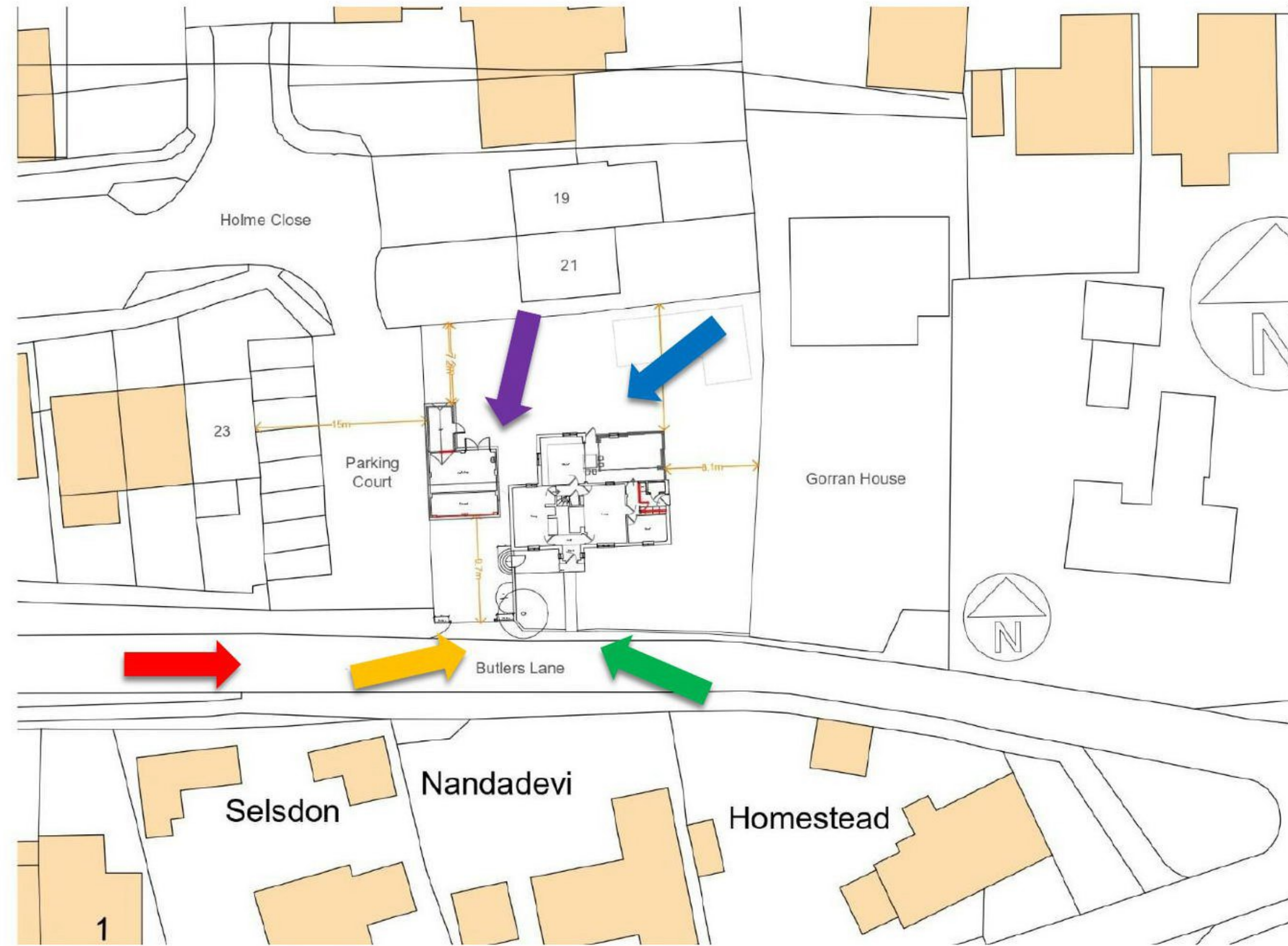
To the rear, can be found a mix of lawned area alongside a temporary structure and vegetable (cottage) garden.



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FARMHOUSE AND CONTEXT



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FARMHOUSE AND CONTEXT



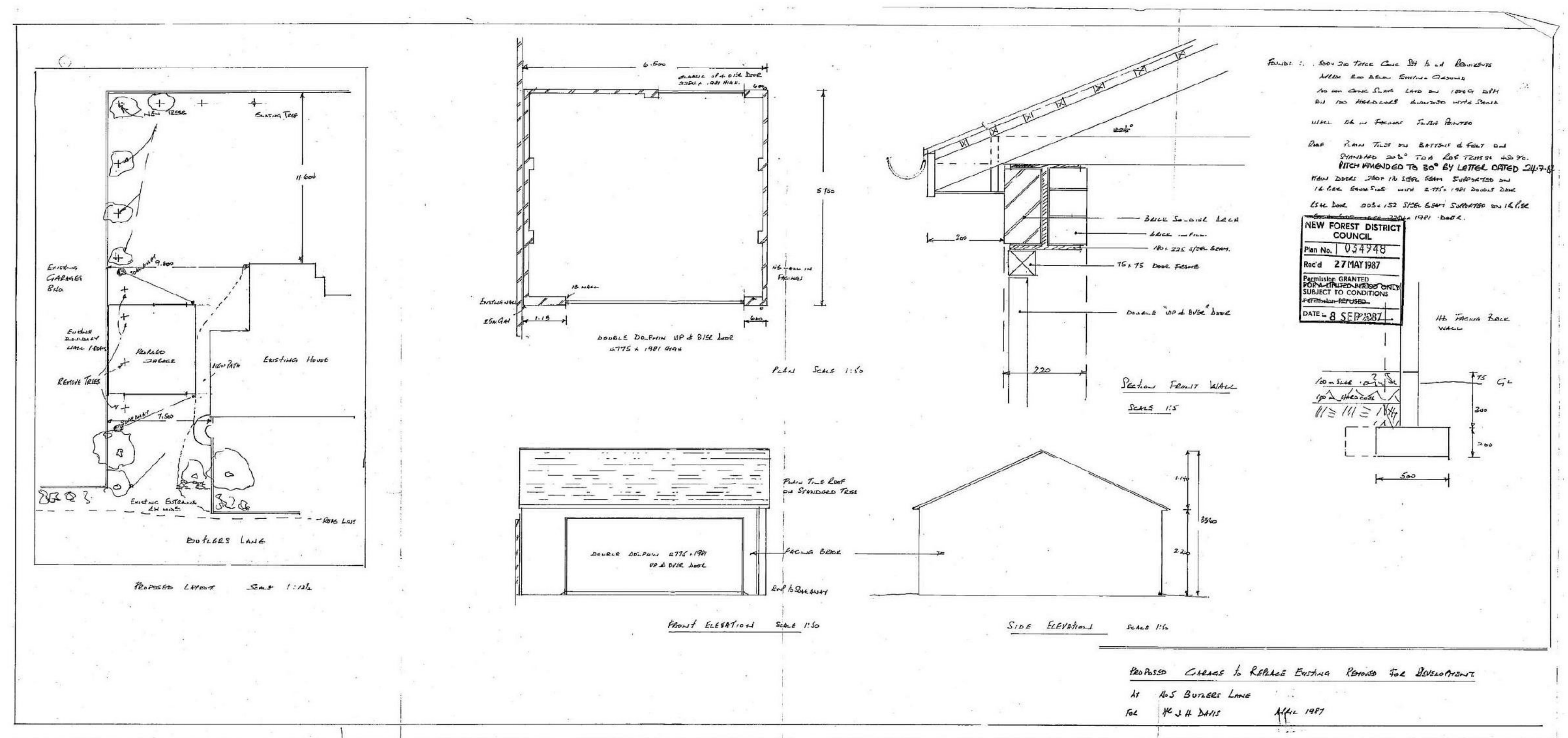
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PLANNING HISTORY

Previous Planning History as follows:

1. Ref: 87/NFDC/34948 – Erection of Double Garage –
Date of validation : 27th May 1987
Date of decision : Approval – 9th September 1987



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PLANNING HISTORY

- NFDC REF - 21/11405 - Use of land to station a mobile home granny annex for use incidental to the main dwelling (Lawful Development Certificate that permission is not required for a proposal).

Date of validation : 7th October 2021

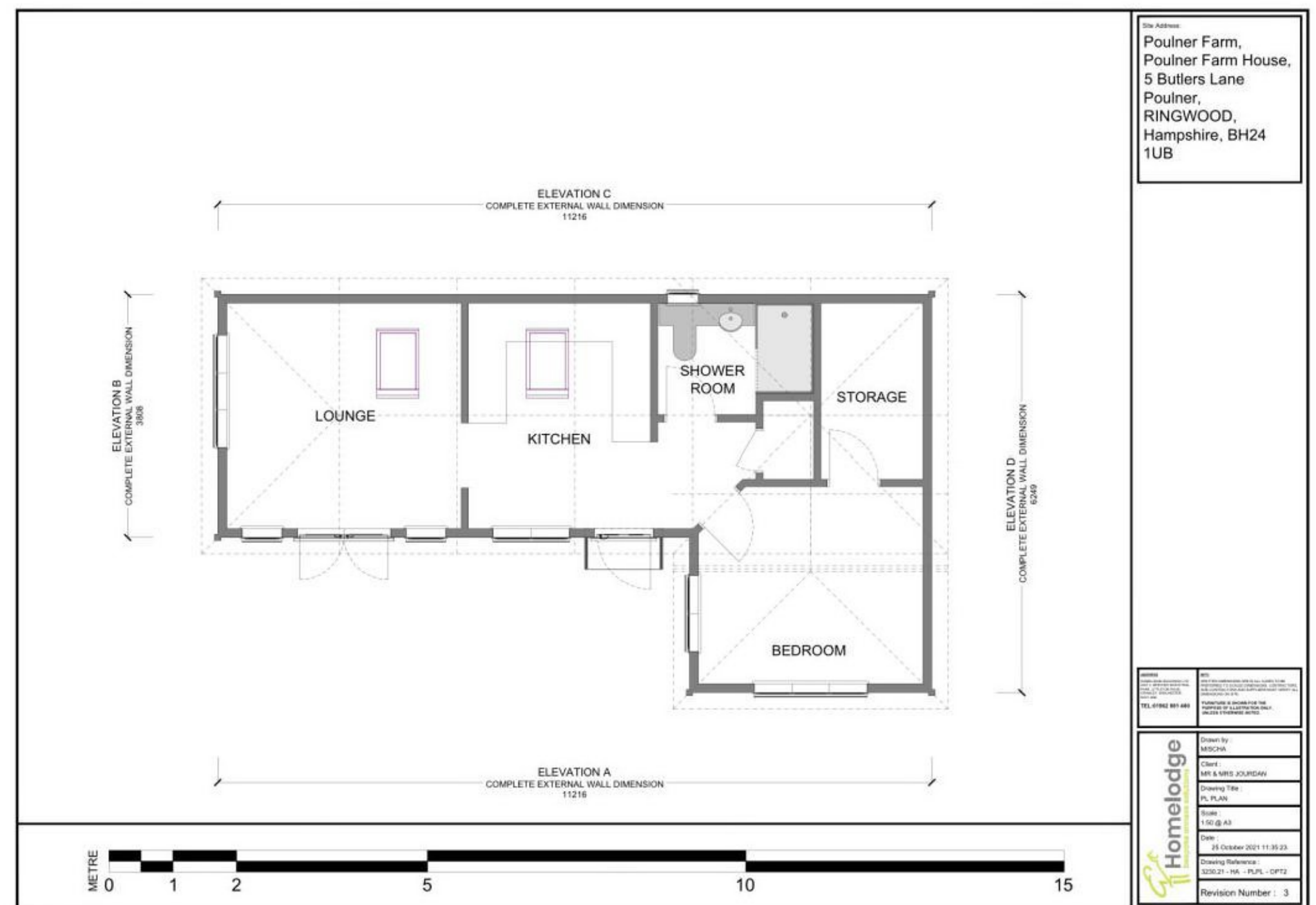
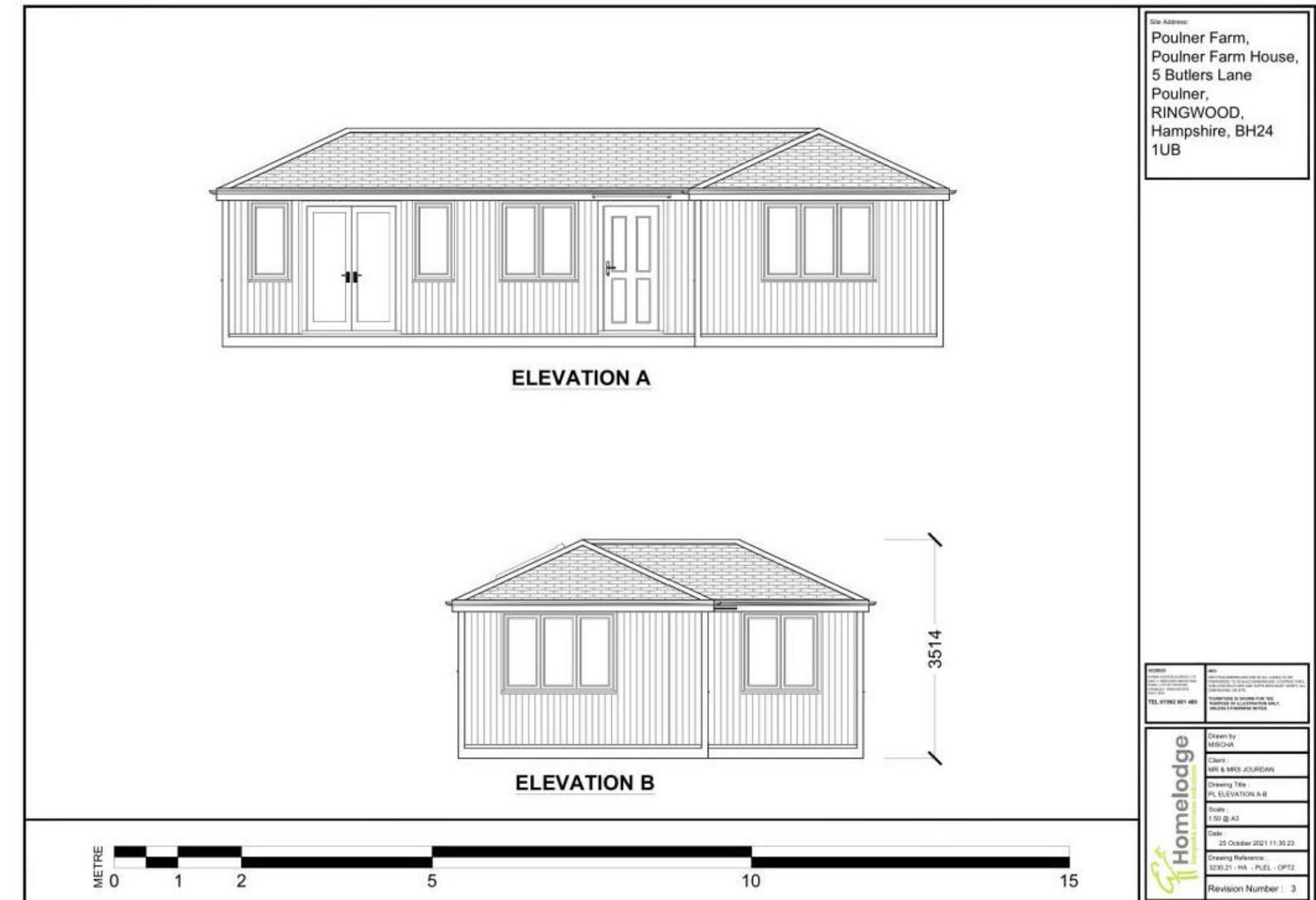
Date of decision : 10th November 2021

DECISION

“ . . . The Council is satisfied on the evidence provided that the mobile home does fall within the statutory definition of a caravan. The proposed use of the Land for the siting of the mobile home for use by a family member as set out in the evidence submitted in support of the application does not amount to a material change of use.”

We would confirm that the locating of the mobile home is not considered by the homeowners/clientS as being a permanent arrangement - primarily meeting the current extended family living need. Hence, the application for temporary stature.

In regard to the current application, we would highlight that the new proposals are designed for a future scenario in which the mobile home is no longer present - the new Family space opening up and orientating towards that aspect.



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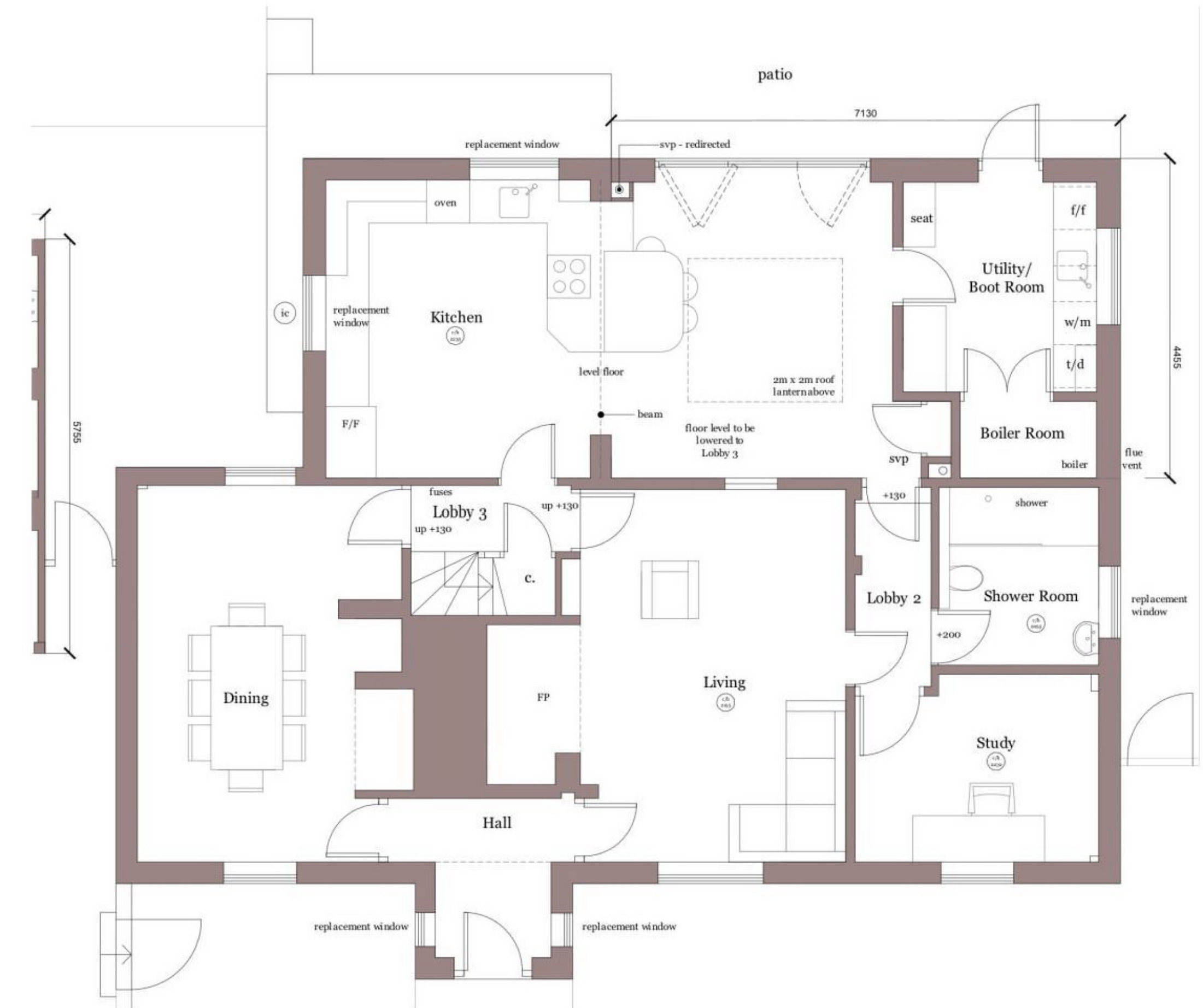
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- NFDC REF - 21/11169 - Alterations to the front elevation of the garage, removal of 20th Century single storey rear/side extension with terrace above, pitched roof over existing first floor window/proposed door on east elevation, replacement of windows, painting of walls of the 19th century addition to an off-white colour.

Date of validation : 10th October 2022

Date of decision (withdrawn) : 2nd December 2022

Application was withdrawn following Conservation concerns voiced during the planning consultation process. Expressed concerns related to the perceived suburban nature and form of the replacement extension (proposed) along with impacts of garage amendments to setting of the heritage asset.



3. Rear Elevation (North)

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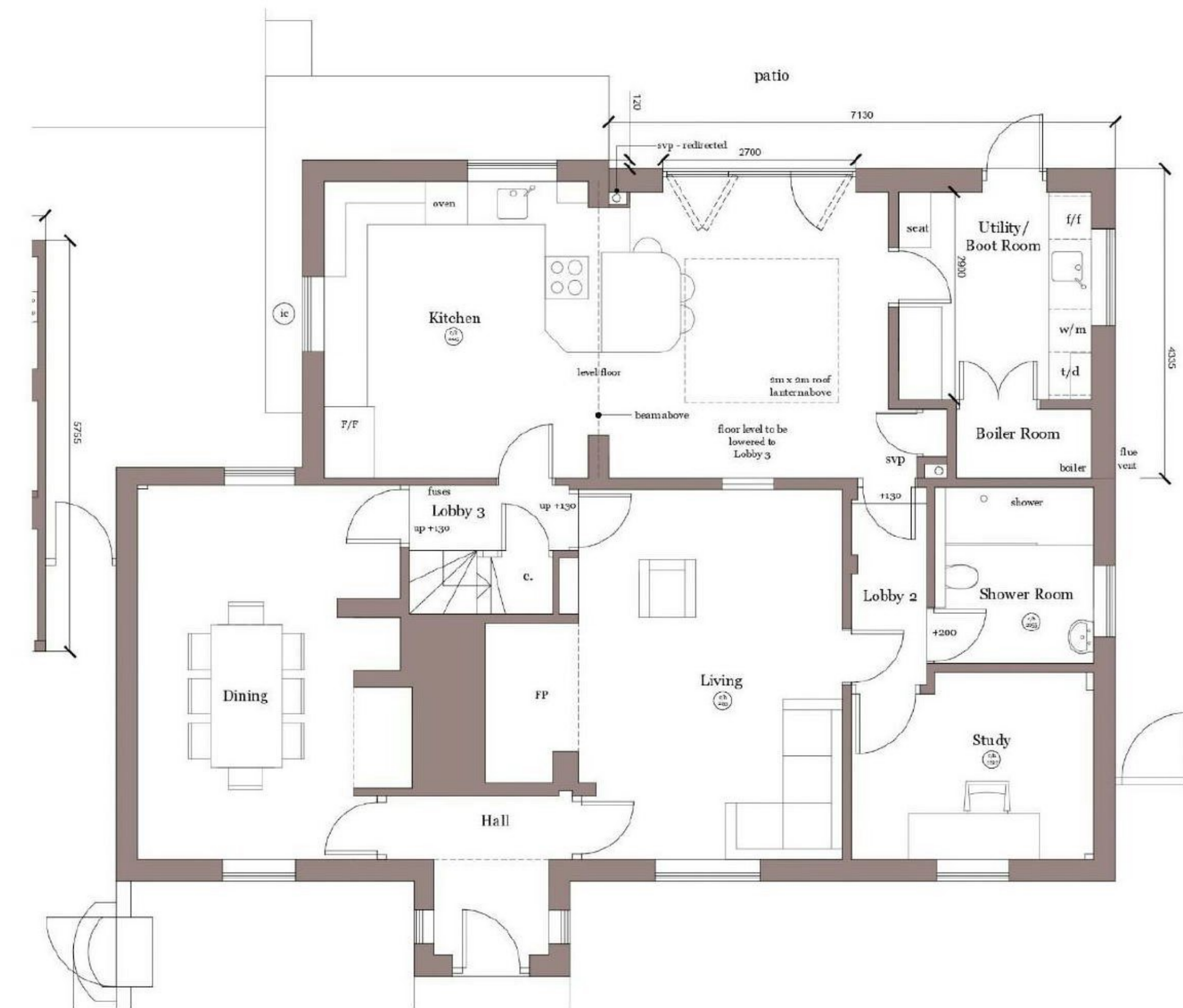
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- 4. ENQ/23/20014/EHH – Alterations to the front elevation of the garage; erection of attached outbuilding to garage to consist of outdoor kitchen area and store; removal of 20th Century single storey rear/side extension to be replaced with a single storey side/rear extension with a roof lantern; works to repair windows/replace rotten sections as necessary, keeping single-glazed wood casement style.

Date of validation : 18th January 2023

Date of NFDC response receipt : 27th February 2023

Whilst the revised drawings provided in support of this ‘follow on’ Pre-Application Enquiry illustrated amendments to the initial (withdrawn) submission, it was evident that these were insufficient to anticipate a positive outcome/decision should the plans be formally presented.



3. Rear Elevation (North)

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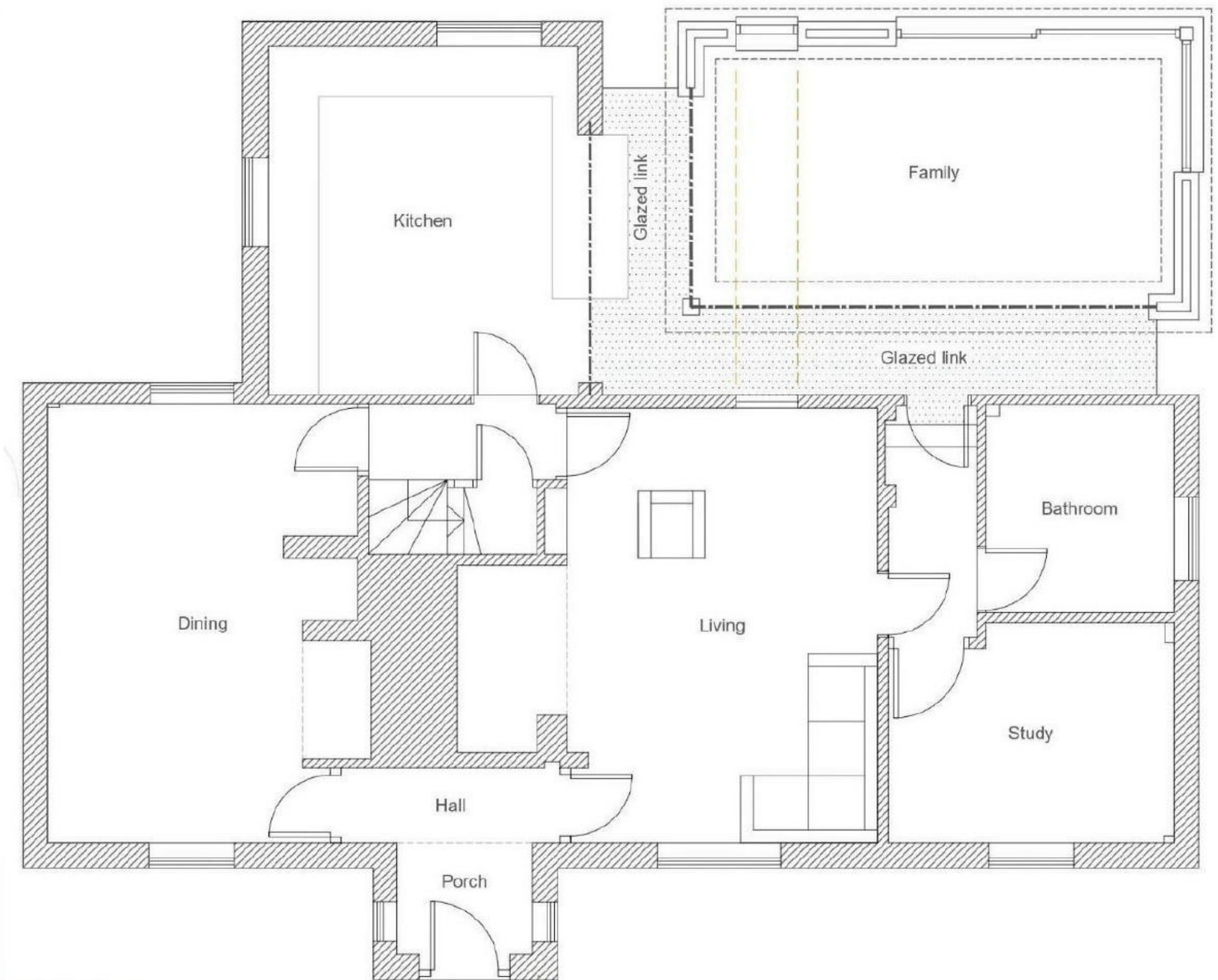
5. ENQ/23/20173/EHH – Replacement of existing rear extension and opening up of current kitchen to create new family space.

Date of validation : 11th July 2023

Date of NFDC response receipt : 11th August 2023

This Pre-Application enquiry confirmed a new direction in the philosophy and form of design response away from the previous submitted to a more contextual – but contemporary – approach. Response received was largely positive, with a few points to consider prior to submission. i.e. potential to lower overall height and to set back the rear and side facades.

The current application is founded on this design approach and outlined in the pages following.



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TOWARDS A NEW APPROACH

Following the planning response(s) received in respect of the initial submission and the revised Pre-Application amendments, RiB ARCHITECTURE were approached by the homeowners to assess the position in design and planning terms and any potential way forward in achieving their aims and aspirations.

In order to best inform this process, it was considered important that we consider the proposals provided by the previous consultants – in the first instance we would refer to the primary element of the rear extension and then continue to the garage and forecourt amendments/extensions, along with proposed internal revision(s).

REAR EXTENSION (EXISTING)

Referencing the EXISTING images (right) one can see that whilst the existing extension attempts to pay due reference to the original materials and appearance, it is considered of limited success in this regard. To the author, the form is perhaps a little modest in scale – a factor that also clearly introduces compromises internally to available height and (lack of) feeling of spaciousness. It is acknowledged, however, that the set back of the rear elevation serves to create the visual break (thus enabling the new and historic to be legible to the casual viewer).

Whilst the height is a little limited, this does however serve to free the eye to view historic detail around the thatch and eaves line and the existing feature side window at first floor level.



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TOWARDS A NEW APPROACH

REAR EXTENSION – INITIAL SUBMISSION

(extracted comments from Conservation Officer planning response)
“ . . . It is suggested that any replacement addition here is scaled back . . . The detailing proposed needs to be of higher quality and the architectural solution should either be a simpler more contemporary addition or something which has a greater affinity for the traditional references within the main house. As submitted the building fails to create a positive addition in this respect . . . ”

After considering the application submitted by the previous consultants (MJH Architects of Alton, Hampshire) in both 2D layout and 3D projected form, (see images, right) we would, unfortunately, have to concur with the officer’s assessment.

We would acknowledge that the previous proposals incorporating the somewhat ‘incongruous’ feature glazed lantern, could be considered “rudimentary” and lacking requisite detail for the heritage context. In this regard, perhaps, “too suburban” as a worthy and respectful addition to the host property - despite its clear suburban location within the town.

Detailing further emphasise this perceived lack of empathy with the original - with the level of care given to the junction(s) between new and old appearing to obscure historic detail from view. Our (now) submitted design seeks to address these issues to create a positive enhancement and addition.



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TOWARDS A NEW APPROACH

REAR EXTENSION – JUNE 2023 PE-APPLICATION CONSULTATION

After considering comments arising from the initial submission, we were able to confirm the new approach via the means of the afore mentioned Pre-Application request/consultation.

The new proposals illustrated a move away from the previous ‘additive box’ to a design response informed by – whilst contrasting with – the Farmhouse dwelling. We were happy to receive the following advice/comments which were largely supportive of the new design, with a few areas to address, and enabled us to progress to formal application.

“ . . . The revised approach to the new extension is more successful than the withdrawn application. It has a family room with a glazed link running along the east elevation of the rear wing and rear north elevation of the original house. The use of timber in this instance is more successful as it picks up the reference to timbering in the historic building in a different way. The fenestration is nicely designed.

It is recommended that the south elevation face is recessed back so that the rear wing is more dominant, and the height of the extension is kept low so that the eaves can be seen on the axonometric but less so on the elevation . . . “

It is pertinent to note that the Pre-Application advice received was solely with regard to the replacement rear extension.



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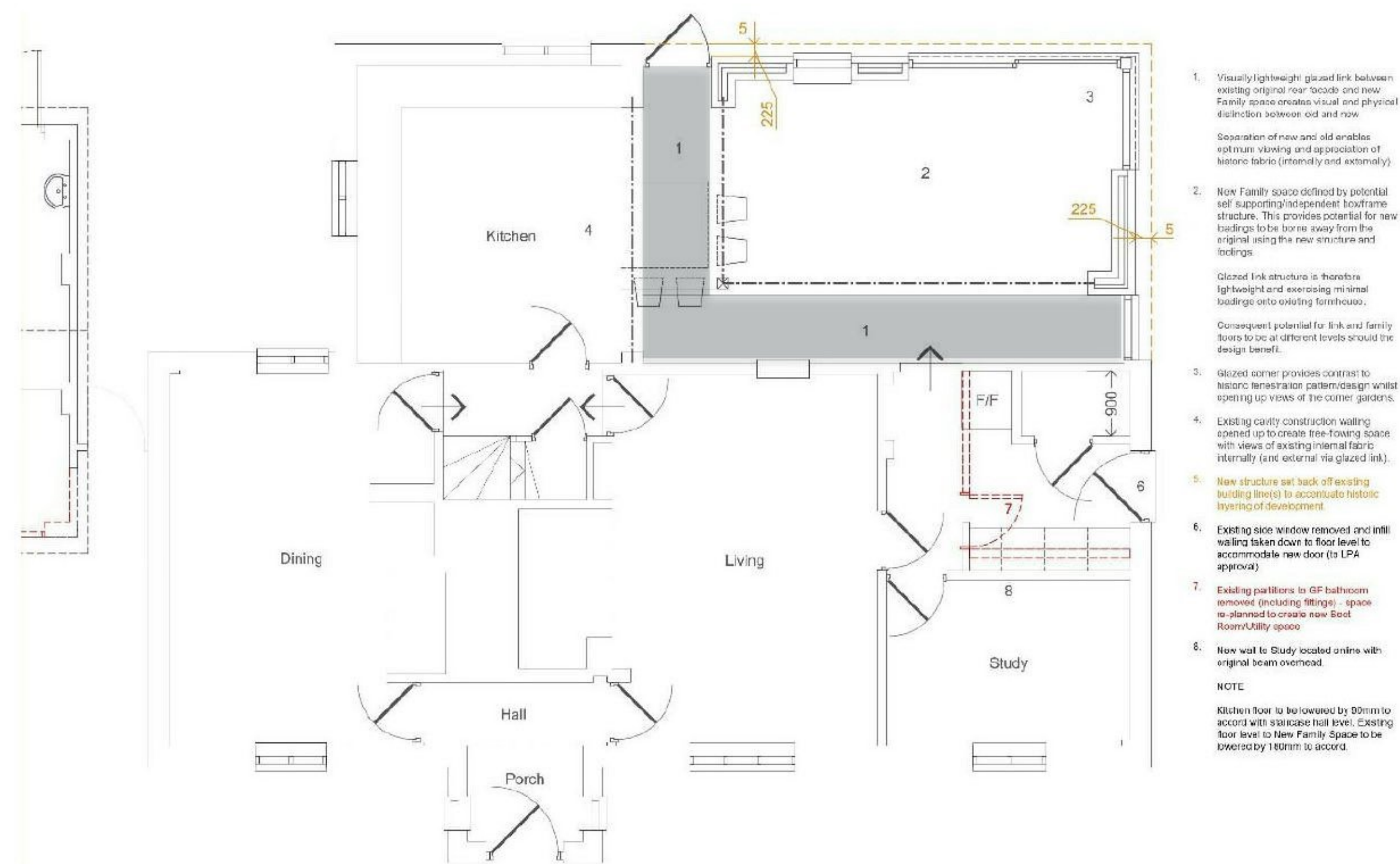
TOWARDS A NEW APPROACH

REAR EXTENSION – SUBMITTED PROPOSALS

Our initial question was whether to adopt a referential philosophy or move to a contemporary vernacular. Our proposals confirm the latter and our belief that there is a strong case for creating a form distinct and distinguishable from the original, rather than seeking to mimic or reflect in too literal a manner the historic.

Glazed link structure

The intention is to provide a glazed structure at the junction between new and old. The light nature of the link provides the potential to retain and view the existing structure - the minimal depth mitigating visual/physical “clash” with eaves and cill detail.



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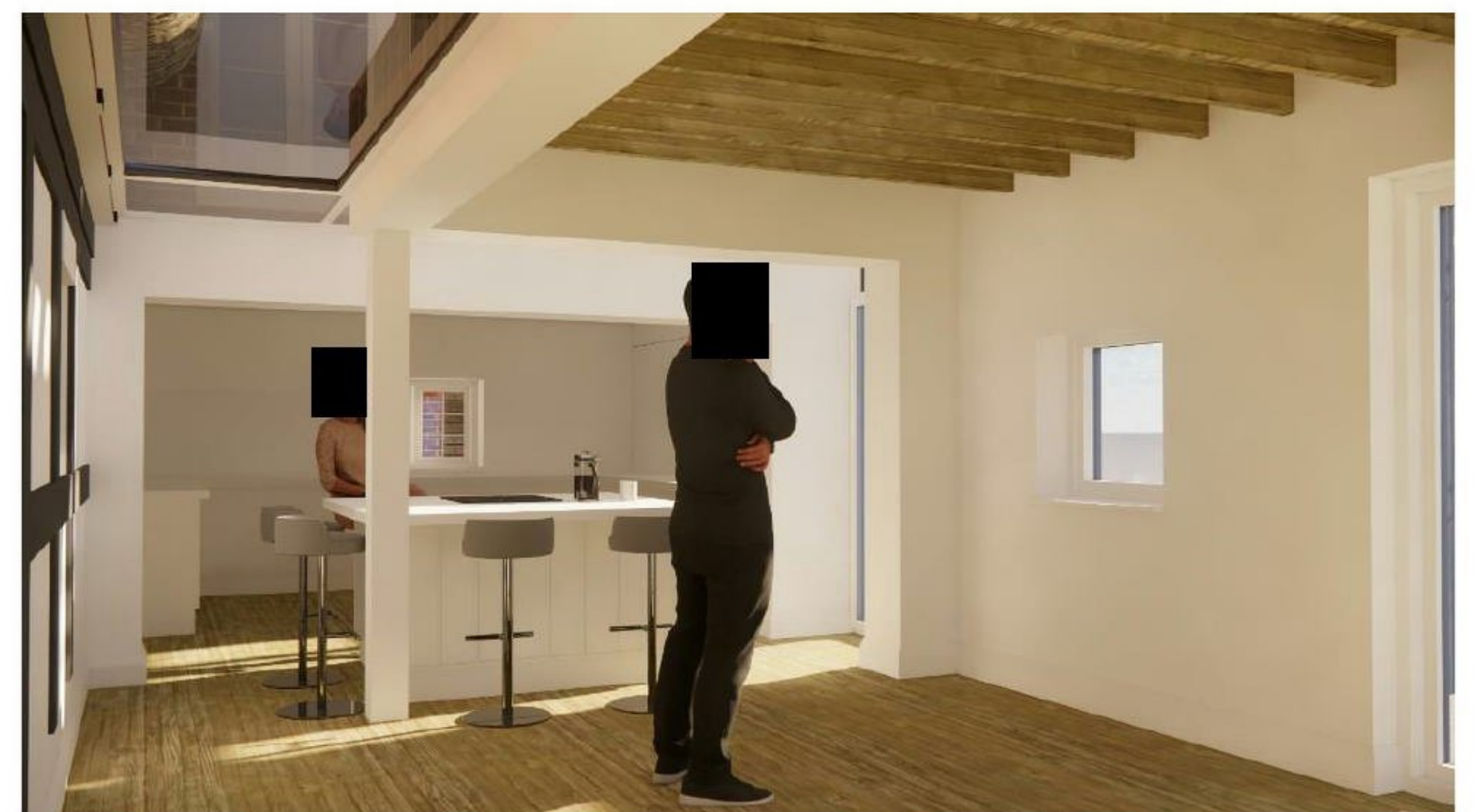
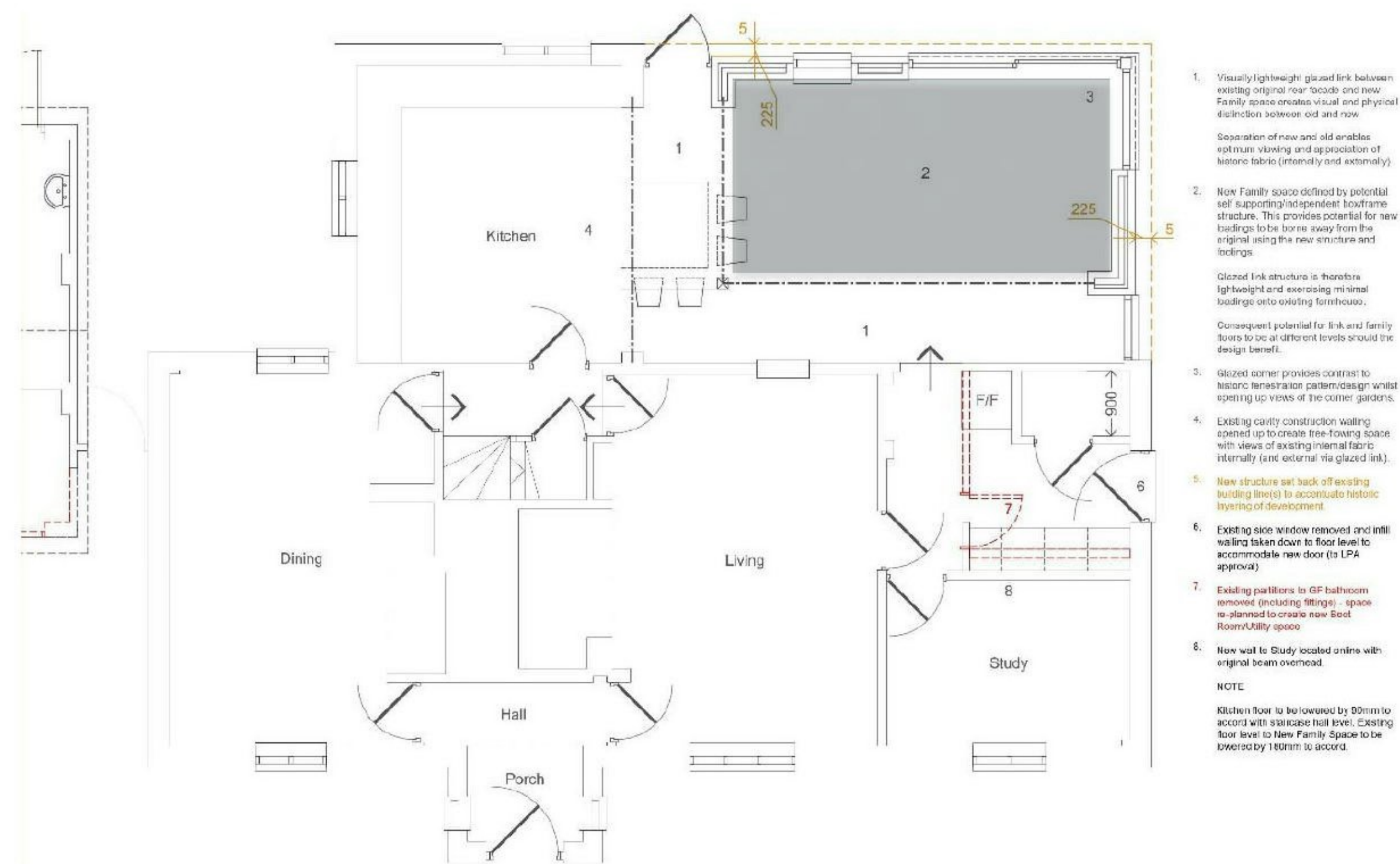
TOWARDS A NEW APPROACH

REAR EXTENSION – SUBMITTED PROPOSALS

Family “pod”

Another benefit of the visual and physical dislocation of the main space from the existing facilitated by the link is the potential that this provides for the structure to be “independent” from stylistic and structural constraints in relation to the farmhouse itself.

We use the term “pod” as this could be a self-supporting framed box structure, bearing on its own substructure and distant from any adverse loading or bearing on the existing. Similarly, the glazed link elements and floor could be designed to part bear onto the new, again with the aim of minimising impact(s).



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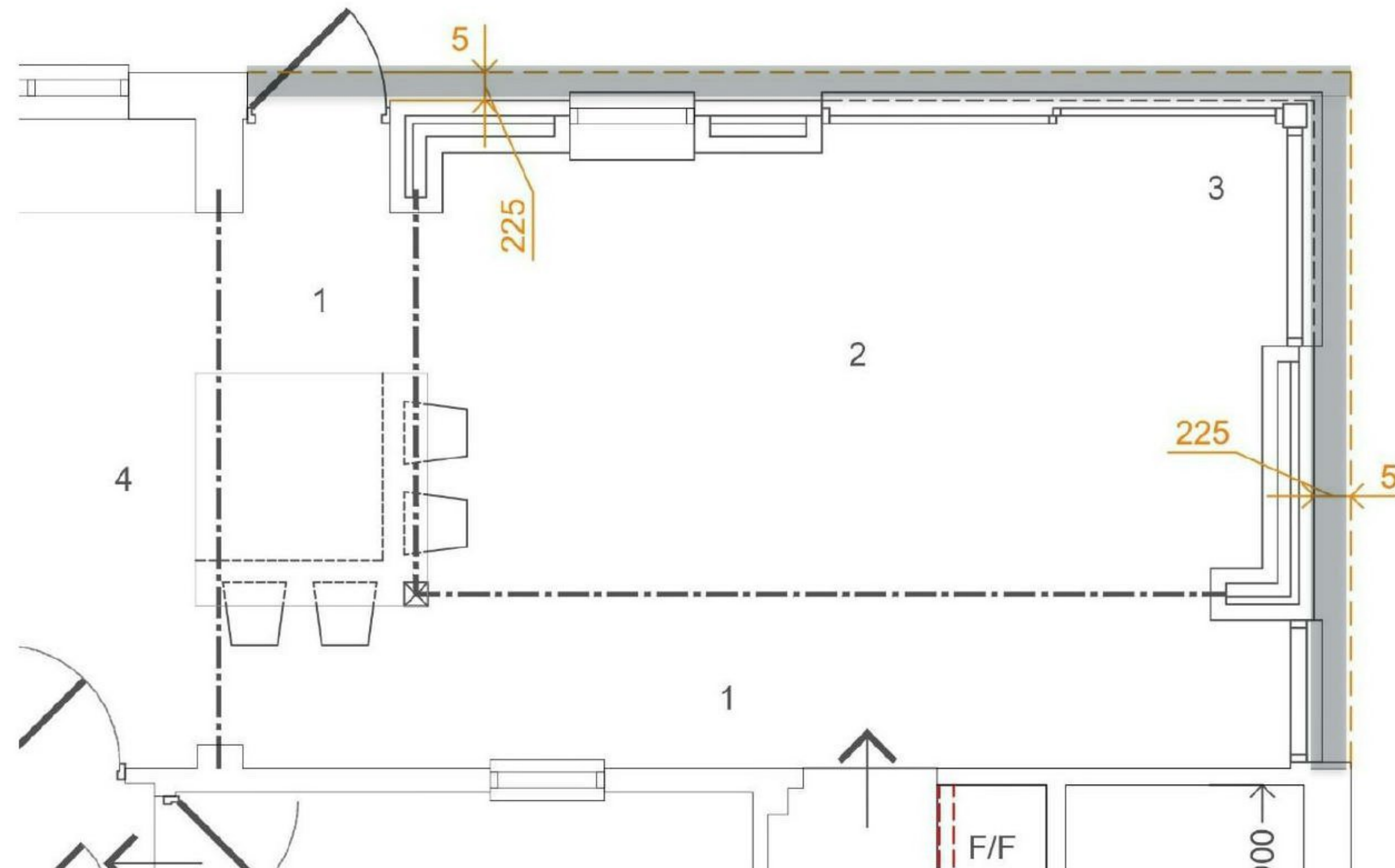
TOWARDS A NEW APPROACH

REAR EXTENSION – SUBMITTED PROPOSALS

Relationship/alignment in respect to Farmhouse

Our Pre-Application proposals suggest an alignment to the existing facades, but with a setback to the glazed link “ends”. It was considered that - in conjunction with the transparency of the link - this would enhance the ability to distinguish new from old. With the movement of shadows across the respective elements, this will also create extra visual interest throughout the path of the day.

In response to officer comments in the Pre-Application, we now illustrate a setback of 225mm from the existing facades thus adding to the visual perception of development chronology.



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TOWARDS A NEW APPROACH

REAR EXTENSION – SUBMITTED PROPOSALS

Layout

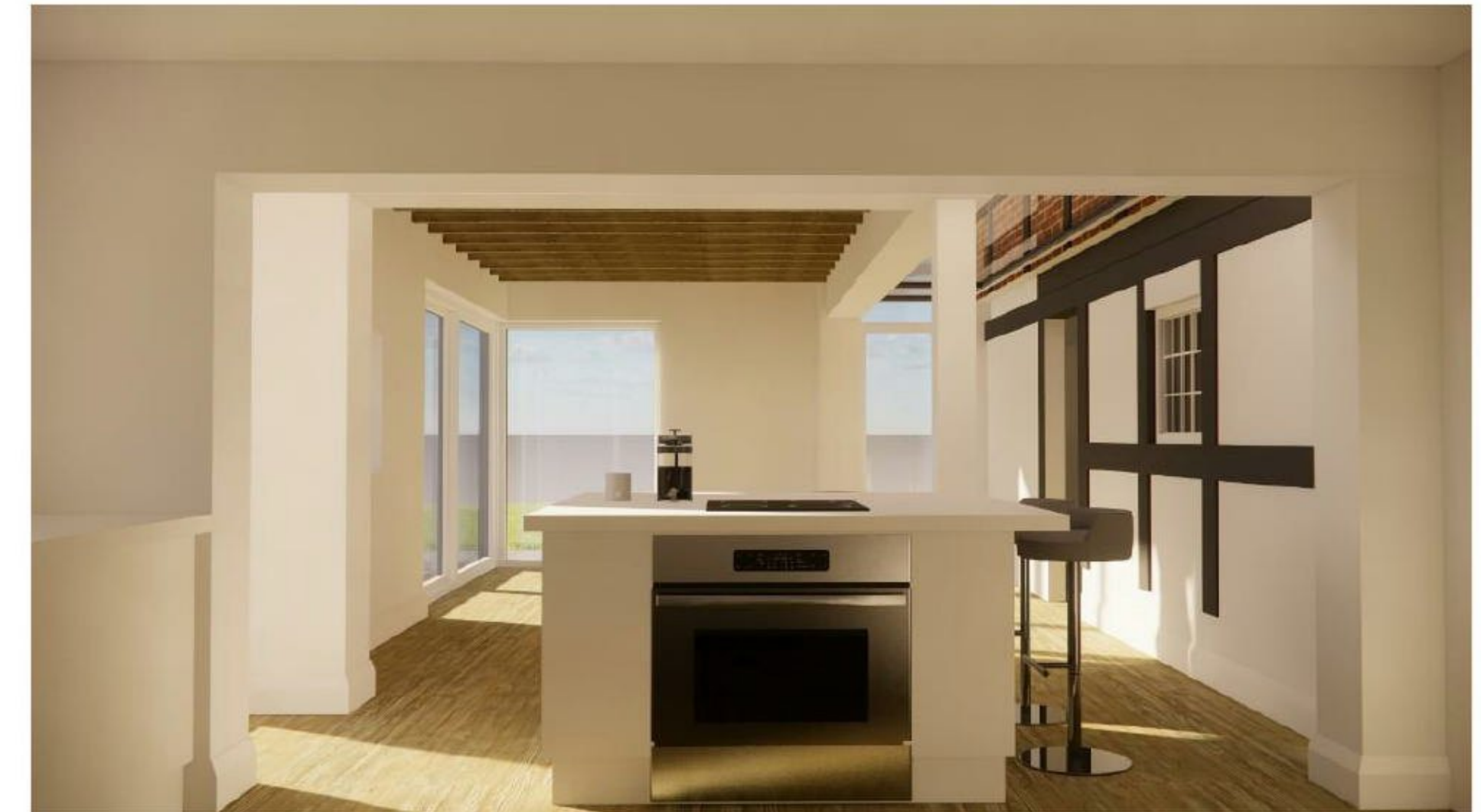
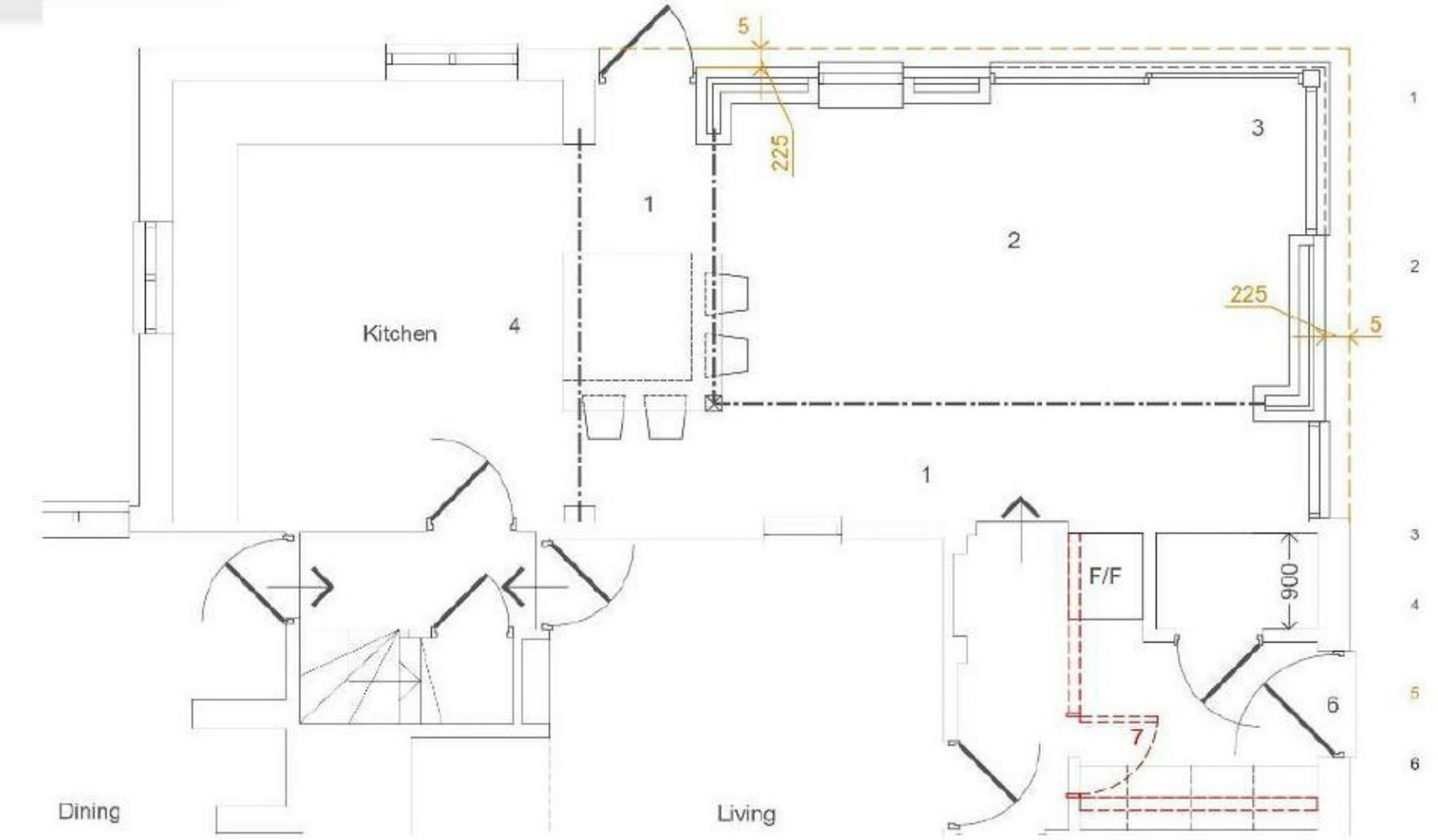
In contrast to the previous proposals, we have sought to keep the interior as open and ‘pure’ as possible, with the kitchen area located within its existing position – the utility being positioned in the current GF bathroom space. (see later in the text).

Wall removal

The design incorporates the proposal to remove a section of the side wall to open the space up into the new. Mindful of the concerns expressed by the Conservation Officer, we sought the input of our Heritage Consultant - the advice being that its cavity wall construction is not typically that of 19th century construction and should not in itself raise issue(s) with regard to (part) removal.

Floor Levels

The proposal is to reduce the existing floor level down to that of the staircase inner hall, which is beneficial to our design but also minimises the outcome height. This we trust addresses comments raised during the Pre-Application process. From a structural perspective, we requested our Structural Engineer to view trial holes adjacent to the original and projecting footings, and subsequent advice confirmed that this would not have an undue impact on the existing.



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TOWARDS A NEW APPROACH

REAR EXTENSION – SUBMITTED PROPOSALS

Design Vocabulary

Design

As mentioned earlier, our proposals illustrate a design which we feel will contrast and in so doing complement the existing.

Materials

A contemporary materials treatment is also shown - supporting the fundamental principle of creating a new addition that is of its time, but not to the detriment of the existing historic character.

Primary proposed materials for the extension are as follows, the images are proposed as guidance:

Walls – vertical timber cladding (stained black)

Windows/Doors – aluminium

Link – slim frame glass

Flat roof – TBA with LPA



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TOWARDS A NEW APPROACH

PROPOSED NEW UTILITY SPACE + BOOT ROOM

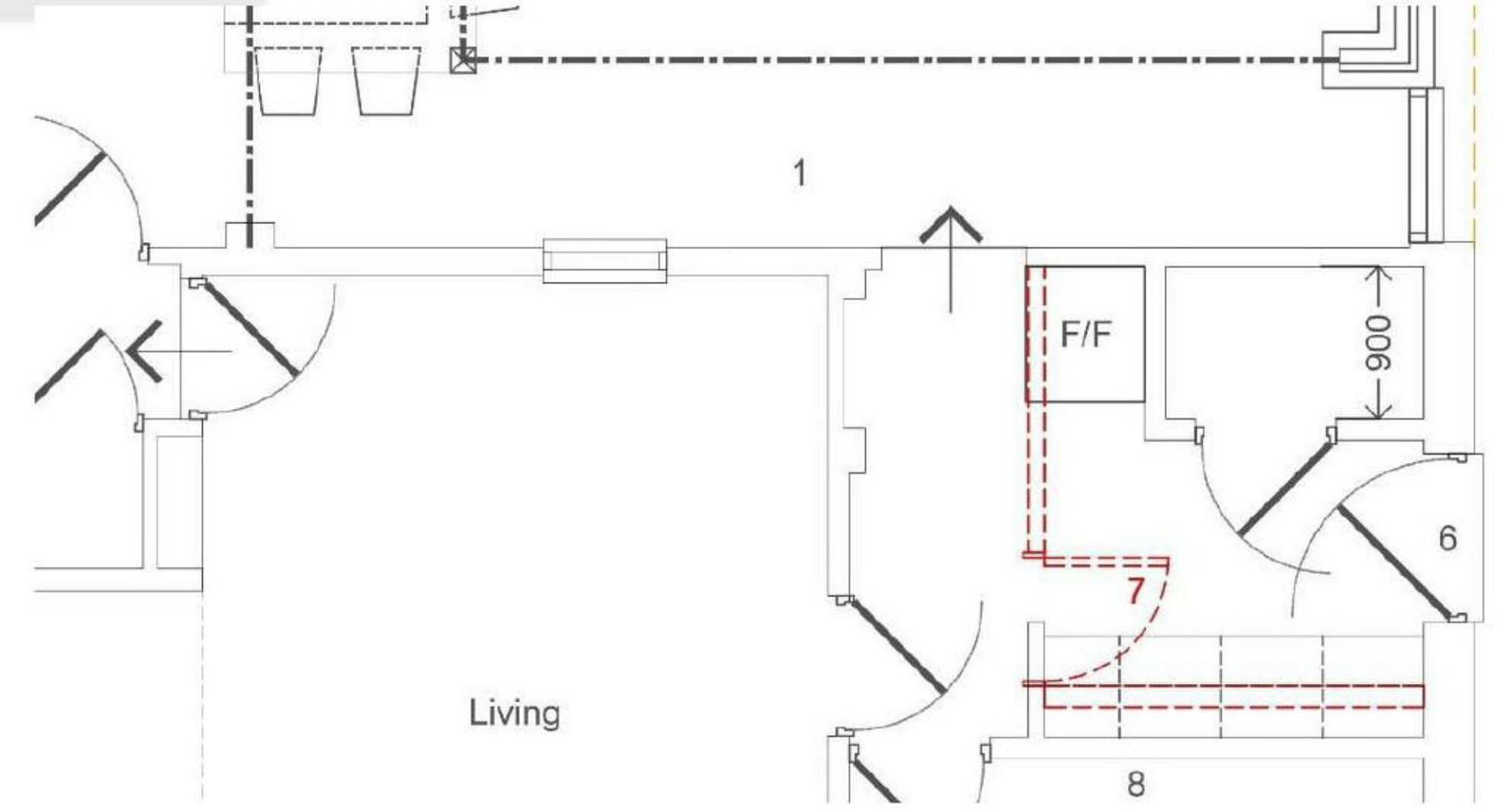
Layout

Currently housed within the existing rear extension, the proposal is to use the existing ground floor bathroom to accommodate this facility – along with a new side hallway/Boot Room space to provide a more satisfactory entry from the garden (particularly in inclement weather).

Internally, this should have limited impact upon the heritage of the farmhouse – the sub-division clearly being a much later 20th century compartmentalisation.

Externally, the new access into the Boot Room is achieved via the replacement of the existing east elevation window with a full height door opening. Whilst this will involve modification to the existing façade composition, it has been noted by our Heritage Consultant that the existing appearance in this area suggests that the window itself is a later addition and the evidence suggests that we would be reinstating a previous opening.

As illustrated, the replacement door would be of heritage character to accord with the historic nature of the original farmhouse – we are happy to consult on the precise design and product(s), including method of creating and forming the new opening. In this regard, we continue to liaise with a local respected contractor and of course our engaged Heritage Consultant.



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TOWARDS A NEW APPROACH

PROPOSED WORKS TO EXISTING DOUBLE GARAGE

Rear

In the previous submission, proposals for the rear incorporated a storage area and covered canopy - projecting 7.2m back into the garden. This attracted adverse comment from the Conservation Officer. As a result, we have reconsidered this area of work and our new proposals illustrate a structure projecting only 4.0m – which it is considered should address previous concerns.

Front

To the fore of the current garage, it is proposed that the existing double door frontage be replaced with an oak framed carport area, set back 2.15m. With the existing garage being a 1980's addition of limited heritage value, we would consider this to be an enhancement to the existing structure.

Forecourt

In contrast to the previous submission where the gate posts, fencing and grassed verge were to be reduced, our proposals confirm the retention of these elements within their current positions. As a result, the consequential removal of existing circular planting beds (and modifications to the steps up from the driveway to the front garden area) is no longer necessary and the drawings again show their retention.



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TOWARDS A NEW APPROACH

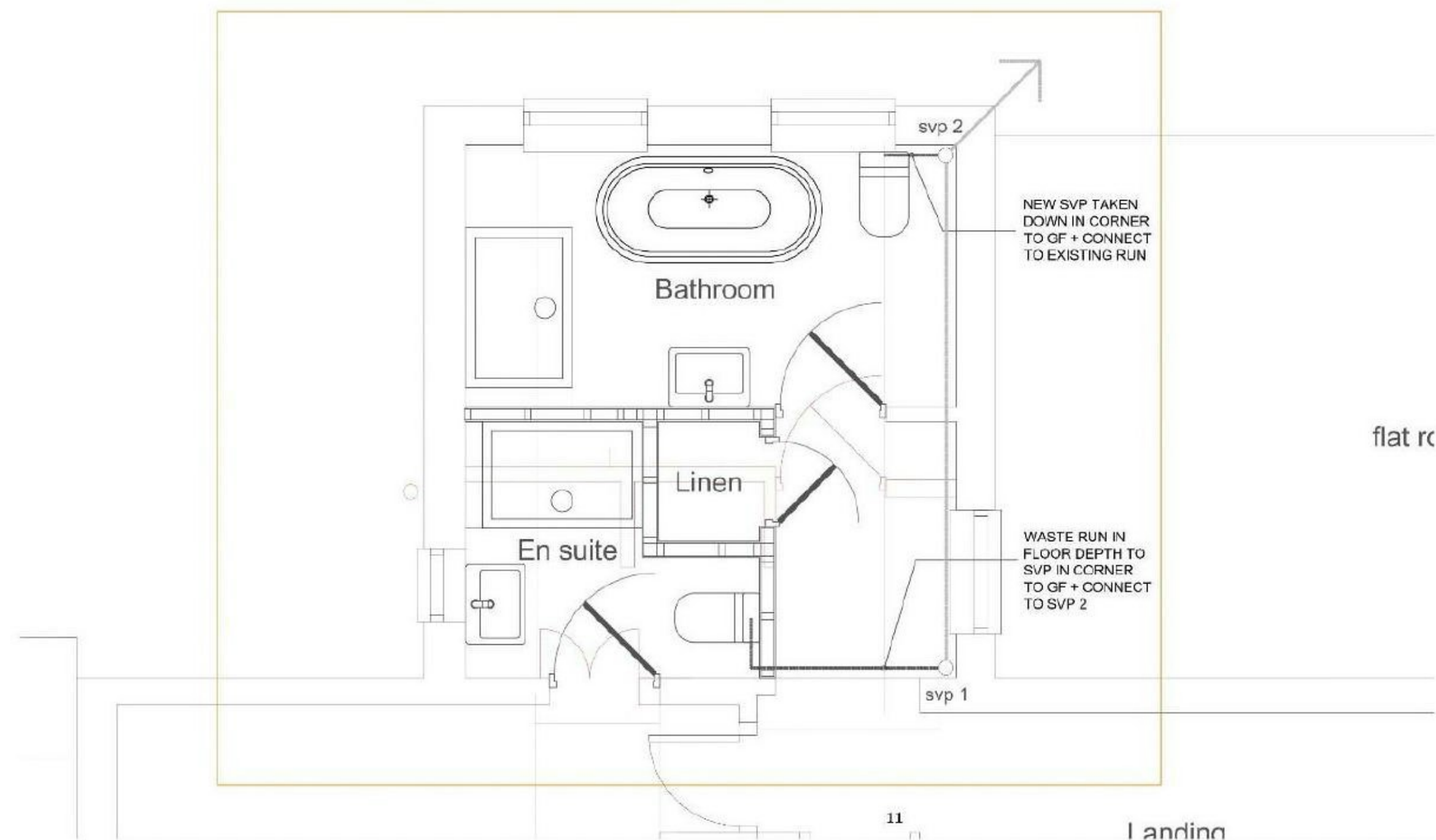
PROPOSED INTERNAL WORKS

En Suite and Family Bathrooms

We propose the conversion of the rear bedroom into a family bathroom with the existing as ensuite to the main. It is considered possible to run the wastes internally to avoid visual impacts.

Fencing (Retrospective)

With good intentions, the homeowners have replaced the previous dilapidated side fence (see above, right) with new (below, right). We have therefore included within this application for approval.



TOWARDS A NEW APPROACH

CONCLUSION

Whilst my clients remain comfortable with the initial submission, having retrospectively interrogated the proposals, we are pleased to place this revised submission. We would assert that the design presented addresses and resolves the primary issues as follows:

1. Rear extension. The previous issues relating to the manner in which the new form sits with (and adjoins to) the current dwelling have been mitigated via the introduction of the glazed link as a separating element. This thus provides clear legibility between the building chronology. The design of the link (and its height differential) minimises potential clashes with historic detail, enabling continued viewing of the fabric.
2. Garage. To the rear, the level of development has been greatly reduced, lessening potential impact upon the setting as viewed from the rear garden. To the front, whilst the car port feature remains, the suggested modifications to the driveway boundaries mitigate any perceived harmful impact upon the primary setting of the heritage asset from the lane.

We trust that you will agree that the new proposals are a true enhancement to the existing scenario, and that accordingly our clients can anticipate a positive outcome. At that stage, with the continuing input of our heritage consultant and in full consultation with yourselves, we look forward to working together with regard to the historic fabric detail to agree the realisation of the design.

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EXISTING 1F PLAN	D4
PROPOSED GF PLAN	D5
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PROPOSED (PART) PLANS	D8
EXISTING ROOF PLAN	D9
PROPOSED ROOF PLAN	D10
NORTH ELEVATION	D11
EAST ELEVATION	D12
WEST ELEVATION	D13
SOUTH ELEVATION	D14

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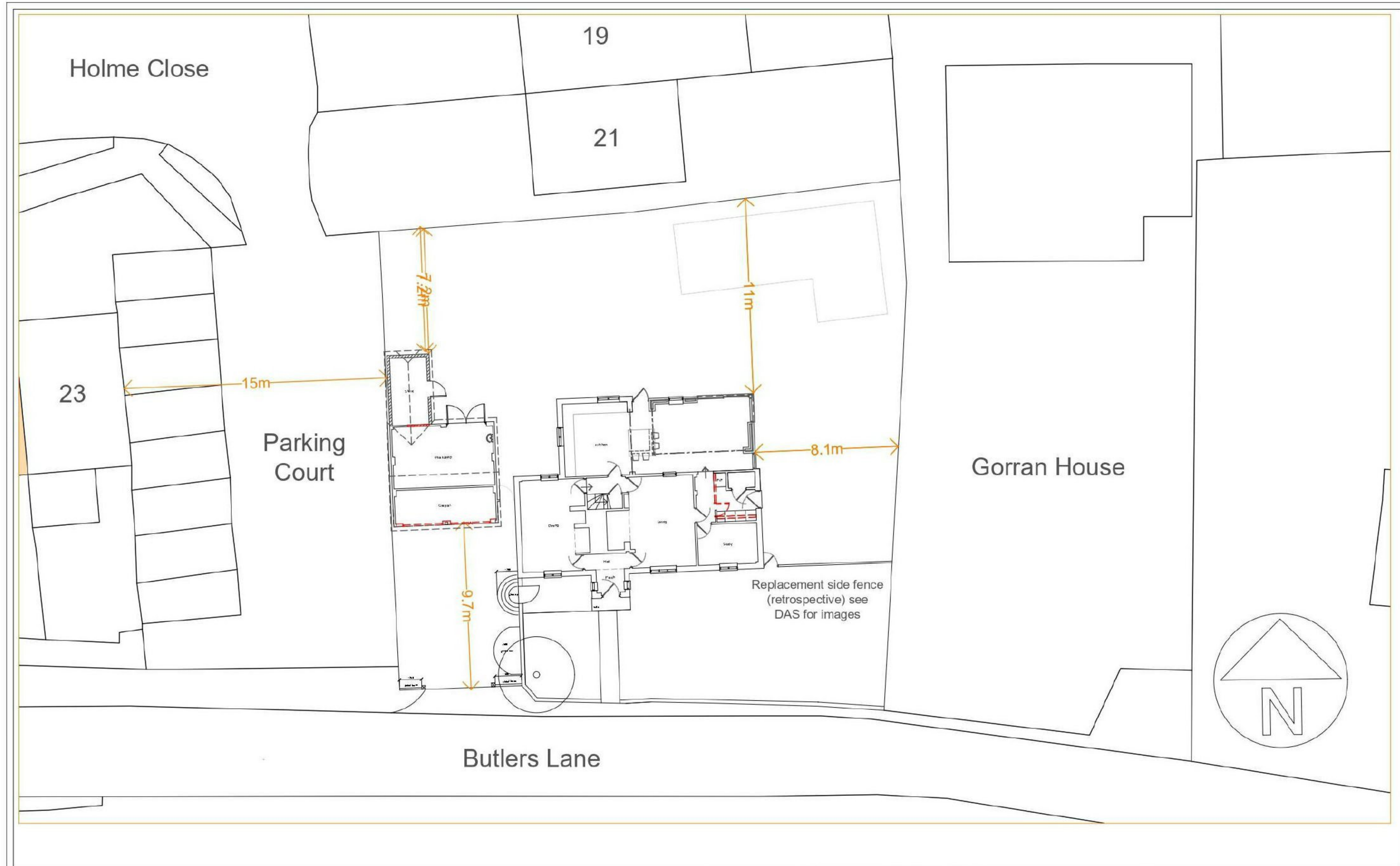
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				<p>Client:</p> <p>MEL + CHRIS</p>	<p>Drawing Title:</p> <p>LOCATION PLAN</p>		

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- Planning:
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 - Detail:



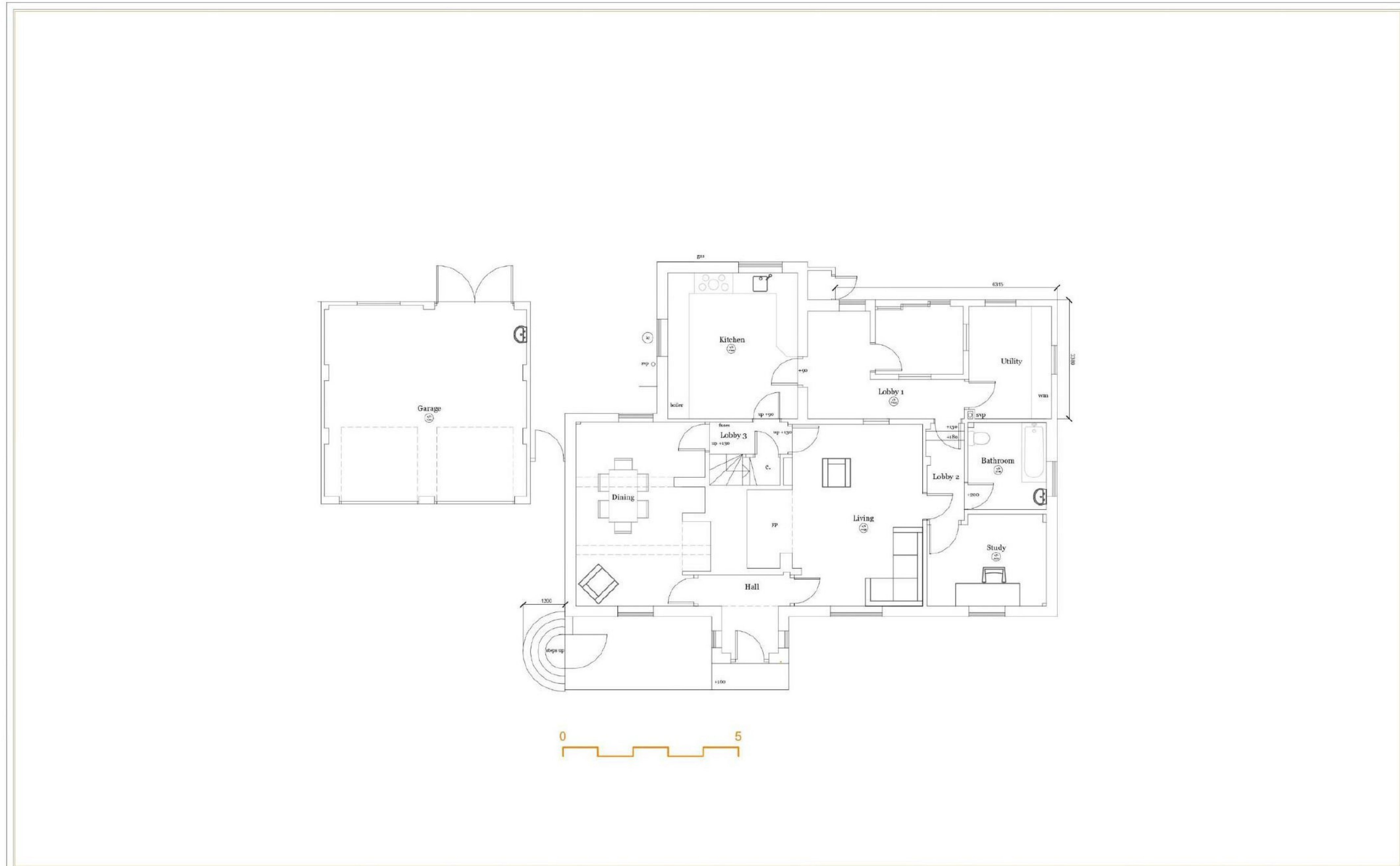
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POULNER FARMHOUSE
POULNER, RINGWOOD
RE-MODELLING + NEW
REAR EXTENSIONS
Client: MEL + CHRIS

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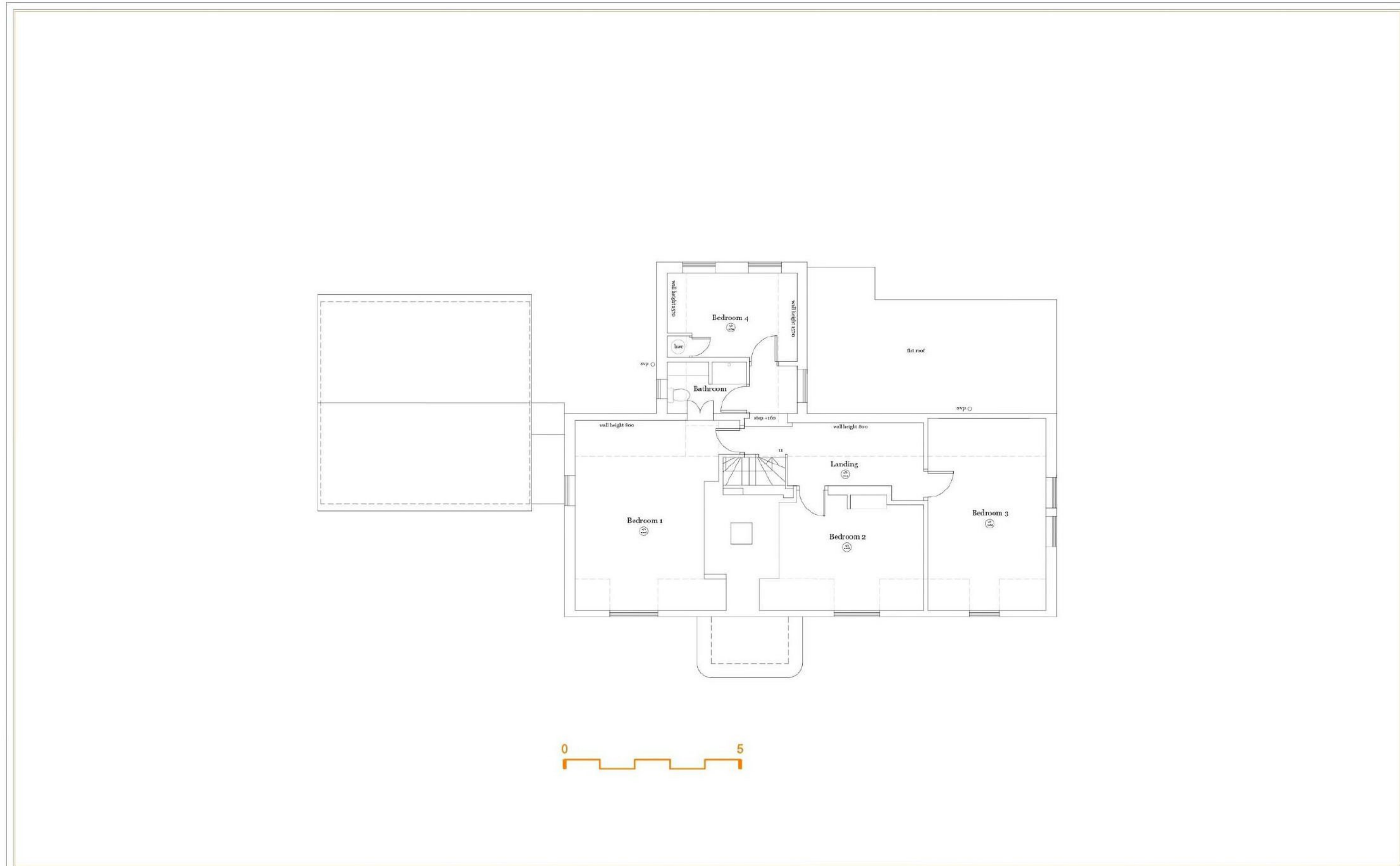
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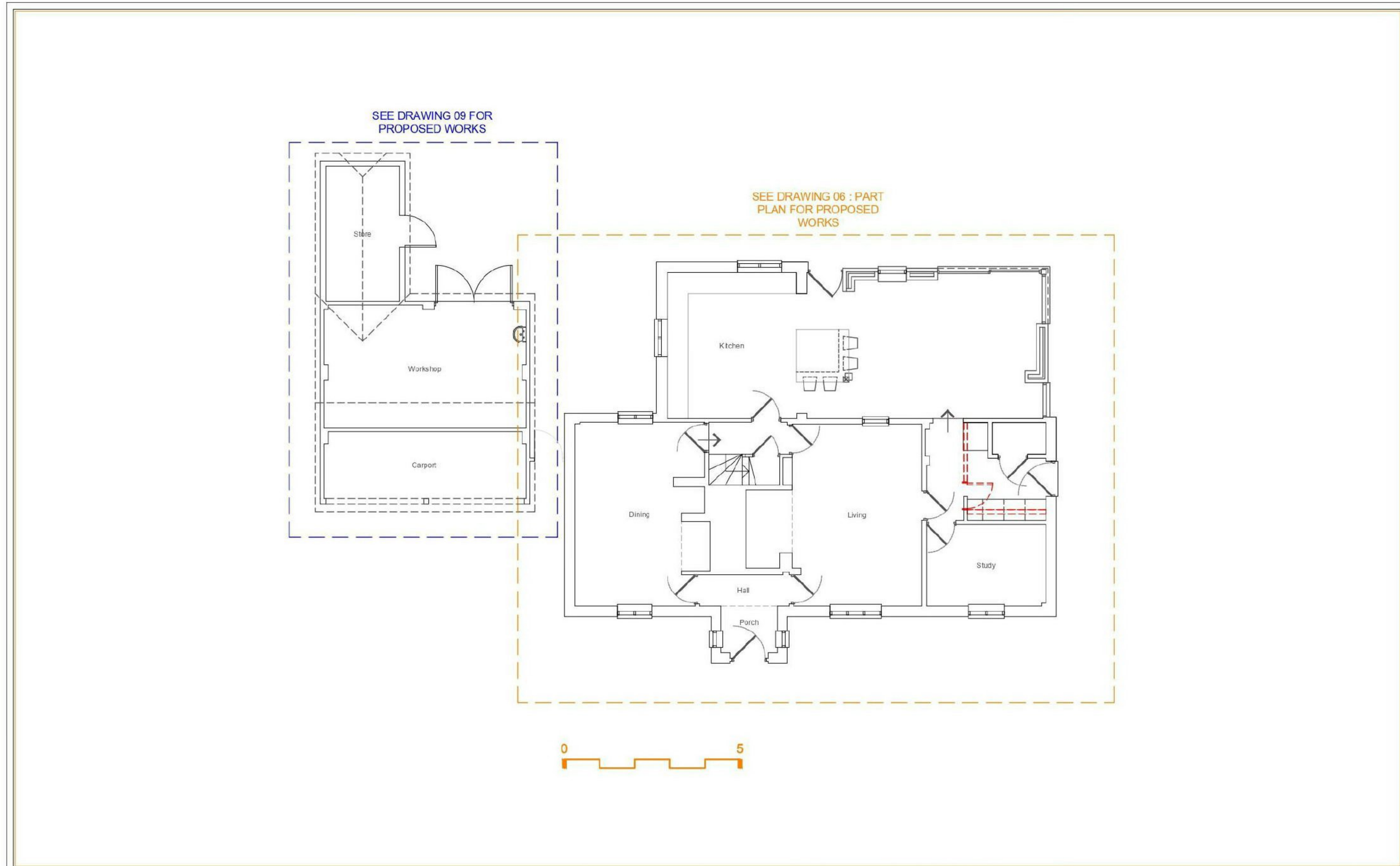
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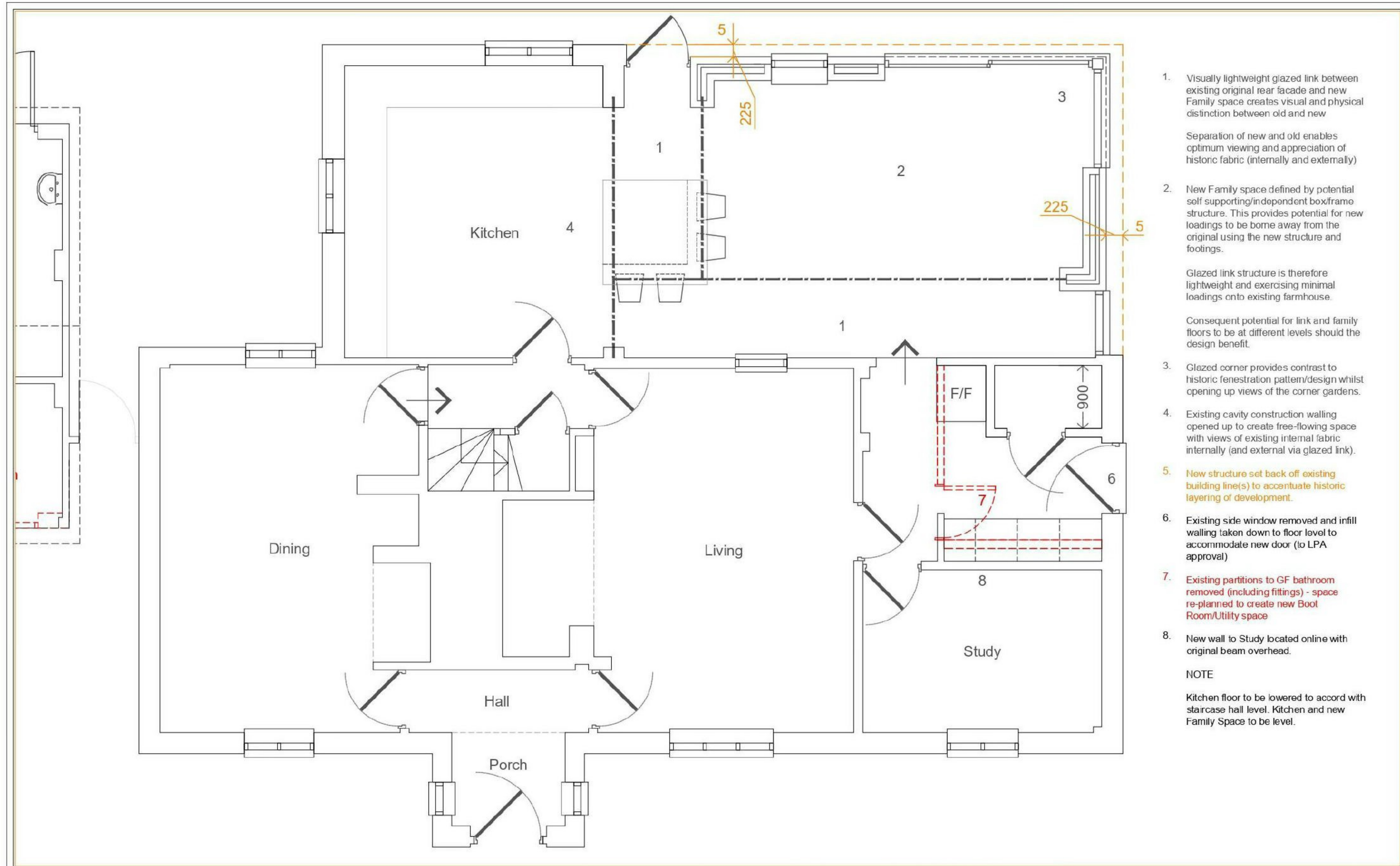
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1. Visually lightweight glazed link between existing original rear facade and new Family space creates visual and physical distinction between old and new

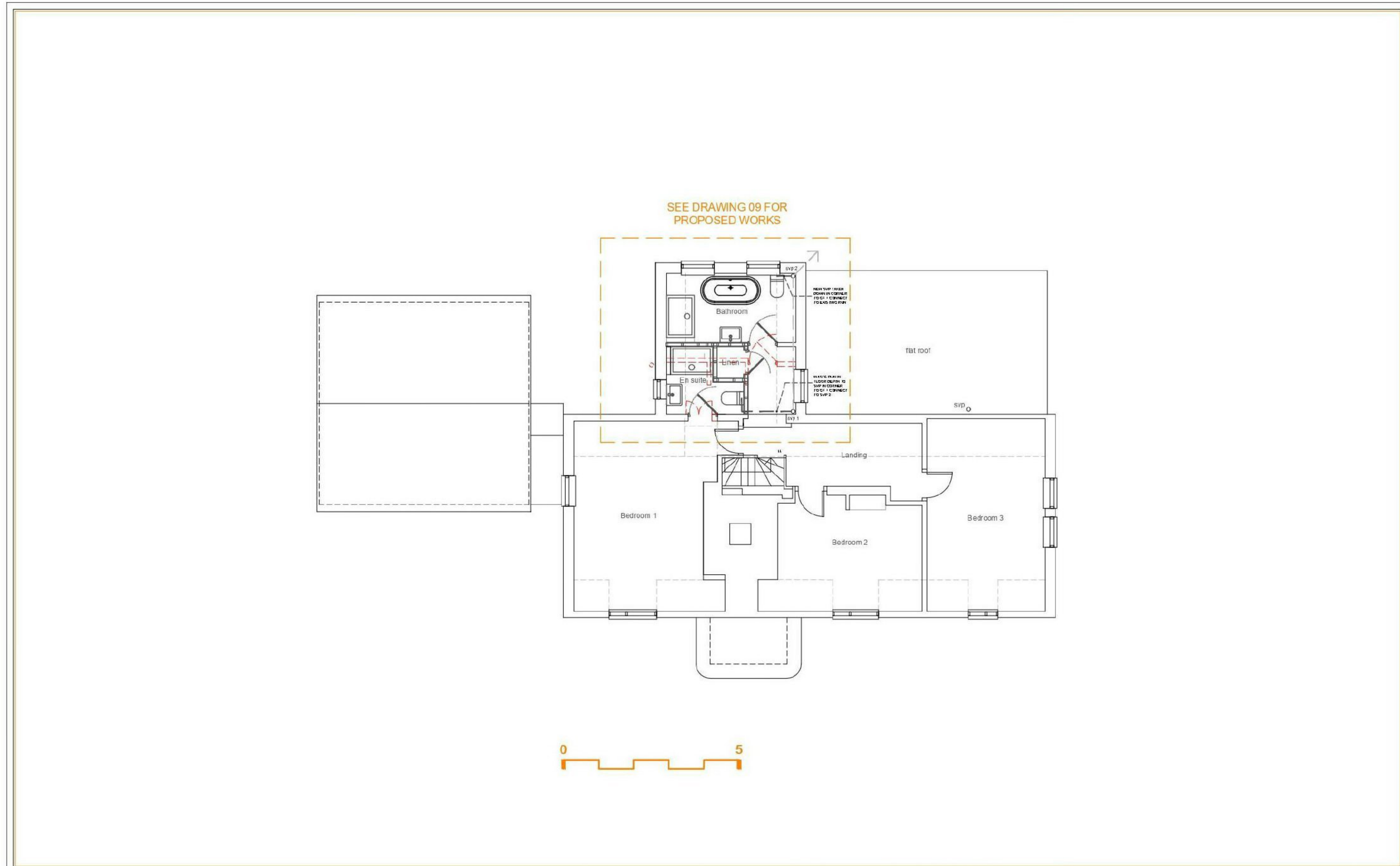
Separation of new and old enables optimum viewing and appreciation of historic fabric (internally and externally)
 2. New Family space defined by potential self supporting/independent boxframe structure. This provides potential for new loadings to be borne away from the original using the new structure and footings.

Glazed link structure is therefore lightweight and exercising minimal loadings onto existing farmhouse.

Consequent potential for link and family floors to be at different levels should the design benefit.
 3. Glazed corner provides contrast to historic fenestration pattern/design whilst opening up views of the corner gardens.
 4. Existing cavity construction walling opened up to create free-flowing space with views of existing internal fabric internally (and external via glazed link).
 5. New structure set back off existing building line(s) to accentuate historic layering of development.
 6. Existing side window removed and infill walling taken down to floor level to accommodate new door (to LPA approval)
 7. Existing partitions to GF bathroom removed (including fittings) - space re-planned to create new Boot Room/Utility space
 8. New wall to Study located online with original beam overhead.
- NOTE
Kitchen floor to be lowered to accord with staircase hall level. Kitchen and new Family Space to be level.

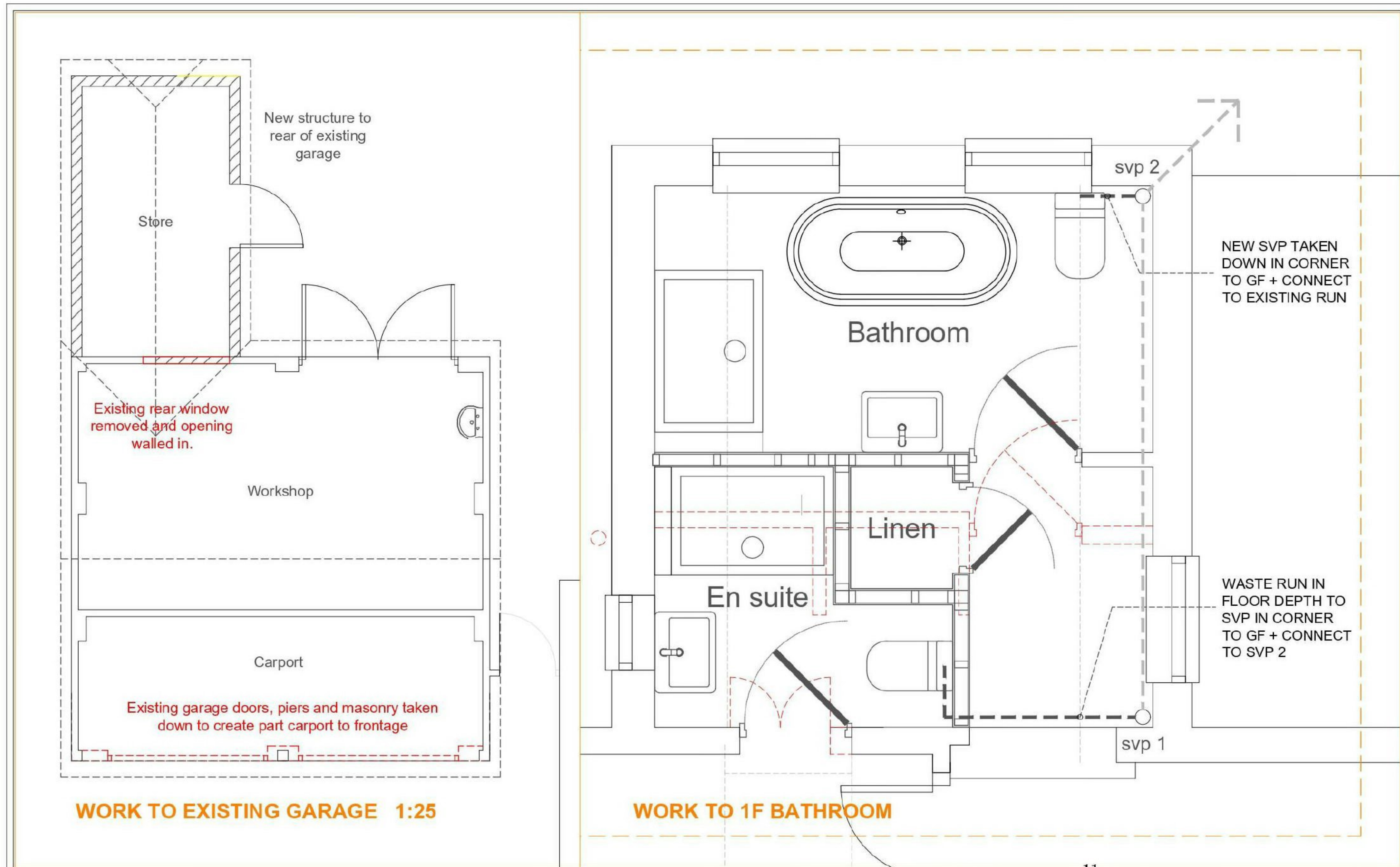
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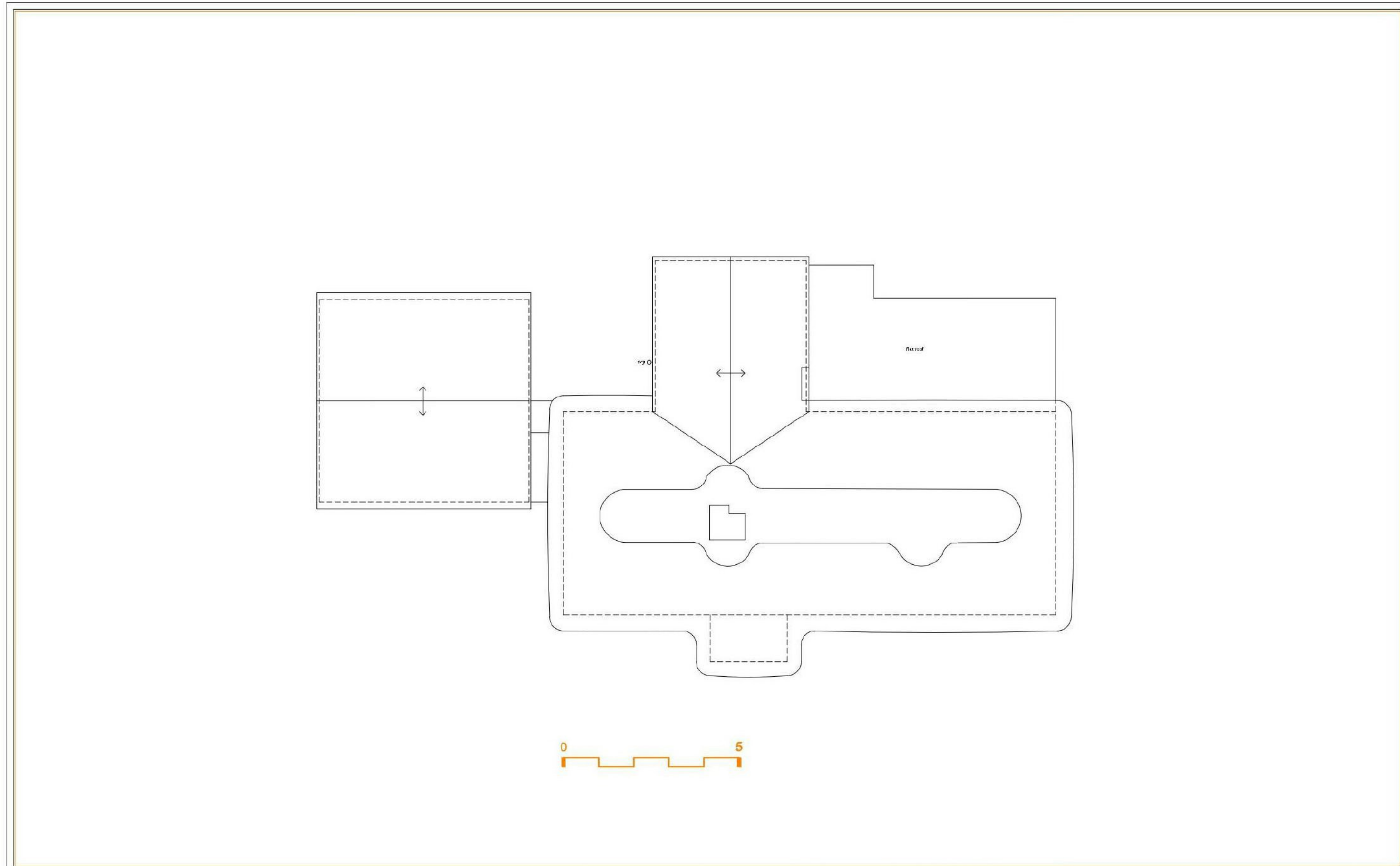


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 Detail:

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Project:
POULNER FARMHOUSE
POULNER, RINGWOOD
RE-MODELLING + NEW
REAR EXTENSIONS
Client: MEL + CHRIS

Scale:
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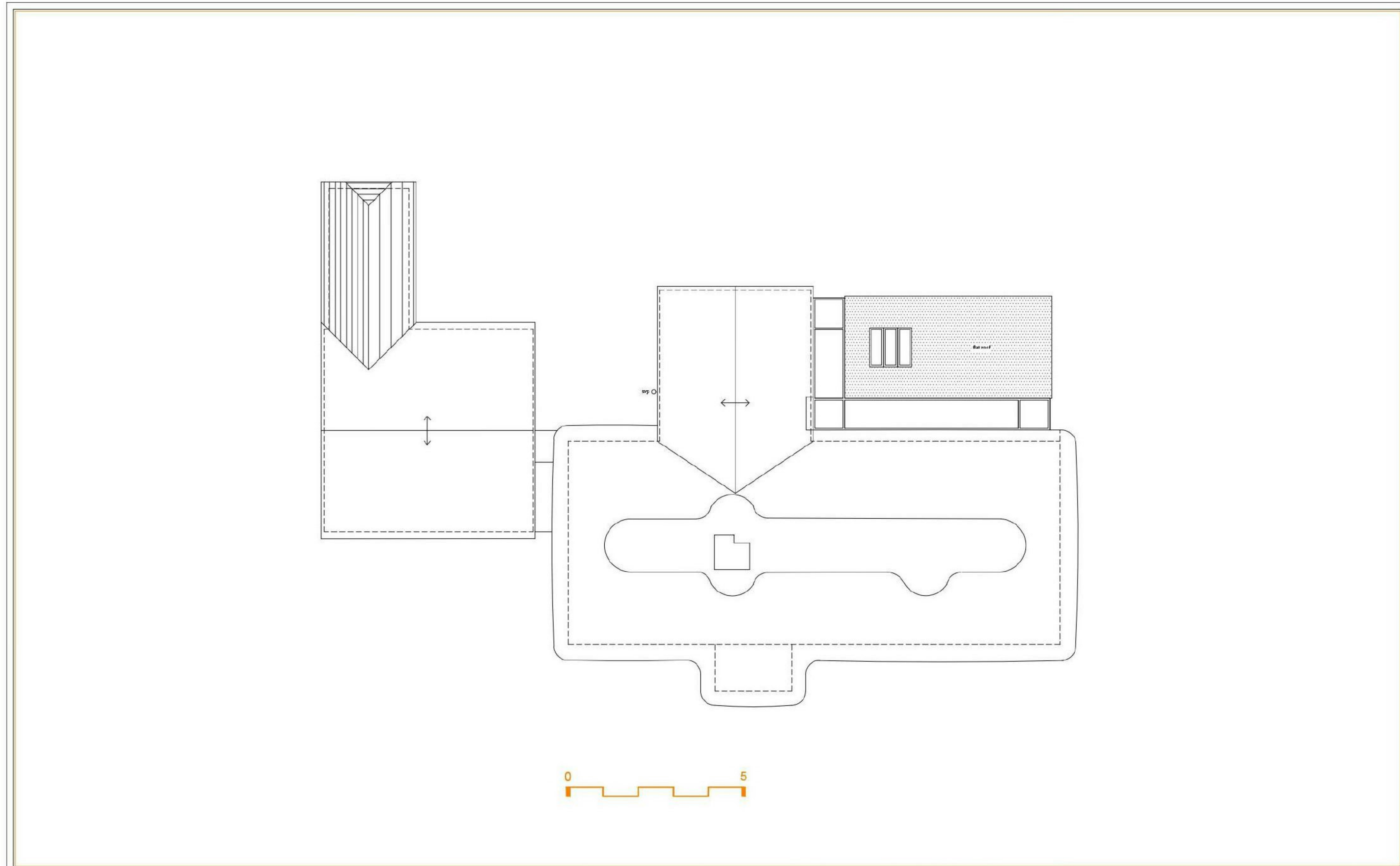
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PFH/5BL/PA/09

Rev:

Drawing Title:
EXISTING ROOF PLAN

DESIGN, ACCESS + HERITAGE STATEMENT

Poulner Farm House, 5 Butlers Lane, Ringwood BH24 1UB



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- Work to figured dimensions only
- Report discrepancies to Architect at once

Drawing Status:
 Planning:
 Building Regs:
 Detail:

RiB
ARCHITECTURE

Project:
POULNER FARMHOUSE
POULNER, RINGWOOD
RE-MODELLING + NEW
REAR EXTENSIONS
Client: MEL + CHRIS

Scale:
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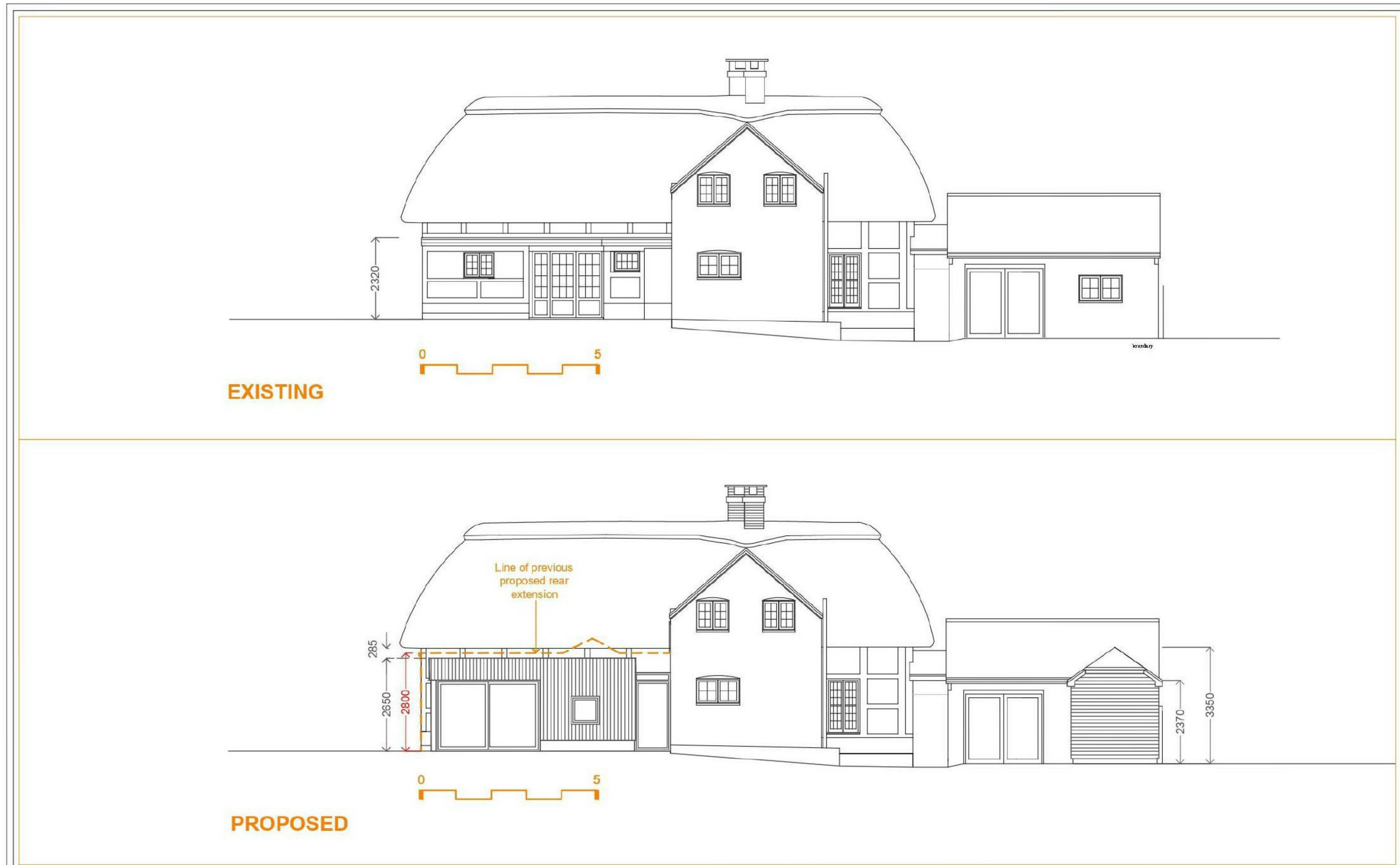
Drawing Number:
PFH/5BL/PA/10

Rev:

Drawing Title:
PROPOSED ROOF PLAN

DESIGN, ACCESS + HERITAGE STATEMENT

Poulner Farm House, 5 Butlers Lane, Ringwood BH24 1UB



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Drawing Status:
 Planning:
 Building Regs:
 Detail:



Project:
POULNER FARMHOUSE
POULNER, RINGWOOD
 RE-MODELLING + NEW
 REAR EXTENSIONS
 Client: MEL + CHRIS

Scale:
 1:100@A3

Drawing Number:
 PFH/5BL/PA/11

Rev:

Drawing Title:
NORTH ELEVATION

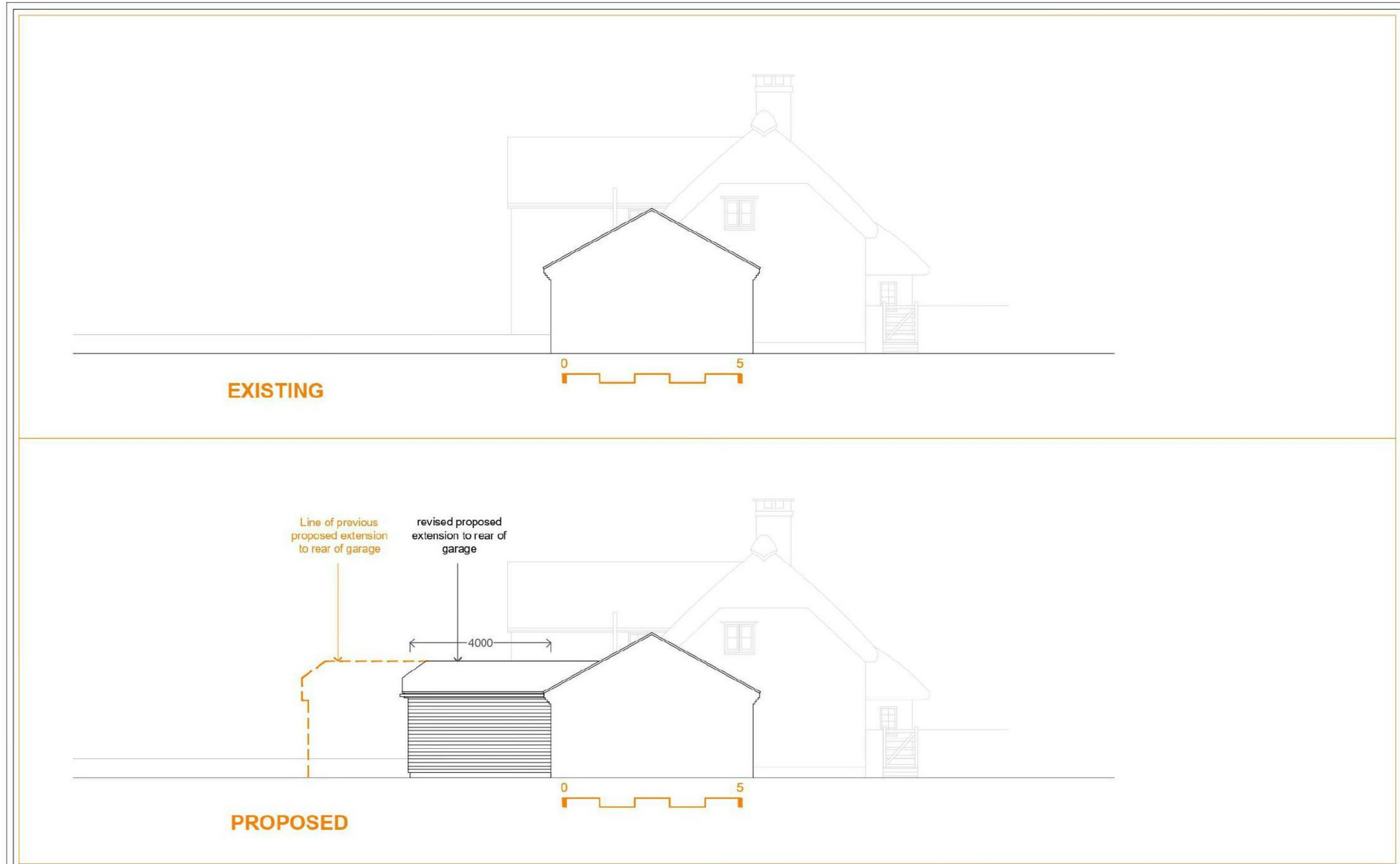
DESIGN, ACCESS + HERITAGE STATEMENT

Poulner Farm House, 5 Butlers Lane, Ringwood BH24 1UB



DESIGN, ACCESS + HERITAGE STATEMENT

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Drawing Status:
 Planning:
 Building Regs:
 Detail:

RiB
ARCHITECTURE

Project:
**POULNER FARMHOUSE
POULNER, RINGWOOD**
RE-MODELLING + NEW
REAR EXTENSIONS
Client: MEL + CHRIS

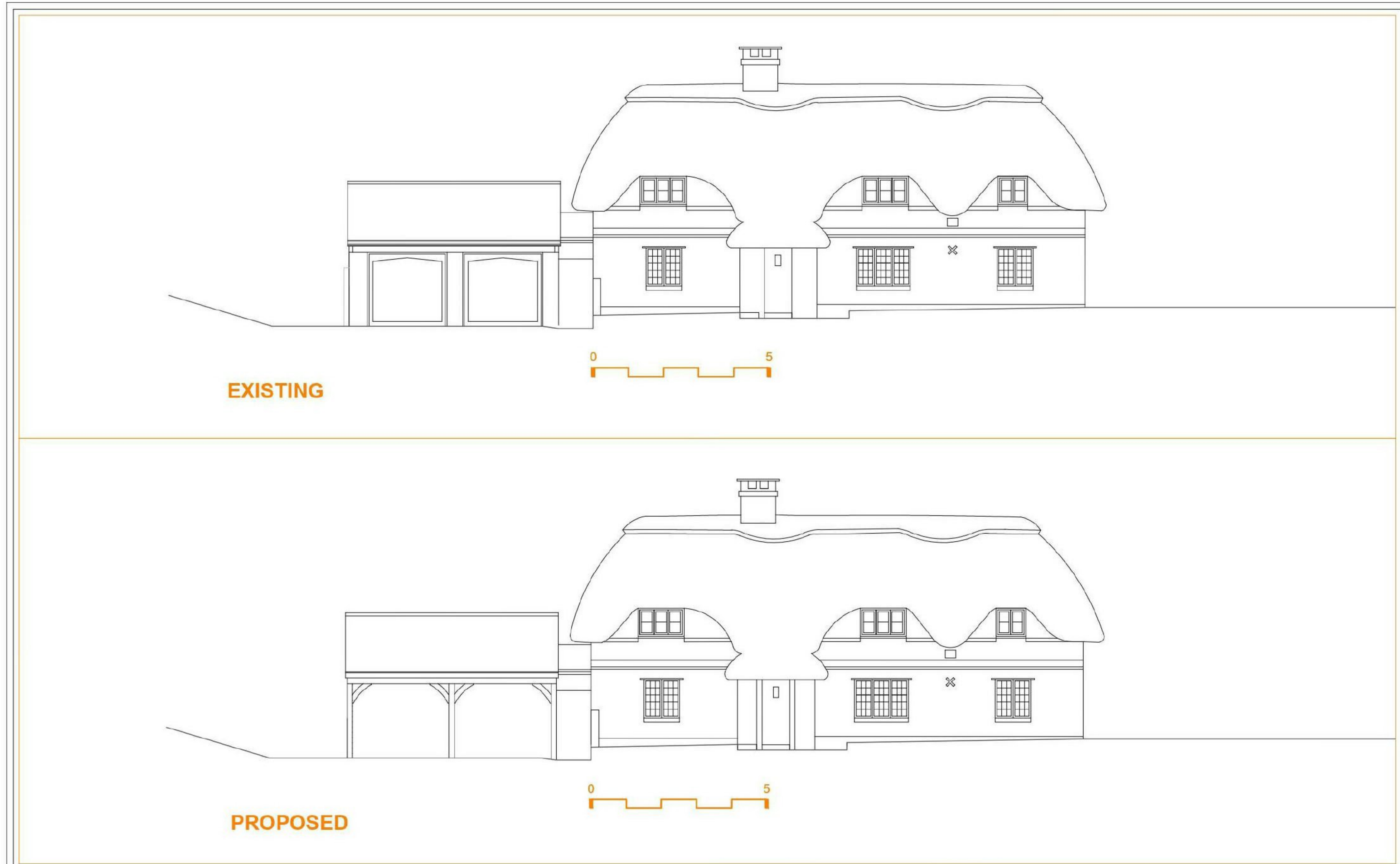
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Drawing Number: PFH/5BL/PA/13

Drawing Title:
WEST ELEVATION

DESIGN, ACCESS + HERITAGE STATEMENT

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- Drawing Status:
- Planning:
 - Building Regs:
 - Detail:



Project:
POULNER FARMHOUSE
POULNER, RINGWOOD
RE-MODELLING + NEW
REAR EXTENSIONS
Client: MEL + CHRIS

Scale:
1:100@A3

Drawing Number:
PFH/5BL/PA/14

Rev:

Drawing Title:
SOUTH ELEVATION