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**Preston Cottage, Longparish,
Nr Andover SP11 6PZ**



**Design and Heritage Statement in support of a Householder
Planning Application for Ancillary use of an existing
outbuilding for Home Office, Utility and Storage.**

Preston Cottage, Longparish, Nr Andover SP11 6PZ

0.0 Heritage Statement



1949.02 View of frontage elevation

Purpose of the statement:

This Heritage statement has been prepared by Mathewson Waters Architects, on behalf of the applicants Mr & Dr Doughty-Jones

This statement provides a Heritage assessment of the heritage assets in the vicinity of the proposed development, to accord with the National Planning Policy Framework NPPF (Dec 2023, Section 16 paragraphs 195-214:

This statement should be read in conjunction with the plans and other supporting documents that have been included with the Planning application submission.

1949.01(Front Cover)
View of Preston Cottage from adjacent highway

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1.0 Introduction - Heritage Guidance

Purpose of the statement:

The purpose of this statement is set out in the National Planning Practice Guidance (2019) and guidance from Historic England.

It is a well-established principle of good conservation practice that ‘understanding’ should inform the management of change in the historic environment. One of Historic England’s Conservation Principles is that ‘understanding the significance of places is vital... in order to identify the significance of a place, it is necessary first to understand its fabric and how and why it has changed over time’.

The National Planning Policy Framework (NPPF) states at paragraph 200 that:

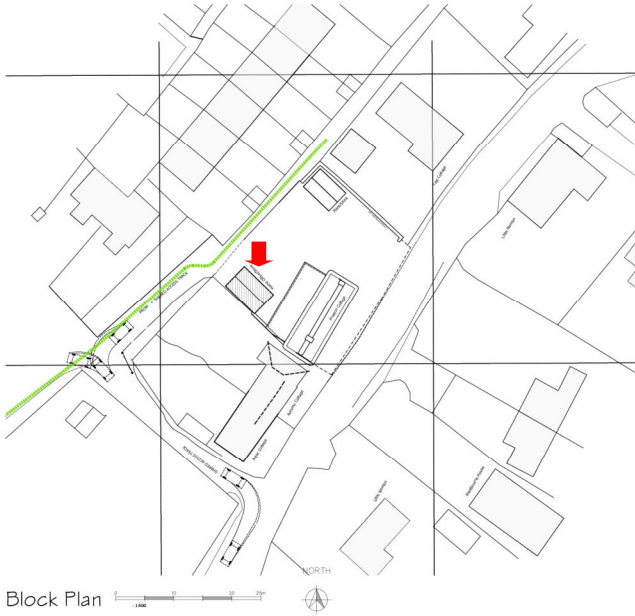
‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. .

Briefly, a Heritage Statement should set out details of the history and development of the asset, using photographic, map, archival and fabric evidence. It should be accompanied by a photographic record, showing the site context and spaces and features which might be affected by the proposal, preferably cross-referenced to survey drawings. It should include an assessment of the archaeological, architectural, historical or other significance of the asset. It will also normally be necessary to include an assessment of the impact of the proposed works on the significance of the asset, and a statement of justification for those works, together with details of any mitigation measures proposed.

This statement explores the site, heritage assets, and the impact of the proposed development on the conservation area and the identified heritage assets in the vicinity.

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2.0 Application Location



1949.03
Block Plan of Preston Cottage (outbuilding highlighted)

Location

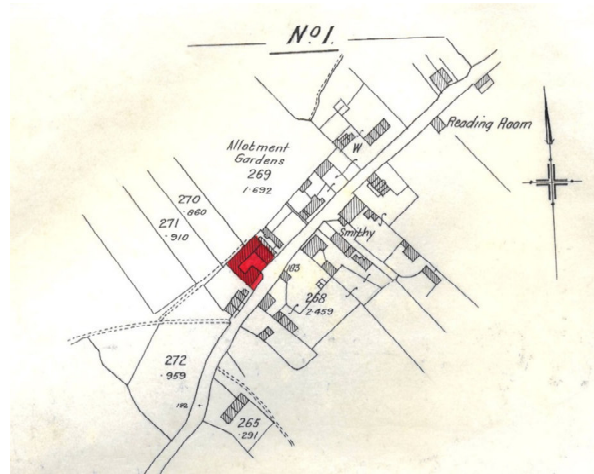
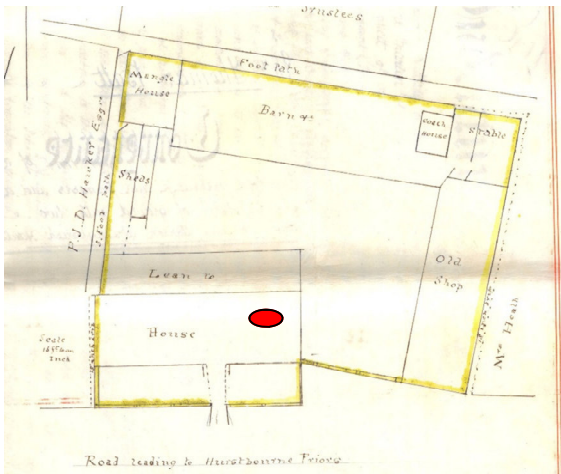
On B3048 Longparish, Nr Andover



1949.04
Extract from OS location block plan

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2.1 Application Setting (Land Title Information)



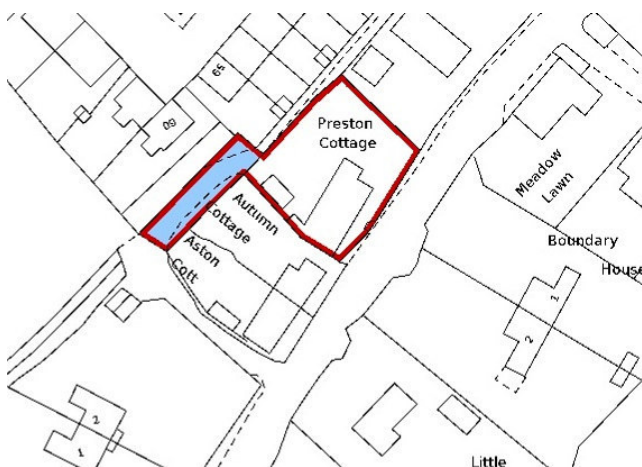
1949.05A Image of Title deed dated 1879 showing Preston Cottage and substantial outbuildings
1949.05B Map 1879 Map Extract —Preston Cottage and Outbuildings highlighted in Red

The title plan comes from an indenture dated 31st October 1879. It was sold to a Thomas Batt after the owner died unable to pay off a mortgage. The document mentions the dwelling house 'formally divided into two dwelling houses' thus implying that it was one at that time. The 1879 plan shows the later sw extension to the frontage.

It appears to have been built as a single tenement or dwelling house then called 'The Puddock' C1755 (Puddock meaning small enclosure) but later divided, with two cottages referred to in 1834.

As recently as the conveyance between Richard Snow and Arthur Snow in 1968 the property is referred to as a 'dwellinghouse with the yard and stables and garden'.

Note: The substantial cobb wall to the NE boundary is not within the property ownership and was not at the time of listing.



1949.06 Image of Land Registry document showing Preston Cottage

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2.2 Application Setting (Historic Photographs)



Fig 1949.07 Image of frontage dated 1908 07A Inset current view

The two photographs show the property having recently been re-thatched with the fenced boundary to the road now following the present alignment.

The brick and flint frontage is largely unchanged with additional thatch (larger overhang and ridge) having been added since.

The timber casement windows have been replaced more recently.



Fig 1949.08A Image dated 1920 showing the gable end of the cottage

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2.3 Application Setting (Historic Maps)



Fig 1949.09A Map 1852 OS Map Extract —Preston Cottage highlighted in Red

Preston Cottage was formerly part of a larger group of outbuilding including a shop, stables and barn shown on the 1852 OS map and on the 1911 OS Map below and in the larger scale plan (Image 05A) dated 1879.

The title documents describe how the cottage was originally 2 properties.

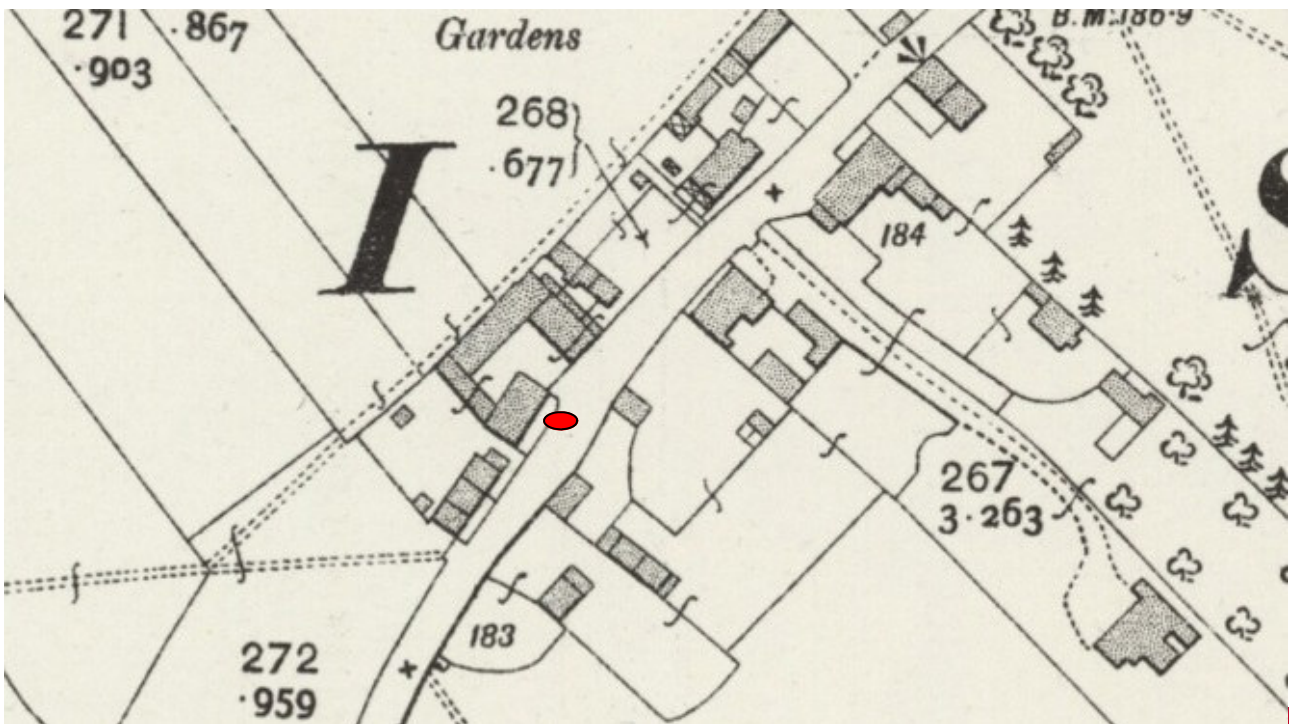


Fig 1949.09B Map 1911 OS Map Extract —Preston Cottage highlighted in Red

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2.4 Application Setting (Historic Maps cont..)



1949.10A Map 1948 OS Map Extract —Preston Cottage + Outbuildings highlighted in Red

OS plans of 1948 and 1958 (below) show the same building footprint.



1949.10B Map 1958 OS Map Extract —Preston Cottage highlighted in Red

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2.5 Application Setting (Historic Maps cont..)



1949.11A Map 1961 OS Map Extract —Preston Cottage + Outbuildings highlighted in Red

The date of demolition of the outbuildings is unclear, as they are referred to in the land transfer dated 1968.

The OS 1974 extract below shows the current site layout—with original outbuildings removed, cottage extended—which suggest that these changes happened between 1968 and 1974



1949.11B Map 1974 OS Map Extract —Preston Cottage highlighted in Red

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2.6 Application Setting (Historic Aerial Images)



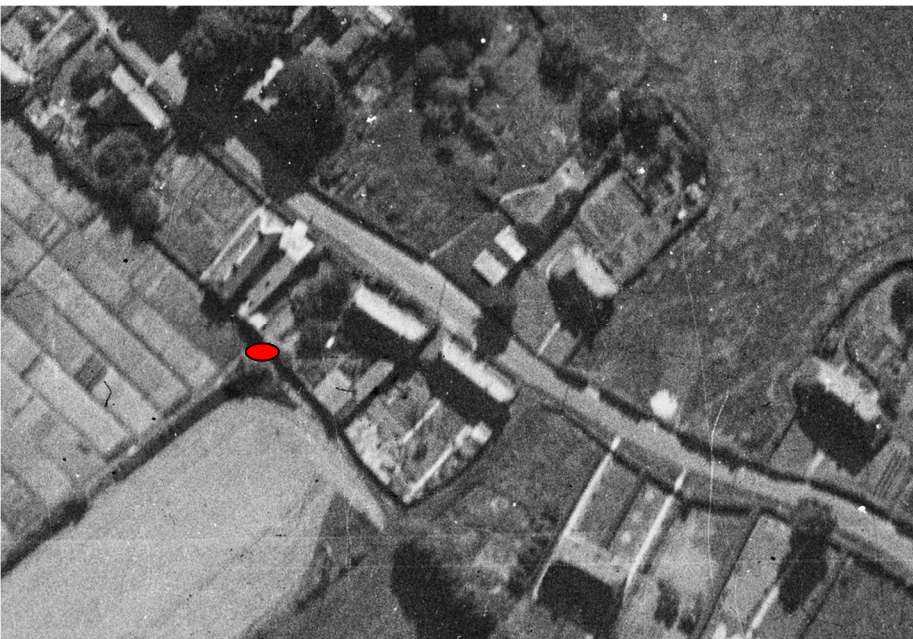
1949.11C 1972 Aerial Image Extract —Preston Cottage + Former Outbuilding highlighted in Red

1972 (11C)

The barn shown at the rear of the site (1948 OS) has now been demolished - with a large rear wing and smaller outbuilding shown. The 1968 Annex entrance addition is shown.

1942 (11D)

Former Outshut and rear wing linking to outbuilding on rear boundary shown.



1949.11D RAF Image 1942 Extract —Preston Cottage highlighted in Red

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3.0 Heritage Assets - Listing Description



1949.12A Google View of Frontage (Note: former side extension removed)

Listing Description of Preston Cottage

Grade ii

House, once 2 cottages. C17, with late C18 exterior. Brick and flint walls, thatch roof. Regular front (south-east) of 1 storey and attic 4 windows.

Roof has eaves raised above upper windows, with catslide at rear. The interior shows that a timber-frame has been refaced at the second period, with walls of banded brick and flint, with brick quoins and cambered arches to the ground floor openings. Casements. Boarded door in a solid frame, within a yew hedge 'porch'.

Listing NGR: SU4327944611



1949.12B Conservation Area plan extract showing Preston Cottage

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3.1 Heritage Assets - Listing Description (Adjacent Listed Buildings)



1949.13 Frontage View of Little Newton and 14 View of West Aston (Autumn Cottage) and Aston Cottage

Listing Description

4/16 West Aston, (Autumn Cottage) and Aston Cottage

Grade ii

Pair of cottages. Late C18. Brick and thatch. Symmetrical front of 1 storey and attic, 4 windows. 1/2-hipped roof, with eyebrow dormers (with cills at eaves level). Walls of Flemish bond with blue headers. (Aston Cottage now painted), cambered ground floor openings. Casements. Plain doorways, with 1/2-glazed doors.

4/15 Little Newton

Grade ii

House. C17, with C20 renovations and porch. Timber-frame, and thatch roof. 1 storey and attic, 2 above 3 windows. 1/2-hipped roof, with outshot at the north-east side, eyebrow dormers, extended forward above porch. Frame exposed at the 1st floor, with painted brick infill and other walling. Casements, 3 splayed bows. Plain 944572.

The setting of these nearby Listed buildings is not impacted by the proposed changes to the outbuilding to the rear of Preston Cottage.

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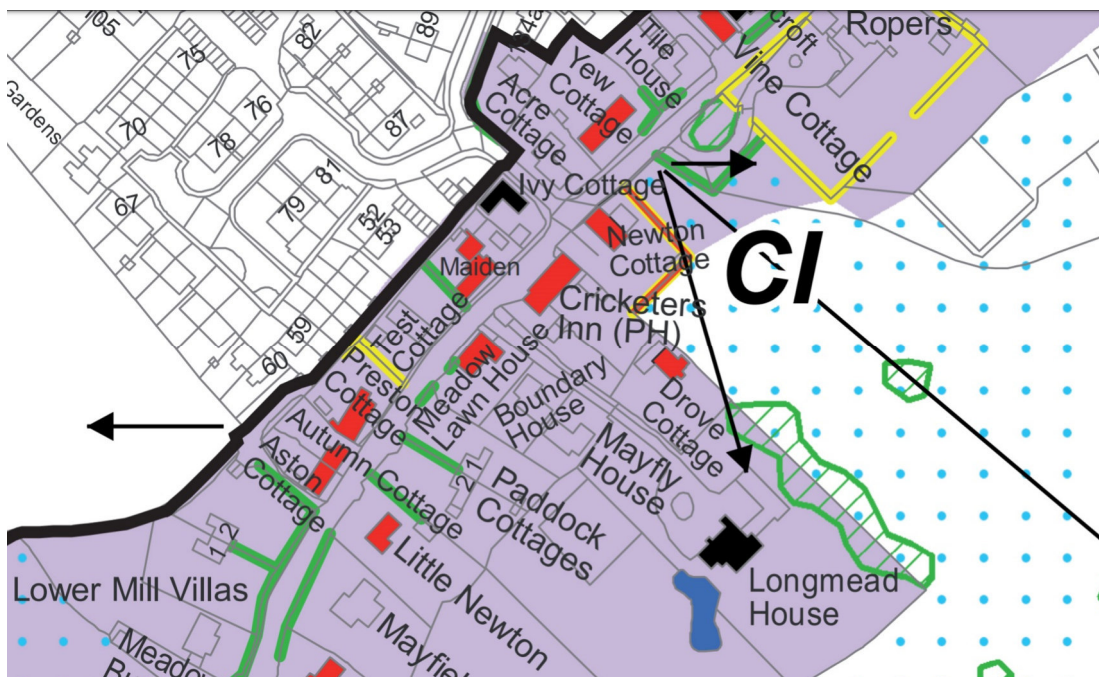
3.2 Heritage Context (Conservation Area—West Aston)

Heritage Statement (Significance & History):

The conservation consideration is whether the proposals would result in harm to the significance of the heritage assets affected, principally the listed house, but also potentially the adjacent listed properties The Little Newton and Autumn Cottage and Aston Cottage and the wider Conservation Area.

'There are two particularly important groupings of listed buildings on the road through the settlement. At the northern end in the vicinity of the 'T-junction' with the road into North Acre are Yew Cottage, Newton Cottage, the 18th century Cricketer's Inn, Maiden Cottage and Meadow Lawn House. The latter four are located against the road frontage, creating an intimate and narrow street scene at this point, funnelling the views to the southwest and northeast along the road through the settlement. These buildings represent development in West Aston from the 17th to the 19th centuries and include traditional local materials such as brick & flint and thatch or timber framing and thatch, with the later 19th century buildings being built of brick with tiled roofs. To the southwest of this group are Preston Cottage, Autumn Cottage, Aston Cottage, and Little Newton which date from the 17th and 18th centuries and include traditional local building materials typical of the Test Valley. These important groupings form part of the historic backbone of the village street and reinforce the intimate nature of this part of the conservation area'
- extract from Conservation Area appraisal.

The proposed works to the existing outbuilding at the rear of Preston Cottage described in section 4 do not impact the setting of these adjacent listed buildings or, the wider Conservation Area or on the notable views being located at the rear of the existing building. The potential impact of the changes to the existing outbuilding is discussed in section 4.



1949.15 Conservation Area Plan Extract

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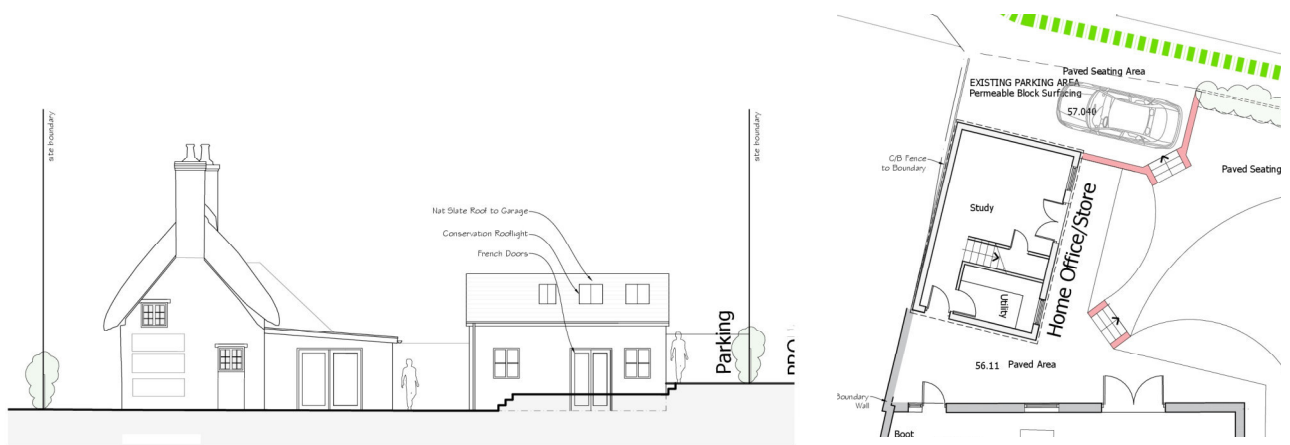
4.0 Design Statement - Outbuilding Changes - Description



1949.16A Side elevation of current outbuilding under construction (Dec 2023)
And inset, 16B rear (footpath) elevation of outbuilding.

The application is for proposed changes to the existing outbuilding to provide for utility room, ancillary home office and attic storage.

- Internal alterations to form a ground floor with Home Office and Utility
- Alt tread Loft ladder access to Attic storage area
- Replacement of existing velux rooflights with Clement Conservation Type
- Retention of natural slate roof finish
- Addition of French doors to home office
- Addition of gable windows to Attic store.
- Revised layout of rear garden paving, steps and retaining walls (see 4.1)

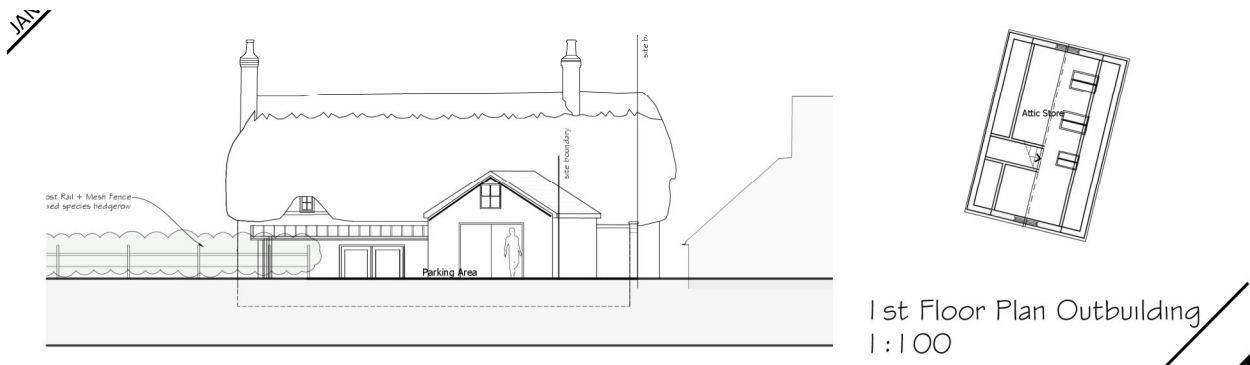


North East Site Elevation 1 : 100

1949.16C Proposed Garden elevation of outbuilding and inset proposed ground floor plan

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4.2 Design Statement - Outbuilding Changes - Description cont..



North West Site Elevation 1:100

1949.18 Public Footpath Elevation of existing outbuilding and inset proposed attic storage plan

Impact of changes on the existing listed Cottage

The proposed changes to the outbuilding have no impact on the listed fabric and minimal changes to the setting of the listed building.

Whilst 'material' the proposed changes to the outbuilding approved under 20/03102/ FULLN are minor and remain as respectful of the Cottage Heritage as the approved outbuilding design.

The proposed rear garden changes (4.2) remove retaining walls previously shown to the outbuilding perimeter with a softer landscaped scheme which improves the setting of both the listed building and wider conservation area.

The proposed materials (type of natural slate) are minor changes in appearance and are appropriate to the setting of the listed building.

The views of the Cottage and outbuilding from the PROW are unchanged (other than the addition of a small gable window).

Carparking for the Cottage is retained with a minimum of 2 spaces being provided on Land in the ownership of the applicant (refer to section 5)