

Blencathra

Binsted Road, Bucks Horn Oak, Farnham, GU10 4LL

Design Statement

Prepared by P.U.L SERVICES

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1.0 INTRODUCTION

1.1 THE APPLICATION

This document has been prepared by P.U.L Services on behalf of the clients who are residents of Blencathra, Binsted Road, Bucks Horn Oak, Farnham, Hampshire GU10 4LL

1. The current proposal is for the conversion of an existing detached double garage to form a gym and office space.
2. To seek permission to change the appearance of the current double garage.

Blencathra is an existing residential dwelling. It is a 4 bedroom detached house with, a storage outbuilding, two double car detached from the house.



Above: Existing detached two double car garage for four cars



1.2 DOCUMENT PURPOSE

This Document acknowledges the requirement for Design & Access Statements, set out in section 3 of Government Circular 01/2006 and embodies the principles set out in the 'Design & Access statement guidance' provided by C.A.B.E.

The document clearly demonstrates how the proposals have evolved in the context of existing site factors along with relevant planning and professional guidance.

Below: Existing Storage outbuilding

Each section of this document is separately presented and is supported, where appropriate, with both text and photographs, along with design illustrations and site layouts to further convey the design philosophy and principles of the scheme.

The document should be read in conjunction with the application drawings and other supporting information.



2.0 CONTEXT ANALYSIS

2.1 LOCATION

The site is situated on the corner of Binsted Road and the A325. Blencathra is in Bucks Horn Oak which consists of 114 addresses which are mainly residential dwellings, mostly with hedges and small gardens.

Below: Existing site



Above: Existing Aerial site View

2.2 APPRAISAL AND SITE ANALYSIS

Bucks Horn Oak is a small village in the East Hampshire district of Hampshire, England and is the main community within Alice Holt Forest. A small eastern part consists of buildings facing its main road and of the main management and tourist sites of the surrounding public forest, postally part of the place.

It is well clustered community mostly of low-rise, detached houses immediately west of the north-south A325 road, which is the link between Bordon and the southern A3 (such as Petersfield and Portsmouth) to Farnham.

2.3 SITE GEOMETRY

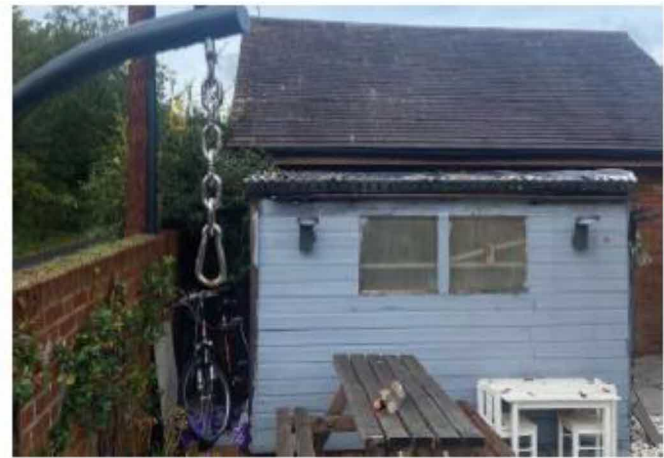
The site is roughly rectangular in shape with the largest side of the site being along Binsted Road. The main access point to the site is from Binsted Road to the South of the site. The land is fairly level with a very slight fall from West to East.

Below: Existing Aerial site View



2.0 CONTEXT ANALYSIS

2.4 EXISTING IMAGES



2.0 CONTEXT ANALYSIS

2. 5 PLANNING HISTORY

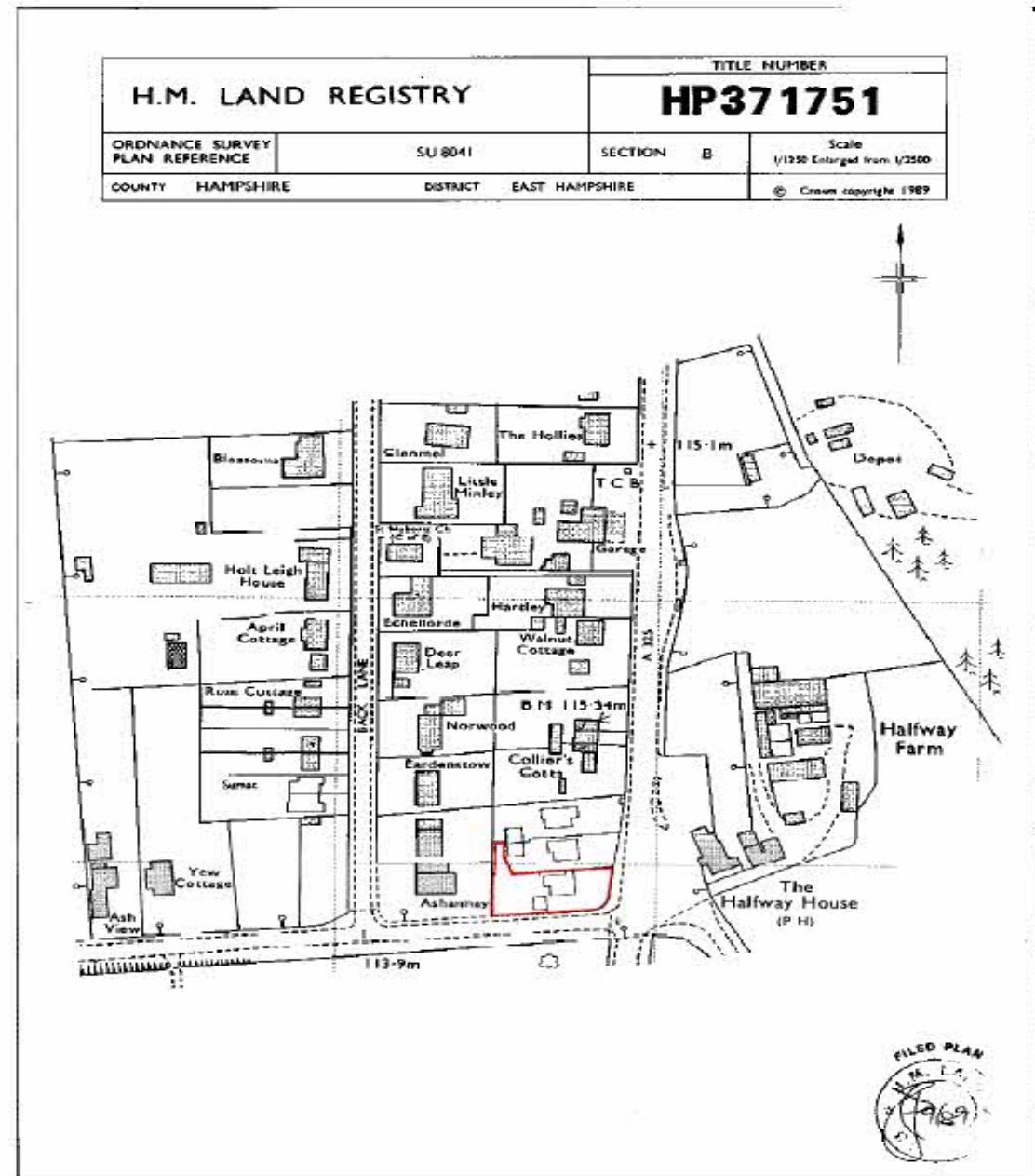
There is no planning history shown on the South Downs National Park online register for Blencathra , Binsted Road, Bucks Horn Oak, Farnham, Hampshire GU10 4LL. Below is list of the planning history for the postcode GU10 4LL.

Single storey front and rear extensions following demolition of single storey front extension and rear conservatory
[Amended description]

The Yews Binsted Road Bucks Horn Oak Farnham GU10 4LL
Ref. No: SDNP/15/04880/HOUS | Received: Fri 25 Sep 2015 |
Validated: Fri 09 Oct 2015 | Status: Application Determined

Single storey extension to front
Fairways Binsted Road Bucks Horn Oak Farnham Hampshire GU10 4LL
Ref. No: SDNP/14/01680/HOUS | Received: Tue 01 Apr 2014 |
Validated: Tue 01 Apr 2014 | Status: Application Determined

Rear dormer window to facilitate conversion of roof space to habitable accommodation
Fairways Binsted Road Bucks Horn Oak Farnham GU10 4LL
Ref. No: SDNP/14/01334/HOUS | Received: Mon 17 Mar 2014
| Validated: Fri 02 May 2014 | Status: Application Determined



2.0 CONTEXT ANALYSIS

2.6 CURRENT PROPOSAL

The current proposal is for the conversion of, one of the existing detached double car garage to form a gym and office space.

2.7 PLANNING POLICY CONTEXT

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the South Downs Local Plan 2014-2033.

The development plan policies and other material considerations considered relevant to this application are set out below.

The following policies of the South Downs Local Plan are relevant to this application:

- Core Policy SD1 - Sustainable Development
- Core Policy SD2 - Ecosystems Services
- Strategic Policy SD5 - Design
- Strategic Policy SD8 - Dark Night Skies
- Strategic Policy SD9 - Biodiversity and Geodiversity
- Development Management Policy SD22 – Parking Provision
- Strategic Policy SD25 - Development Strategy
- Development Management Policy SD31 - Extensions to existing dwellings, and provision of annexes and outbuildings

2.8 PLANNING CONSIDERATIONS

1. Principle of development

Policy SD25 of the South Downs Local Plan applies to development within the Settlement Policy Boundary (SPB) where there is a presumption in favour of development.

Policy SD31 of the South Downs National Park (SDNP) Local Plan places a limit on proposals which would increase the gross internal area of the existing dwelling (as at 18 December 2002) by no more than approximately 30%, except in exceptional circumstances.

The existing house has an overall floor area is 141.8sqm which excludes 44sqm double detached garage. The proposal seeks a conversion of one of the existing detached double car garage to form a gym and office space which is 24sqm.

The proposed floor area following the conversion of one of the the double garage will be 141.8sqm + 24sqm = 165.8sqm which is 16.9% larger than the original house. This is deemed to be within the limits set out in the Technical Advice Note relating to Policy SD31.

In terms of building footprint and volume, there will be no change as this is a conversion. The proposal is for the conversion of an existing detached garage and will not increase the floor area and therefore, would comply with policy SD31 of the SDNP Local Plan and the principle of development is considered to be acceptable.

2. Impact upon scale and character of dwelling and local area Policy SD5 of the SDNP Local Plan seeks to ensure that development make a positive contribution to the overall character and appearance of the area. Proposals should integrate with the landscape and should be sympathetic to the setting in terms of height, massing, roof form and materials.

The proposal will not harm the landscape or the appearance of the existing house. The existing garage doors will be replaced with a window and door that match the existing house. Having regard to the above, it is considered that the proposal would accord with the relevant design policy SD5 of the South Downs National Park Local Plan.

3. Impact on the amenity of neighbouring properties Paragraph 129 (f) of the NPPF requires development to provide a high level of amenity for all new and existing occupants of land and buildings. Policy SD5 of the SDNP Local Plan also seeks to ensure that there is no unacceptable impact upon neighbouring amenity.

Policy SD31 of the SDNP Local Plan also sets out that proposals should not be of a form which would be detrimental to the amenities of nearby residents by virtue of loss of light and privacy.

The proposed works are for the conversion of the existing garage and therefore the additional windows proposed would not affect neighbour amenity as the dwelling is sufficiently distanced from neighbouring properties. Therefore, there is no impact to neighbour amenity, outlook, privacy or available light. The proposed development accords with policy SD5 and SD31 of the SDNP Local Plan and Paragraph 129 of the NPPF.

4. Highway implications

Policy SD21 and Policy SD22 of the SDNP Local Plan seek to ensure that there is sufficient parking and requires that regard is had to any impact on the safety and convenience of the public highway. The proposal will result on the loss of one of the double garage.

Sufficient parking would remain in the second double garage and driveway which can accommodate up to four cars. Therefore, the proposal would not impact on the safety and convenience of the public highway and would be compliant with the relevant policies of the SDNP Local Plan.

5. Ecology and biodiversity

Policies SD2 (Ecosystem Services) and SD9 (Biodiversity net gain) of the SDNP Local plan seek to ensure that development proposals have an overall positive impact on the ability of the natural environment. The existing garage is currently used for storage and also used a makeshift gym. The proposed conversion will not have an impact on the local ecology or Biodiversity

6. Impact on South Downs National Park

The proposal is within the South Downs National Park and proposals within this area would not be permitted if they would harm the tranquillity and appearance of the landscape and any development must meet the purposes of the National Park. The proposal is for converting an existing garage within an existing settlement, and it is considered that the proposal would not cause harm to the purposes of the National Park or have an adverse impact on the tranquillity and appearance of the surrounding area.

The application site is set within the SDNP Dark Night Skies Reserve. Whilst two additional windows and a roof-light are proposed as part of the application, these are ground floor front elevation windows that will not impact upon the SDNP Dark Sky Reserve, and the proposal would be in compliance with Policy SD08 of the SDNP Local Plan

3.0 DESIGN

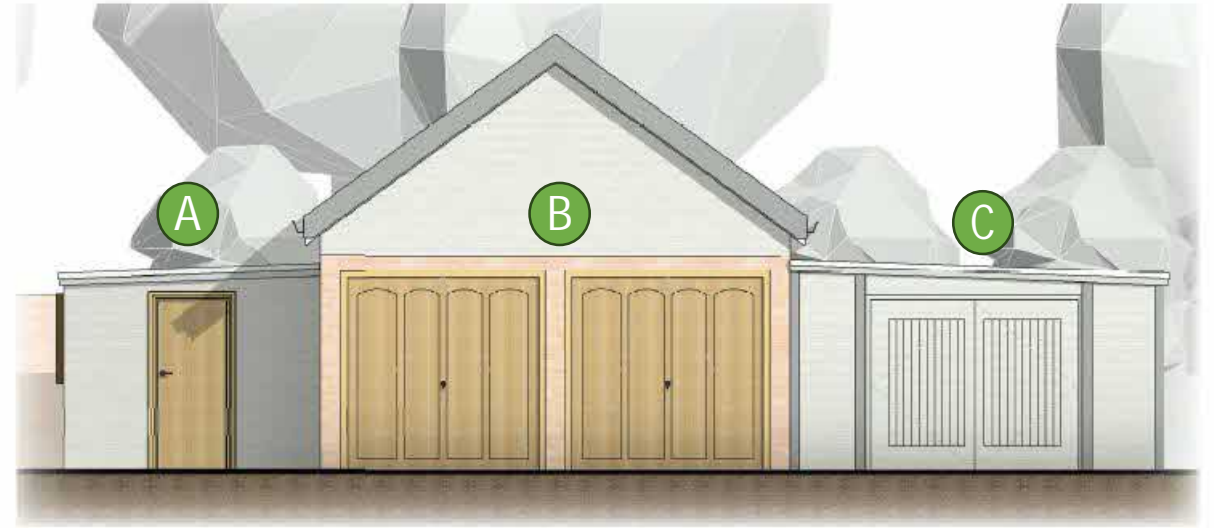
3.1 DESIGN INTENT

The existing garage is detached but sits closely to the existing dwelling. The existing garage has attached timber framed storage units either side.

The proposed scheme is for the conversion of the existing garage to form office space and a gym area. The existing storage units will be retained as storage. The design intent in the proposed conversion is to maintain the character of the existing building. The overall size and shape of the existing garage will not change. The appearance of the garage will be enhanced by introducing a new window and door to the front which will match the existing house. This helps the garage to better tie in with the existing house in terms of design and appearance.

The proposed scheme fully maximises the potential of the site and creates office space which is required as the clients are now partially working from home. The working environment has changed as we are all working from home more since the pandemic. The proposed scheme creates a safe work environment that will conduce to a healthy home and work balance.

- A Storage outbuilding
- B Double car garage to be converted
- C Double car garage to remain as is.



3.2 DESIGN APPEARANCE

The design rationale that underpins the proposal is a complimentary and respectful design, maintaining the same character, nature and scale of materials that exist throughout the existing property, with a strong emphasis on good contemporary materials for the façades and the roof to enhance, reflect and respect the existing buildings. At the same time the use of contemporary elements such as double-glazed windows and door panels, with enhanced level of insulation will ensure that the conversion is environmentally friendly. This approach will provide a quality design seeking to enhance the character of the locality and to sit comfortably within and not stand out or contest the area in any way.

This development is proposed to 'blend in' and belong. The building has been designed to minimise the impact on the amenity of neighbouring properties.

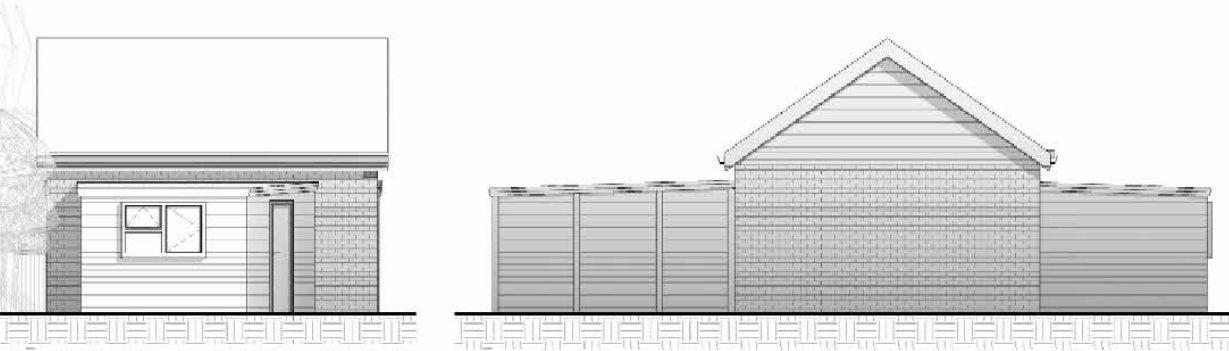


4.0 DESIGN RESPONSE

4.1 LAYOUT

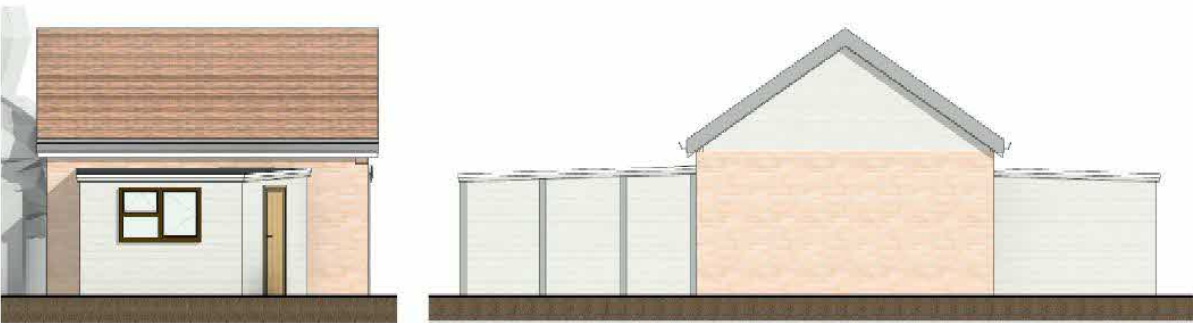
Existing Elevations

NB Drawings not to scale



Coloured Existing Elevations

NB Drawings not to scale



4.0 DESIGN RESPONSE

4.1 LAYOUT

Proposed Elevations

NB Drawings not to scale



Coloured Proposed Elevations

NB Drawings not to scale

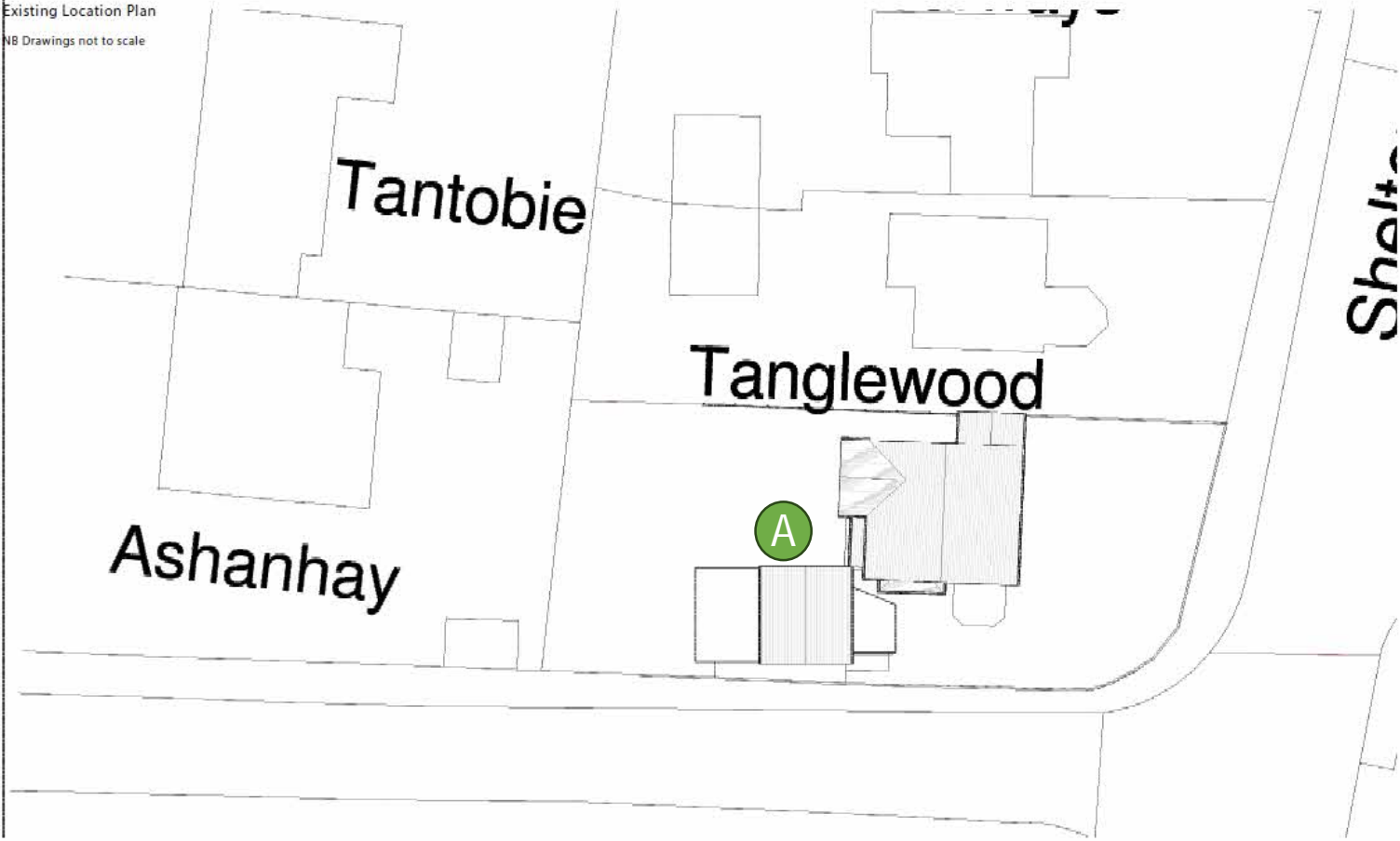


4.0 DESIGN RESPONSE

4.1 LAYOUT

Existing & Proposed Location Plan

NB Drawings not to scale



A BLENCATHRA

4.0 DESIGN RESPONSE

4.1 LAYOUT

Existing Ground Floor Plan

NB Drawings not to scale



Proposed Ground Floor Plan

NB Drawings not to scale



- A** Double car garage to remain as is.
- B** Double car garage to be converted.

4.0 DESIGN RESPONSE

4.1 LAYOUT

Proposed Ground Floor Plan

NB Drawings not to scale



4.0 DESIGN RESPONSE

4.2 MATERIALS

The existing building has a small footprint in comparison to the overall site. The Ground floor finish material is white render with timber cladding above. These finishes will be replicated on the proposed extension. The extension will have large sliding glazing units which will be triple glazed to achieve satisfactory U-values. The existing first floor walls are finished in timber cladding.

Undoubtedly a key reason for the use of natural timber is its natural beauty. The material is a smooth and shiny natural colour. As it weathers, it develops an attractive dappled patina. It's very malleable, lightweight and soft, yet also strong. The proposed extension will bring in timber cladding to tie it in with the existing building.

All doors and windows will be designed to match what is existing.

