

LANDMARK DESIGN

Thatch Cottage

Winchester Road, Chawton GU34 1SL

Design & Access Statement

November 2023

Revision A



Introduction

This proposal is for the conversion and small extension of an existing brick garage to the south of the applicant site, within the curtilage of their existing garden, which falls under the Grade II listed building. Also forming part of the application is the erection of a single storey oak framed double garage, with a straight pitched roof to the northwest of the site, on the existing driveway space. The current owners of Thatch Cottage are keen to make investments into their family home which they intend to live in, as well as converting the garage into a self-contained 'granny annexe' for the applicant's elderly mother –making the space more accessible and habitable. They are willing to invest their resources to upgrade the property through the annexe and garage, to a high standard, to improve the overall visual quality of the applicant site. The requirement now is to achieve higher quality external spaces without disturbing any of the original features of the grade II listing. It is proposed that the new works will enhance the practicality and characterisation over that which currently exists, whilst using materials which are vernacular to the original building.

Context

Thatch Cottage is located in the town of Chawton, on the western outskirts, accessed from Winchester Road. The road layout has a drive access of Winchester Road, as well as additional pedestrian gated access from the main road, centralised of the main house. The drive returns into the site, through a large gate, and provides off-site parking for between 3/4 vehicles, on a shingle driveway. The location of Thatch Cottage is on the peripheral of Chawton and south-west of Alton (the busier, denser area). Chawton is a small rural set village with a high mix of housing, primarily standalone residential marketing housing, which also falls with the South Downs National Park (SDNP). Thatch Cottage is a detached property with frontage visible from Winchester Road.

Site & Use

All areas of Thatch Cottage are residential. The walled entrance from the road to the frontage of Thatch Cottage is set back from the road –and the house is further set back with a large front garden, which retains the original street scene of the property. Winchester Road is largely residential houses, and all of which have off-site parking, as does Thatch Cottage.

This application is for the current garage to be formed into an annexe which is located south of the site, midway along a long residential garden (unseen from Winchester Road, obscured by the main house). There are no restrictions with regards to parking to the front of the house, where there is a large driveway with hard standing off the highway. (See Pic 1). Views and visibility splays would be maintained and would be no different to that which currently exist.

The main residential garden is fully enclosed and accessible either through the set-back driveway gates or through the main house, through the front entrance and out the rear doors. In the garden, the first section is laid to a terrace and flower beds and the rest of the large garden is laid to lawn, which is raised above the level of the terrace.

The house foul drainage is currently connected to a cess pit, located in the rear garden on the main lawn. There are no changes proposed planned in that regard.

There is no fire site intended during the proposed works.

Waste management will be controlled via the removal of the waste. Access to the site is off Winchester Road, off the highway. This has direct short access to the A31, avoiding the requirement for commercial vehicles to travel in Chawton.

Storage of materials will be secure on the site during the proposed works and within the boundaries.

Policy

All works are to comply with Section 18 (1) of the planning (Listed Building and Conservation Areas) Act 1990 (as amended). All works outside of the (Building and Conservation Areas) Act 1990 (as amended) will conform with current building regulations.

It is proposed that all the suggested work, which is external the listed building, and do not fall within the scope of the original listing, will anyhow considerably contribute to the characteristics and upkeep without effecting the original property, at all. The proposed annexe is not being converted from the main house that is historically connected to the listed, it is within the confines of the detached garage which does not fall under the listing. This part of the property was constructed later than the older part of the property and has been used as a garage since this point.

Proposals

In addition to the design principles referred to earlier –the external characteristics of the main dwelling are not changing, only remedial landscaping which connects to the house is to be improved to complement the existing house.

A new oak framed single storey has been proposed to the side of the property, visible from the road, but setback behind the listed building footprint, making it subservient to the main house. It is proposed that it has a shallow pitched roof with slate roof tiles, over timber featheredge black barn cladding, over a small dwarf brick wall to match the existing brickwork of the main house. (See plan no. 174-THA-P-100). The garage would be detailed with timber work to add elegance and craft the building, replicating the characteristics of a traditional garage.

The garage to annexe conversion is proposed within the existing garage, with a small 2m extension the rear of the existing wall. This is a brick built and faced structure, with a timber roof. The proposal intends to remove the existing roof and re-orientate to be more in-line with the built characteristics of the site and provide the extension with a seamless blend to the existing garage. To form this into a habitable space will require insulating the structure correctly and modifying an existing structural opening, currently holding a window, into a new entrance door, to the inward elevation which faces towards the central garden. It will also require drainage and services into the structure, all possible from within the curtilage of the residential garden. (See plan no. 174-THA-P-102).

Massing & Appearance

The proposed works will be implemented having regard to the original structure, elevations and roof. The proposed garage will be on similar brick dwarf wall and context appropriate timber barn cladding, as appropriate during the time of the main house being constructed. The purpose of the garage is to provide additional parking / storage for the applicants existing vehicles.

The annexe conversion will add another bedroom to the property. The appearance will be identical to what currently exists with the exception of the south facing glazing to the rear of the conversion, which forms part of the fire escape and natural light into the proposed annexe. The original brickwork will be retained and unharmed during the works, as a 'insulation framework' will be applied to the inside of the skin, allowing for insulation, weatherproofing and secondary support for plasterboard and fixings.

Sustainability

With the detailed development of the proposed design, attention has been given to achieve a high standard of sustainability and is set out in the SDNP Local Plan Objectives (Section 7, Objective 4-9), and previously mentioned in this statement.

This is achieved by the construction methodology making a considerable contribution to sustainability used modern energy retaining insulative and construction techniques with the annexe and proposed garage. Care

and attention has also been given to the ecosystem services, as required by SDNP –to ensure the works react positively to the existing site.

It is proposed that the new garage will be connected to the existing power supply of the property, which will provide provisions for the possible install of an electric vehicle charge point (EVCP).

Access

The vehicular and pedestrian access would take advantage of that which already existing to the site via the front driveway and front door / gate.

Drainage

It is proposed that the surface water and foul waste generated from the garage conversion and the new garage will enter into the existing foul drainage which is located to the rear garden. There is a natural fall from the proposed annexe to the point of connection to the foul drain.

Landscaping

Hard landscaping will remain essentially the same and will be slightly increased inwards in the garden to reach the position of the new garage.

The existing timber post and rail fence which separates the private driveway from the access road, will be removed, and brought forward to be inline with the front face of the main house –and be constructed with traditional black metal estate fencing.

Other small planting including trees and shrubs will be pruned and added where necessary and flower beds reinstated after the works.

Conclusions

The proposed annexe, garage and landscaping works align with the relevant policy context and can be implemented in such a way as to be in harmony with its surroundings and the character of the area. It will make a modest but useful contribution to providing additional accessible accommodation in the area from available space, and for the applicant's family who require it. The general architectural qualities of the property and the outside spaces will be of a higher quality than that which currently exists without causing any significant harm to the characterisation or the surrounding neighbours, as such that the approval of the proposed works should apply, as set out in the National Planning Policy Framework.

Photographs of Thatch Cottage

1. View of entrance from Winchester Road
2. View of existing storm drain on Winchester Road
3. View of existing garage south elevation
4. View of existing garage west elevation
5. Facing towards front of property from garden

Attached as appendix, PTO.

Picture 1



Picture 2



Picture 3



Picture 4



Picture 5

