

# DESIGN, ACCESS AND HERITAGE STATEMENT

JANUARY 2024

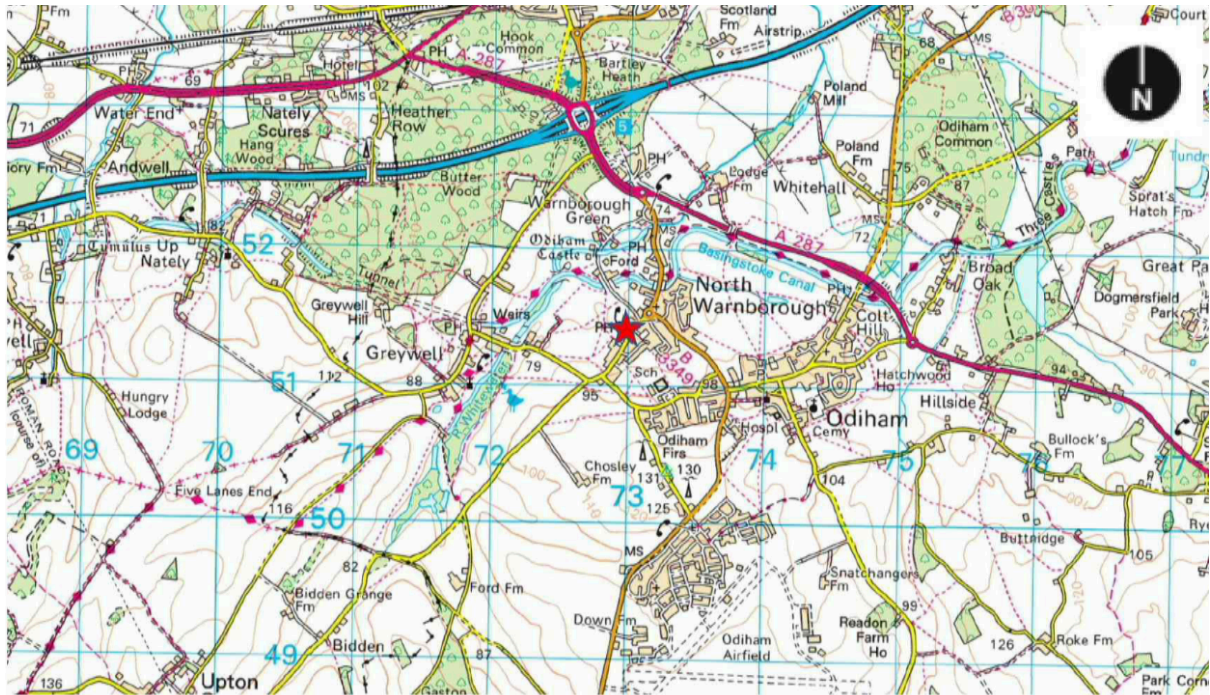
Cherry Tree Cottage  
The Street  
North Warnborough  
Hook RG29 1BD



## 1.0 INTRODUCTION

This design, access and heritage statement has been prepared in support of a householder planning application and listed building consent submitted to Hart District Council seeking consent for the replacement of the front door.

## 2.0 LOCATION



The site is in the North Warnborough conservation area and is close to shops and within easy reach to Hook station and the M3 motorway.

The location of the site is shown in the roadmap extract above.

### 2.1 EXISTING BUILDING

The building is a 3 bedroom end of terrace house situated on the eastern side of the North Warnborough Street in a residential settlement. It is bounded to the north, south and east by neighbouring properties. The building has been extended in approximately 2001.

### 2.3 ACCESS

The site is within a comfortable walking and cycling distance of many facilities in the village.

The closest railway station is Hook approximately 2 miles north from the site. There is close access to the M3 motorway and A3.

The site faces directly onto the street and has public on road parking. It is commonly accepted amongst the neighbours that the space directly adjacent to the property should be occupied by the respective owner.

### 3.0 SITE CONTEXT

North Warnborough Street is a residential road. The neighbouring property is comprising detached, semidetached and terraced properties with both historic and warm modern buildings in a variety of architectural styles many of which have been extended and altered in appearance.

### 4.0 THE PROPOSAL

During the course of the extension works in the early 2000s the front door fitted appears to be a reused internal door. It is therefore not suitable for the purpose for which it is intended and the proposal is a replacement door and frame as per attached drawings.

The proposed door is a vertically boarded exterior door of oak finish details of which are included.



*Manufacturer's Photo of basic door, unfitted*

## 5.0 CONCLUSION

Planning consent and listed building consent are sought from the local planning authority to replace the door and frame as per details included in order to provide a new door in keeping with the street scene and a traditional vertically boarded finish.

## HERITAGE STATEMENT

In accordance with the requirements of Paragraph 189 of the National Planning Policy Framework (2019), this statement describes the significance of the designated heritage assets (the listed building and conservation area) and assesses the effect of the proposed development on that significance. Particular regard is given to the provisions of the Planning (Listed Building and Conservation Areas) Act, 1990. The report also sets out how the proposal complies with the guidance and policy of the NPPF and local planning policy.

Cherry Tree Cottage was listed in June 1987 as part of Brain's Cottages, 4 & 5 North Warnborough Street (UID: 1272365). The list description for the building reads:

*GV II*

*Early C19. 1 storey and attic, 3 windows. Formerly 3 now 2 units. Red tile roof, brick dentil eaves, 3 gabled dormers with tiled fronts and cheeks and sills at eaves level. Painted brickwork in Flemish bond, cement plinth. Square-leaded modern casements. Plain door to Wilcum, old door to April which has recent rear extensions. Included for group value.*

As a pair of modest and simplistically detailed cottages from the mid 19th century, the buildings provide illustrative value as to rural workers lives during the period. Stylistically, the simple vernacular detailing of the cottages with some evidence of classical influence to the frontage demonstrates the prevalent fashions of the period. The use of local materials and construction techniques demonstratd provide further evidence as to the history of the wider area.

Cherry Tree Cottage and Orchard Cottage have been substantially altered externally (with various elevational changes and extensions to the rear and side) and internally.

The North Warnborough Conservation Area was first designated in 1978 with boundary amendments in 1992. HDC have produced a Conservation Area Appraisal for the area (adopted 2009) which provides an assessment of the area including its historic background which is not replicated here for brevity.

The Conservation Area Appraisal identifies the key positive characteristics of the area. These characteristics can be summarised as:

- Rural conservation area based on the River Whitewater which includes notable green spaces and trees, interwoven with man-made and natural water features; and
- A number of important historic buildings, including the ruins of Odiham Castle (listed grade I), two surviving water mills, Castlebridge Cottages (timber framed and dating to the 15th and 16th centuries), a high

concentration of listed and positive buildings in The Street and numerous barns and outbuildings reflecting the area's agricultural past.

## CONCLUSION

The proposed development, namely the replacement of the front door seeks to bring the front elevation into conformity of earlier planning applications and to provide an attractive and complimentary boarded out door consistent with the age and appearance of the cottage.

**Andrew Fuller FRICS January 2024**