

Design and Access Statement

Harcombe House, Ropley

Proposed Rear Extension and Swimming Pool

January 2024



**Harcombe House,
Park Lane,
Ropley, Alresford
SO24 0BE**

Introduction

This Design and Access Statement has been prepared in support of a planning application for the erection of a single and double storey rear extension and a new indoor swimming pool following the demolition of an existing swimming pool building, conservatory and a single storey lean-to at the rear of the property.

Harcombe House is located on the east side of Park Lane which runs in a southerly direction from Petersfield Road. The residence and estate are positioned in a countryside location. Harcombe House and its grounds extend to some 6.5 hectares of landscaped gardens, courtyard buildings and greenhouses.

This report should be read together with the submitted drawings that accompany the application.

Planning History

- **38373** Single storey kitchen, enclosed link to indoor swimming pool, re-build car ports and detached games room - Permission, 12/08/2003
- **38373/001** Retention of lake for private fishing and wildlife - Permission, 06/07/2004
- **38373/004** Single storey rear garden room following demolition of conservatory and single storey rear extension. Single storey playroom to link extension and 2 x additional garages. - Permission, 24/12/2014
- **38373/006** Construction of walled garden and construction of traditional glasshouse within walled garden along with demolition of various outbuildings [amended description] - Permission, 26/11/2015
- **38373/007** Single storey rear extension following demolition of rear garden room - Permission, 26/11/2015
- **38373/008** New garage block - Permission, 18/03/2016
- **38373/009** Underground garage block (revision to garaging permitted under 38373/004 and 38373/008) - Permission, 16/06/2016
- **38373/010** New garage block (Alternative to garaging permitted under 38373/009, 38373/008 and 38373/004) - Permission, 23/01/2017
- **38373/011** Lawful Development Certificate for proposed development - Construction of two single storey extensions. Extension to North elevation to form new bay window. Extension to East elevation and replacement of a window on North and South elevations with larger window. Certificate Issued, 02/11/2018
- **38373/012** New garage block, alternative to garaging permitted under 38373/009 and 38373/010 - Permission, 25/07/2019
- **38373/013** Two bay garage - (amended design) – Permission 04/11/2019

Harcombe House

Harcombe House has a classical symmetrical front, with Dutch gables and dates from the early C20, under a clay tiled roof and finished in facing brick laid in Flemish bond. The house is three storied. Outbuildings, courtyard building, stables and greenhouse are positioned to the rear of the property, along with a walled garden and garaging.

It is a good example of a 'modern' country residence, set in a spacious and well-managed plot. The property is not visible from the public highway, due to mature planting and trees along the plot's boundaries.



Figure 1: Main Elevation, Harcombe House

Proposed Works

Erection of a rear single storey extension to house a new living room and breakfast room and a rear double storey extension to house a library. The works also include the construction of a new swimming pool building and a new bay window on the north elevation as part of the kitchen.

Proposed Site

The proposed works are located within the courtyard formed by the main house and the single storey extension housing ancillary spaces including the swimming pool. The site is hidden from view from the road.



Figure 2: View of the courtyard



Figure 3: View towards existing house back façade. Existing swimming pool building to the right



Figure 4: Part view of existing single storey extension

Proposed Layout

The proposal consists of a new living room, breakfast room and library to the rear of the main house. The new swimming pool building is in the courtyard where the existing swimming pool building stands currently. A new bay window is added to the kitchen to the North elevation.

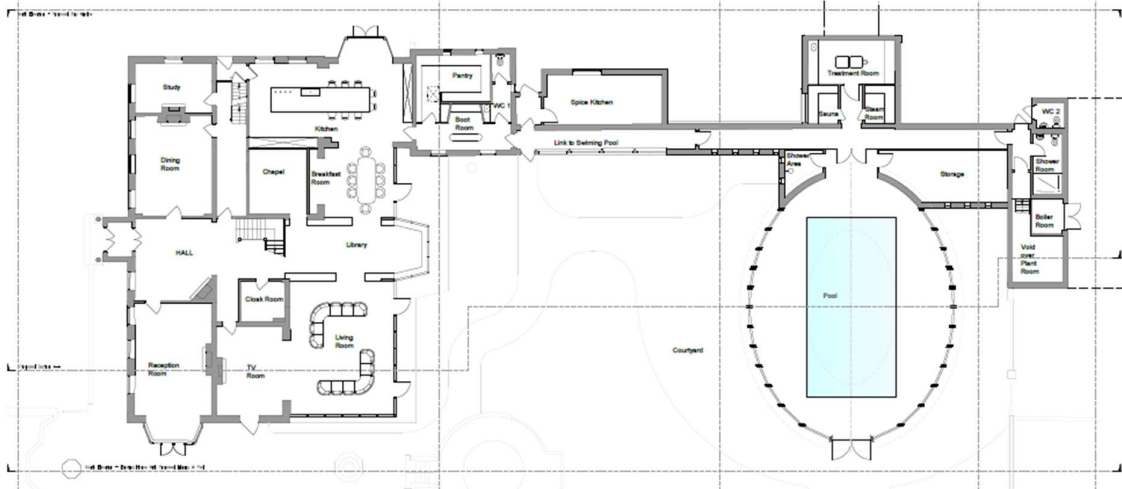


Figure 5: Proposed Ground Floor Plan

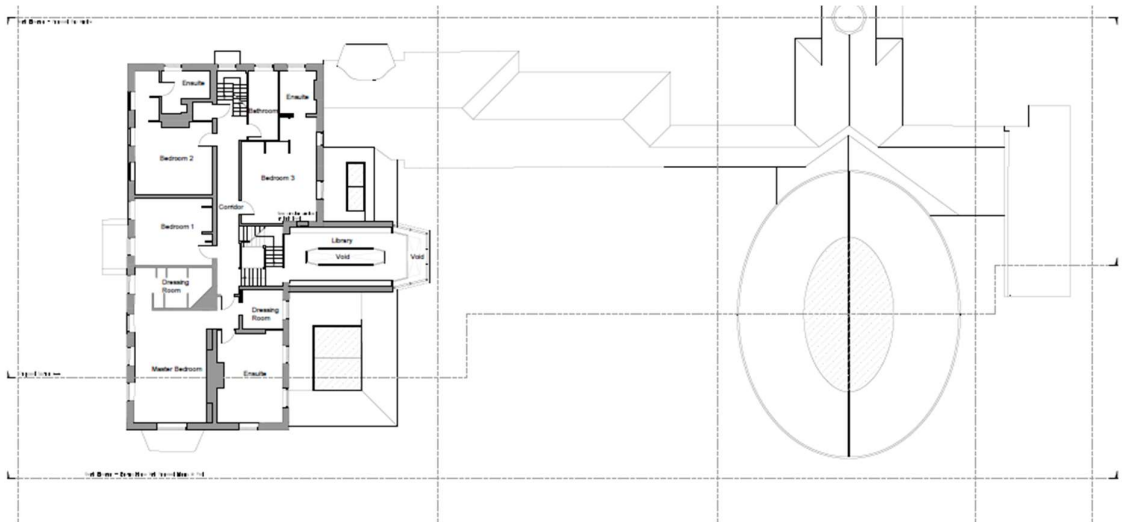


Figure 6: Proposed First Floor Plan

Proposed Elevations

The proposed rear extension consists of a single storey and a double storey volumes. They are both set in a subservient manner. Similarly, the new swimming pool building is topped with a shallow pitched roof with a ridge height that is lower than that of the existing adjacent roof.



Figure 7: Proposed East Elevation



Figure 8: Proposed West Elevation



Figure 9: View towards the house rear extension from the south east.



Figure 10: View towards the new swimming pool building from south west

Landscaping

Harcombe House is set within spacious grounds, made up of well-manicured landscaping and planting. An arboricultural report is included in this submission which has concluded that the proposed works have no negative effect on the trees on site.

New hard and soft landscaping is proposed between the new swimming pool building and new rear extension.

Access

The proposed works do not affect the current access provisions to the house and the site in general. The existing driveway will remain undisturbed, and the parking provisions will be unaffected.

Materials

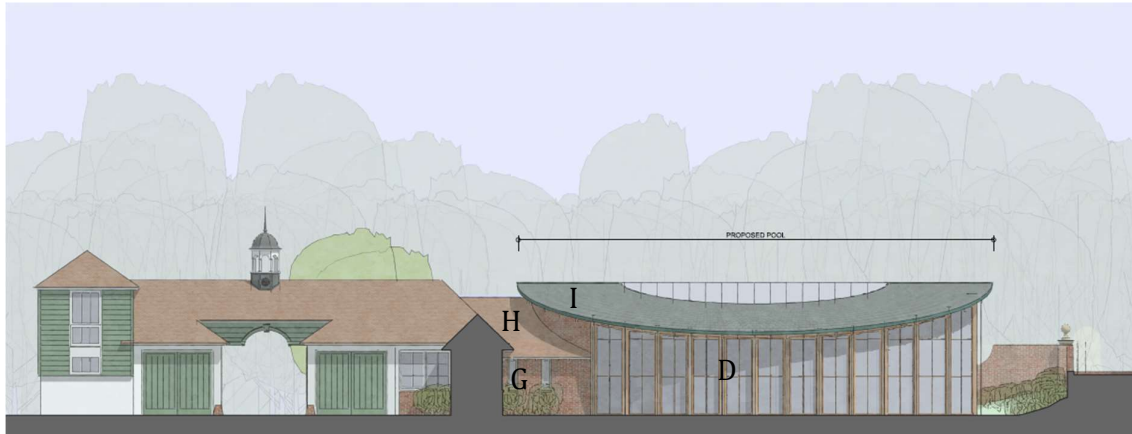
The material palette proposed is simple and of high quality. Floor to ceiling brass/bronze fenestration will feature throughout. The single storey roof to the rear extension is finished in red clay tile to match existing. At low level, the double storey extension will be constructed in stone in colour to match the colour of the new hardscaping paving. Handmade Hampshire red bricks to match existing will feature at high level on the two-storey extension. The roof to the double storey extension is rectangular natural copper shingles left to weather naturally.

The swimming pool building will feature full height brass / bronze fenestration and natural green roofing slates.

The new bay window extension to the north elevation will be built over handmade Hampshire red brick plinth to match existing. The fenestration is painted timber, and the roof will be finished in natural copper left to weather naturally matching the existing bay window to the south elevation.



- | | |
|-----------------|---|
| A: Roofing | Rectangular natural copper shingles left to weather naturally |
| B: Wall | Natural stone |
| C: Roofing | Red clay tile to match existing |
| D: Fenestration | Brass / Bronze |
| E: Roofing | Welded seam natural copper left to weather naturally |
| F: Fenestration | Painted timber to match existing |
| G: Wall | Brick wall to match existing |



D: Fenestration	Brass / Bronze
G: Wall	Brick wall to match existing
H: Roofing	Clay tiles to match existing
I: Roofing	Natural green slate

Sustainability

The first step in reducing the energy consumption and environmental impact of a building is to consider the building fabric itself. High levels of insulation minimise the flow of heat to and from the inside. Air tightness should be considered to ensure that a minimum of heat is lost through the fabric of the building. Finally the ventilation strategy is key to ensure comfortable conditions for the occupants without any unnecessary requirement for cooling or additional heating. The proposed dwelling will achieve a high degree of sustainability with the intention to surpass Building Regulation compliance. This will be achieved with the use of:

- High levels of thermal insulation.
- Rainwater harvesting
- Air source and/or ground source heat pump

Where possible permeable hard landscaping surfaces will be used to enable surface water to percolate naturally into the watercourse.