

Our ref: 21/364/lr

29th January 2024

Planning Service
Test Valley Borough Council
Beech Hurst
Weyhill Road
Andover
SP10 3AJ

LUKE ROSE

A R C H I T E C T

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Dear Sirs,

Rosebank, Webbs Lane, Abbots Ann, SP11 7DD – Replacement dwelling

Please find attached a planning application for the above proposal.

Design, heritage and access statement

This proposal has been subject to applications 21/03224/PREAPN and 23/01925/FULLN. The design, heritage and access statement for 23/01925/FULLN is included as Appendix 1 below as it provides the principals of the design. The following statement examines the objections to 23/01925/FULLN as contained within the planning officer's report 23 September 2023:

Objection 1, paragraph 8.5 *'It is considered that the design of the dwelling is somewhat bland and is neither traditional nor is it contemporary. The use of render would result in a building that would be prominent and stand out in the street scene. The majority of other dwellings in the vicinity are constructed of brick and therefore the use of render would result in a dwelling that would stand out and be prominent in the street scene.'* Response: The proposal includes for brick elevations incorporating such local detailing as brick corbelling, brick banding, brick on edge with tile creasing, brick gauged arches and brick relief.

Objection 2, paragraph 8.11 *'An air source heat pump would be located to the south of the proposed dwelling which would be approximately 6 metres away from the neighbouring dwelling Treetops. There is potential for noise disturbance from this piece of equipment to the neighbouring property. It could also result in noise disturbance to the neighbouring property to the rear, Woodlands.'* – This has now been removed from the proposals.

Objection 3, paragraph 8.12 *'the proposal would have a significant adverse impact on the privacy and amenity of Treetops. Due to the proximity and location of windows in the proposed dwelling, it would result in an overbearing impact and loss of privacy and amenity to the main outdoor amenity space and the main living space of this neighbouring dwelling.'* Response: The windows to the 1st floor south elevation have been removed, in addition the mass of the building has been reduced by providing a double gabled roof.

Objection 4, paragraph 8.16 *'As the proposed dwelling would have four bedrooms a total of 3 car parking spaces is required. Whilst three spaces are provided, it is not clear how parking bay 2 would be accessed safely and efficiently and no drawings demonstrating vehicle tracking have been provided. Further to this, the proposed garage would have internal dimensions of 5 metres by 3.4 metres. The parking standards set out that internal spaces of garages should be at least 6 metres by 3 metres and therefore the proposed garage falls short of this standard and cannot therefore be included in the parking provision.'* Response: The requested details are now included on the drawings.

An Ecology statement is included as part of this submission. The complete property will comply with Part M of the Building Regulations and DDA requirements.

In conclusion, the current proposal responds to all the objections in 23/01925/FULLN as contained within the planning officer's report 23 September 2023.

I look forward to your response.

Yours faithfully

Luke Rose
BA(Hons) Dip Arch RIBA

Cc. Kirsty Schneeberger – Client

Appendix 1 - The design, heritage and access statement for 23/01925/FULLN

Our ref: 21/364/lr

26 July 2023

Planning Service
Test Valley Borough Council
Beech Hurst
Weyhill Road, Andover
Hampshire, SP10 3AJ

Dear Sirs

Rosebank, Webbs Lane, Abbots Ann, SP11 7DD – Replacement dwelling

Please find attached a planning application for the above property.

Design, heritage and access statement

Rosebank is a 1960's bungalow with a discordant presentation of poor-quality design and materials beyond the southern edge of the Abbots Ann Conservation Area. There exists in this property an opportunity to respond to the guidance of the Village Design Statement to reflect the traditional form, layout and design details of other buildings in the vicinity.

The village design statement identifies the following character for the area '*A first impression of Abbots Ann is that of a village of cottages built either of brick and flint with thatched roofs or white cob walls with slate roofs. Whilst this is true of much of the old village, a closer look reveals a variety of architectural styles ranging from medieval through Queen Anne, Georgian, Victorian and Edwardian to modern. This variety provides a pleasing and interesting mix of styles and shows how the village has evolved.*'

The center of Abbots Ann illustrates the principles of good village architecture with a strong historical form of linear C.17 and C.18 thatched cottages arranged along the street scene interspersed with C.19 classically formed buildings and C.20 insertions all of 2-stories with some 3-stories. The village center has a high building density which is maintained to the settlement boundary.

The general form of buildings around the center of Abbots Ann is 2-storey gabled, upright, linear and simple. The properties generally have dominant roofs with Greenways, The Eagle, The School House and the terrace of 52-55 Duck Street being notable for their imposing facades.



Greenways



The Eagle



The School House



52-55 Duck Street

Travelling up Duck Street southwards the road is framed by the relatively new Badgers Corner and a row of thatched cottages from the School House to Lanes End interspersed with the dominant facade of Black Swan House and the gable façade of Friary Cottage. Further to the south, Duck Street opens up with more spacing between properties, but the 2-storey gabled roofs dominate all the way to St Catherines Walk and Warren Drive either side of the road. The bungalows of Rosebank and Treetops are the exceptions in the street scene.



Badgers Corner



Black Swan House



Friary Cottage to 9 Warren Drive looking south



The School House to Lanes End looking south



Looking south to Catherines Walk



9 Warren Drive and Catherines Walk looking south

Building materials and detailing in Abbots Ann is predominately brick, flint, white render, thatch, handmade brick and tile. These materials along with the simple forms serve to provide a unified vernacular street scene. Some more subservient and modern buildings have employed dormer windows, such as the Village Shop or the old primary School development, but the principal linear gabled roof form is dominant.

The perspective and character of Duck Street looking south from the Conservation Area is created by the ascending buildings with linear gable roofs that line each side of the road. The skyline is dominated by 9 Warren Drive which sits uncharacteristically side on to the road presenting a large 2-storey flank wall and gable roof when viewed from the Conservation Area. The existing bungalows of Rosebank and the neighbouring Treetops sit well below this flank wall and could be raised in height quite significantly without interrupting the ascending rhythm of the street scene.



Treetops and Rosebank looking north

Rosebank presents a squat, horizontal and discordant collection of hipped roofs in a loose L-shaped plan form, with a lean-to conservatory extension all of which is suburban in quality. Rosebank is an incongruous building within the street scene of Abbots Ann as it does not follow the pattern of linear gabled development. The existing building is a collection of poor-quality machine-made bricks and tiles with upvc windows, all of which is detrimental to the views from the Conservation Area. An opportunity exists to enhance the Conservation Area by providing a design that draws from the qualities of Duck Street. The solution cannot be neutral or a continuation of the existing as identified by the NPPF paragraph 190 '*Plans should set out a positive strategy for the conservation and enjoyment of the historic environment..... This strategy should take into account: c) the desirability of new development making a positive contribution to local character and distinctiveness*' and paragraph 206 '*Local planning authorities should look for opportunities for new development within Conservation Areas..... to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*' Therefore, there is a clear mandate to balance new development against enhancement that it may provide. This enhancement is achieved by replacing an incongruous badly designed and detailed bungalow with a 2-story house that reflects the form and detailing of the houses lining the village street.

The proposal has been designed to the following principles:

1. The dominant elevation to views from the Conservation Area is to the north and the proposal seeks to reduce this north elevation to a single gable end thereby mitigating its visual impact.
2. The resulting increase in roof height between the existing and proposed is a modest 2.3 metres and the building form reflects the scale and proportions of the majority of surrounding houses.
3. The east elevation is linear under a long low gabled roofline facing the road which reflects the pattern of development along the full length of Duck Street.
4. Render finished in an undulating soft lime white with natural slate tiles and lead ridge, painted Hampshire casement windows, oak joinery, open eaves and brick corbelling all applied in a simple manner are common features to properties along Duck Street.

An indicative landscaping scheme accompanies this application along with an Arboricultural statement, which will enhance the setting of the building and the Conservation Area improving the screening that the site currently enjoys. In addition, the proposal will remove suburban quality greenhouses, garden paraphernalia and tarmac paving, and provide evergreen planting, annuals, herbaceous borders and wild grasses with locally sourced gravel or stone paving to create a traditional village garden.

Access will be improved from Duck Street by compliance with Part M of the Building Regulations. An Ecology Statement accompanies this application.

A similarly designed scheme was granted permission and built under 14/00323/FULLN. Badgers Corner was a bungalow that was increased to a 2-storey building to exactly the same design principles in a much more prominent location above the center of the village and Conservation Area. The similarity in building style is matched by building form as indicated on drawing no: 21/364/102 D. No Consultee objections, including Conservation, were raised on this application which indicated a broad-based acceptance of the proposals. 14/00323/FULLN Officers Report to Committee identified in paragraph 8.4 *'The proposals would result in a dwelling that would, in its size, scale, design and appearance, complement and be sympathetic to surrounding listed buildings, and would overall be more appropriate to its setting and surroundings, on this prominent plot within the Conservation Area'* This is a robust recommendation for approval for a similar building in a more prominent location, within the Conservation Area, to Committee.



Badgers Corner before



Badgers Corner after

Pre-planning advice was sought under application 21/03224/PREAPN where the following concerns were raised:

1. *'a reduction in the overall scale of the dwelling should be considered'* – This concern stemmed from the building being more prominent and visible in the street scene due to its height. Therefore, the roof has been substantially reduced in height.
2. *'Further surveys are required to categorise the bat roost present on site and to inform proposed mitigation measures and these surveys should be submitted with any full application.'* – This information is provided with the application.
3. *'Any future application should be supported by a heritage statement that demonstrates that the proposal has been designed to take into account any impact on heritage assets.'* – This is provided above, specifically that here exists in this property an opportunity to respond to the guidance of the Village Design Statement to reflect the traditional form, layout and design details of other buildings in the vicinity and how this is achieved. Secondly this scheme reflects the principles of permission 14/00323/FULLN which was described in the Officers Report to Committee as *'a dwelling that would, in its size, scale, design and appearance, complement and be sympathetic to surrounding listed buildings, and would overall be more appropriate to its setting and surroundings.'* Further the scale of the dwelling has been reduced from the pre-app proposal and significant consideration has been given to the street scene setting as illustrated by the drawings.

I look forward to your response.

Yours faithfully,

Luke Rose
BA(Hons) Dip Arch RIBA

Cc. Kirsty Schneeberger - Client