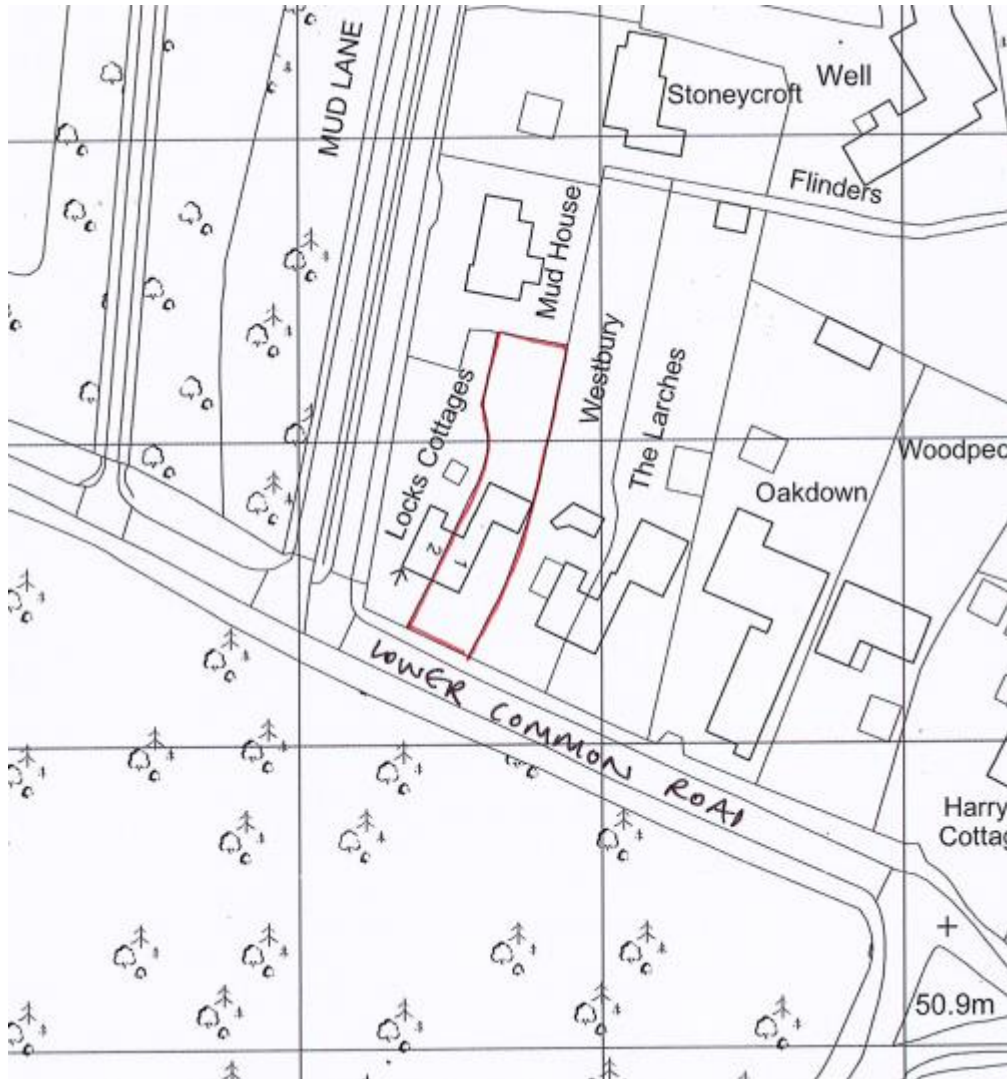


**HECKFIELD COTTAGE (FORMALLY KNOWN AS 1 LOCKS COTTAGE)  
LOWER COMMON, EVERSLEY, RG27 0QR**

Pre-application enquiry for rear extension following refusal of previous application for an orangery (application reference 23/01124/LBC).

**Introduction.**



Heckfield Cottage is a grade 2 listed building located to the north side of Lower Common Road. The Cottage (previously called 1 Locks Cottage) forms one half of a pair of semi-detached cottages, which share the same detailing as 'The larches'. The original Cottages were modest in scale and incorporate steeply pitched roofs with half hip detailing, clad in plain tiles with small gable sections. The design incorporates distinctive catslide roofs over single storey rear wings. Heckfield Cottage has previously been extended with a rear extension with attic accommodation (1988), connected to the original dwelling with a glazed link. It is to this more modern part of the house that the client wishes to extend, to create more up to date and flexible accommodation to house an enlarged kitchen and dining area.

The client had previously submitted an application for a rear orangery, using the David Salisbury system. This design was considered not acceptable by the conservation officers, with the reason for the refusal being as follows:

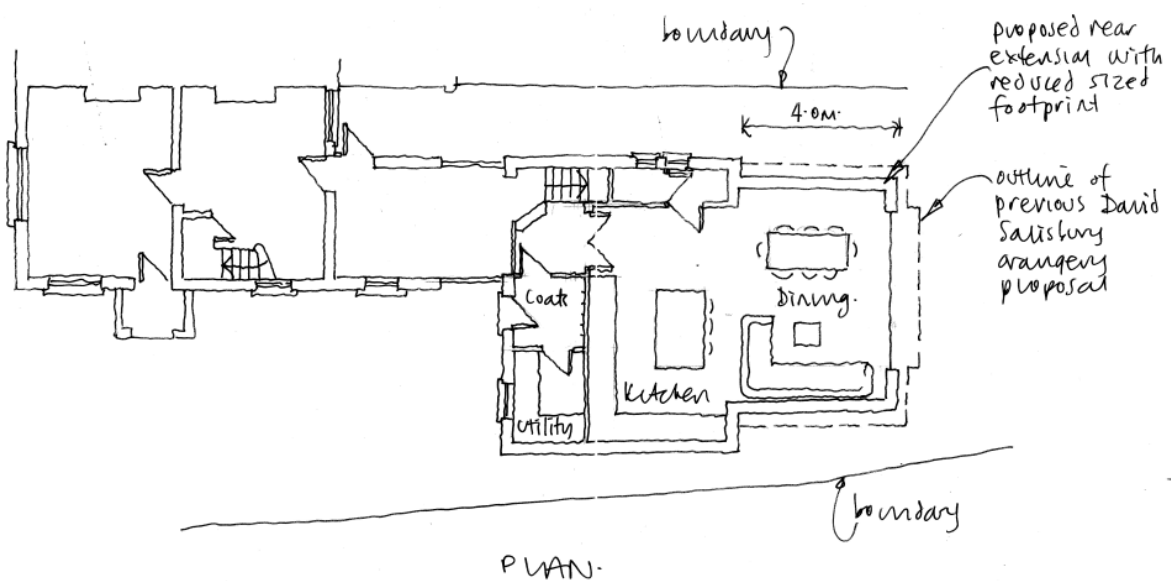
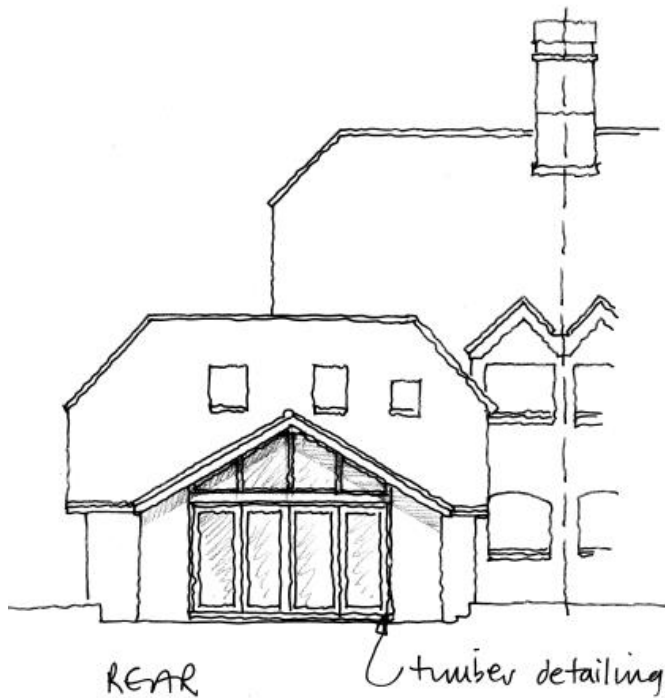
- 1 The proposed extension by reason of its location design and height in relation to the existing building on site would result in a dominant form of development that relates poorly to the host building. The proposed extension would have a negative impact on the significance of the listed building. This would result in harm within the 'less than substantial' category to this heritage asset as set out in the National Planning Policy Framework (NPPF) (July 2023). There exist no public benefits which would outweigh the harm. The proposed orangery is therefore contrary to Section 16 of the National Planning Policy Framework (December 2023) and Policy NBE8 of the Hart Local Plan (Strategy & Sites) 2032.

In addition, the conservation officer noted that the classical design, flat roof and lantern roof profile would not relate well to the existing structure, which is more rustic in appearance. In other words, the orangery was overly ornate and overbearing.



## Proposal.

The clients are looking to address the concerns raised during the previous submission, using a design that is more in keeping with the existing vernacular. This will take the form of a simple pitched roof (with matching clay tiles) over a reduced sized extension footprint, using brickwork to match the existing. The proposal includes doors and apex glazing to the gable end, which will afford views over the rear garden. Internally, the roof area will be vaulted and will include a number of conservation style rooflight which will sit flush with the roof plane.



Rear view



Front view

