

# COMBINED DESIGN & ACCESS STATEMENT AND HERITAGE STATEMENT

SINGLE STOREY DETACHED OAK FRAMED GARDEN  
OUTBUILDING FOR USE AS HOME OFFICE, HOME GYM  
& GARDEN ROOM AT ROYAL OAK HOUSE, HOOK ROAD,  
GREYWELL, HAMPSHIRE



Prime Oak,  
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WV5 8AP

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## Introduction

This combined Design & Access Statement and Heritage Statement has been prepared by Prime Oak to accompany a householder planning application for a proposed freestanding oak framed garden outbuilding at Royal Oak House, a detached house situated at the northern end of the small village of Greywell, approximately 6 miles to the east of Basingstoke and 1.5 miles to the west of Odiham.

Royal Oak House is a listed building and also lies within Greywell Conservation Area.

This statement should be read in conjunction with the drawings enclosed with the accompanying application, including:

- Location Plan (drg. 89329/01);
- Proposed Block Plan (drg. 89329/02);
- Proposed Floor Plan, Roof Plan & Elevations (drg. 89329/03).

Prime Oak will be designing and constructing the proposal on behalf of the property owner. Prime Oak are one of the country's leading specialists in the design and construction of oak framed buildings for all kinds of domestic and other uses, utilising traditional mortise and tenon pegged joint carpentry techniques.

## The Proposal

The proposal is to construct a detached freestanding garden outbuilding within the garden of the existing property, located off to the north-east side of the main house adjacent to its north-east boundary. It is intended that the new outbuilding would be used for purposes ancillary to the main house including as a home office, a home gym and as a garden room/space for entertaining friends and family.

The proposed outbuilding would be a relatively simple oak framed structure with its walls clad in weatherboard. It would have a hipped pitched roof, but with a short section of flat roof to the rear to reduce the span of the pitched roof and keep the overall height of the structure lower than would otherwise be possible. The pitched roof would be finished in reclaimed clay plain tiles. All doors and windows would be in oak.

## Heritage Statement

Royal Oak House was originally a pair of semi-detached cottages built in the late C18 or early C19, with elements of an earlier building being re-used. Both cottages were occupied by separate tenants but owned by the same person. Historic mapping (see below) also indicates the presence of detached outbuildings to the north-east of the cottages from the C19, understood to have been used as stables and a workshop. From around the mid-C19 the northern cottage was operated as a beerhouse (differing from a conventional public house in that it only had a license to sell beer). The Royal Oak closed as a beerhouse in 1952 and the former pair of semi-detached cottages was converted to residential use as a single dwelling.

Although some alterations were made to the building in the C19 and early C20, including a lean-to extension to the rear and alterations to the outbuildings, it has been more comprehensively extended and altered from the mid-C20 onwards. A rear extension was added in the 1970s, whilst in the 1990s the house was substantially extended further to the rear including a large circular structure incorporating a swimming pool and the attachment of the house to the outbuildings by a single storey

link. Further alterations were made around 2006 including a single storey rear extension with a roof terrace over and a two storey extension to the south part of the rear elevation. Further planning and listed building consents were granted in 2015 to remove the circular pool extension, rebuild the link extension and add a first floor extension (Council ref's. 15/02342/HOU & 15/02343/LBC).

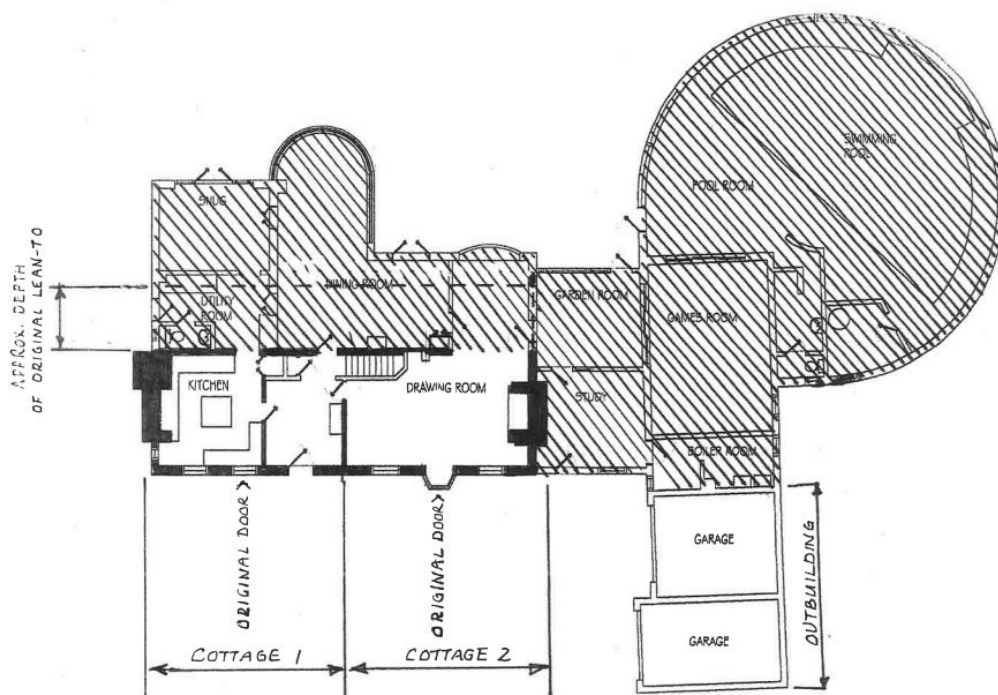
Royal Oak House was first listed Grade II on the 26<sup>th</sup> June 1987. For reference the listing description reads as follows:

*C18. 2 storeys, 4 windows. Red tile roof, brick dentil eaves. Red brick walling in Flemish bond: on 1<sup>st</sup> floor 2 flush panels in blue header bricks, cement plinth. Modern casements with outside shutters. Doorway has hood on brackets and ½-glazed door.*

Due to the substantial alterations and extensions as described above, the rear elevation of Royal Oak House is now completely modern.

Its front elevation, from which it now derives any surviving historic or architectural interest, comprises six bays which at first floor has a pattern of 'window – blank panel of blue header bricks – and a window with a larger gap to the centre', repeated on the opposite side. The current main front entrance door is in bay 3 but originally there would have been two doors, one to each half in bays 2 and 5. The red facing brickwork is laid to Flemish bond and there is a plat band between floors. The roof is finished in clay plain tiles, gabled at each end and including external gable stacks. Many of the windows to this elevation have queen closers to one side but none have closers to both sides, suggesting that the original openings have been enlarged. The statutory listing description describes the windows as modern casements. There is evidence of former shutters that were once attached to the building, as also noted in the statutory listing description, but these are no longer in place.

A previous detailed Heritage Statement prepared by Forum Heritage Services (September 2015) to accompany the previous planning and listed building consent applications ref's. 15/02342/HOU & 15/02343/LBC included a diagram, which is reproduced below, illustrating the surviving area of the original cottages and the extent of the existing C20 additions already in place at the time.



The above diagram shows how the original pair of C18/C19 cottages have been swamped by C20 additions and alterations, particularly to its rear and north-east sides. Although the circular swimming pool extension was removed as part of the 2015 alterations, the remainder of the extensions shown on the diagram were retained, rebuilt and added to under the 2015 consents. The current modern extensions include the use of oak framing for the rear kitchen/dining area extension and the bedroom/roof terrace extension above that.

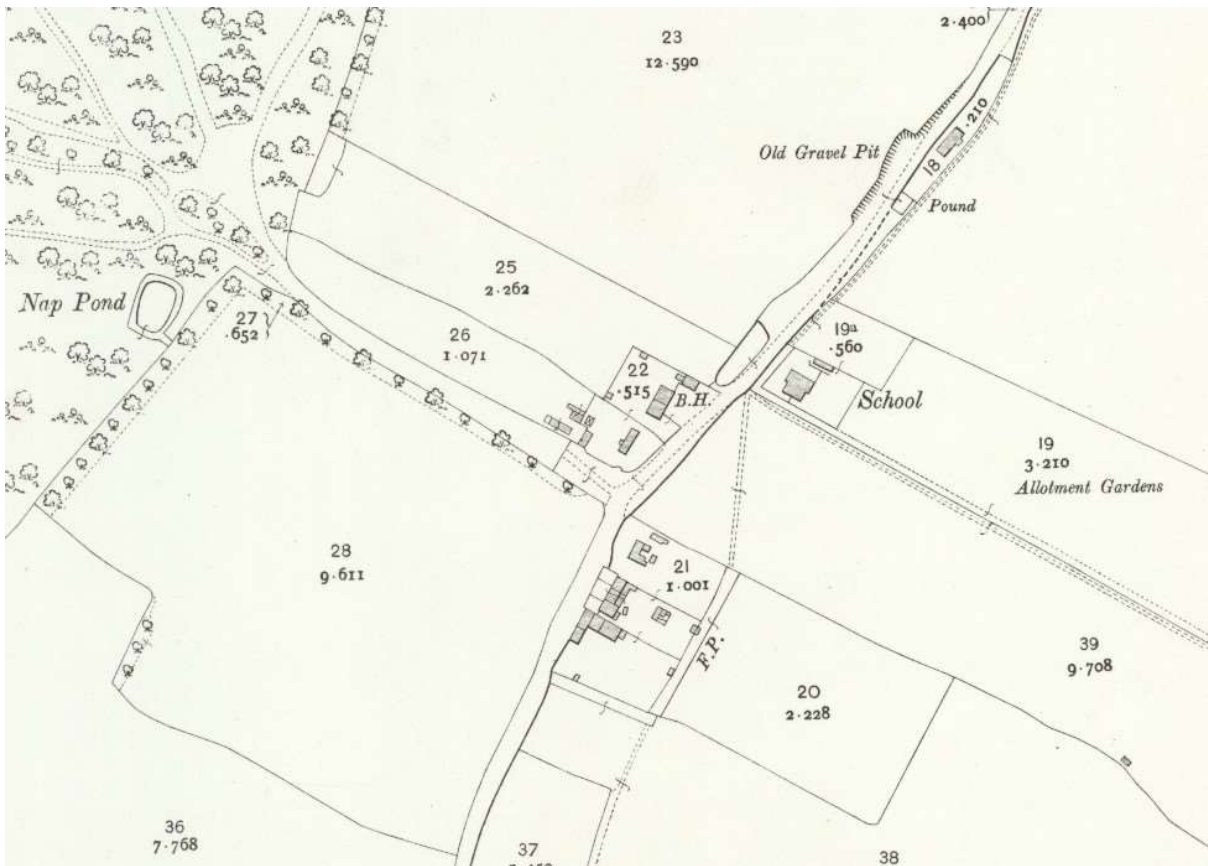
Internally the amalgamation of the original two cottages into one dwelling, including linking to the former outbuildings, has eroded the historic plan form of the building, whilst evidence of the early C20 lean-to extension to the rear has been lost through the later modern additions. Internally there is also little surviving historic fabric of note; both original staircases have been lost, with the single replacement stair reconfigured so that it rises from what was once the south cottage into the northern cottage. It is unlikely that any internal doors are original to the house as all have been retrofitted through the addition of timber to the sides and top to fit the openings.

Extracts from historic mapping reproduced below show Royal Oak House as a simple rectangular building split down the middle to indicate the two original cottages. It is marked as a beerhouse from the early C20, whilst the former single storey lean-to extension to the rear is indicated on the 1931 edition map onwards. The extracts also indicate the original outbuildings to the north-east. The dividing line between frontage forecourts to both cottages is moved southwards to provide a larger yard frontage to the beerhouse which occupied the northern cottage.

More generally, the historic map extracts show that the settlement pattern of this part of Greywell immediately around Royal Oak House has changed little into modern times. The only notable changes are the linear expansion of housing to the south along Hook Road in the period after the 1930s, and additional housing starting to appear from the 1960s along Dorchester Way to the east.



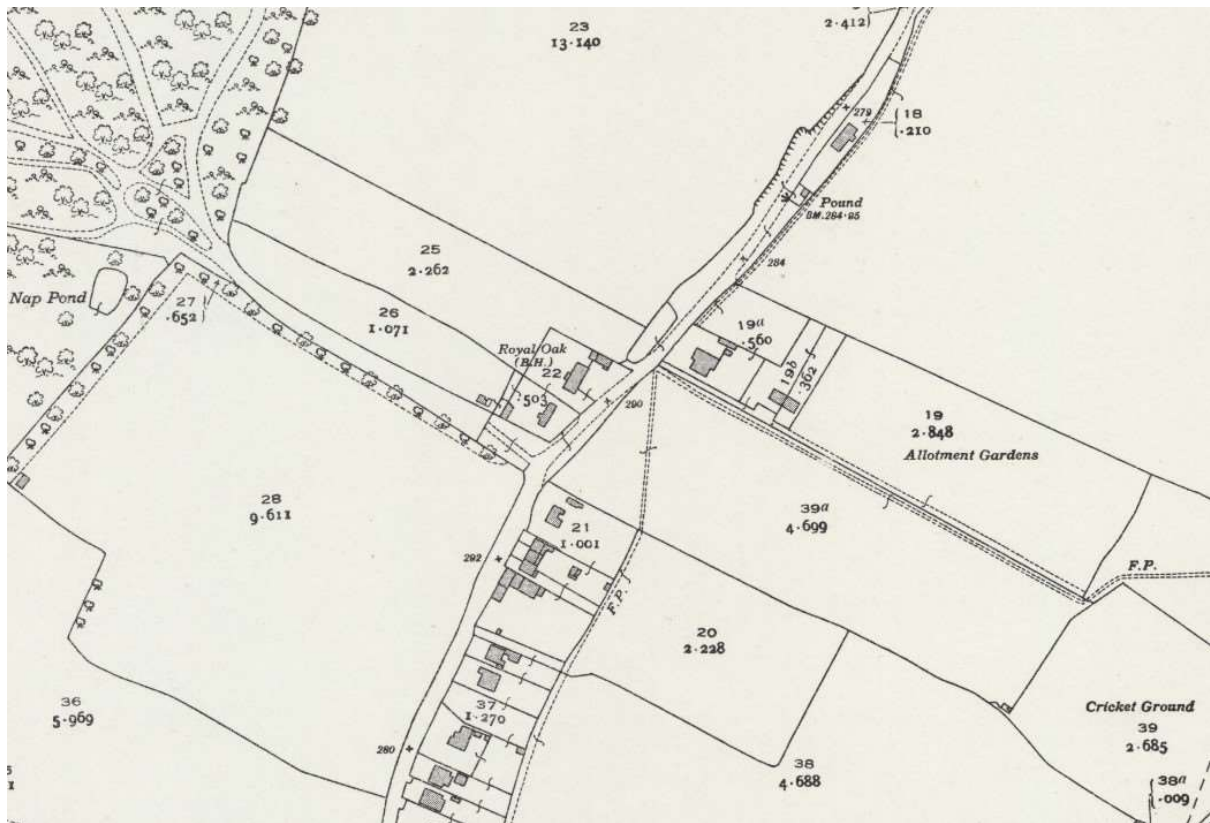
Extract from 1897 edition OS map (source: National Library of Scotland – [maps.nls.uk](http://maps.nls.uk))



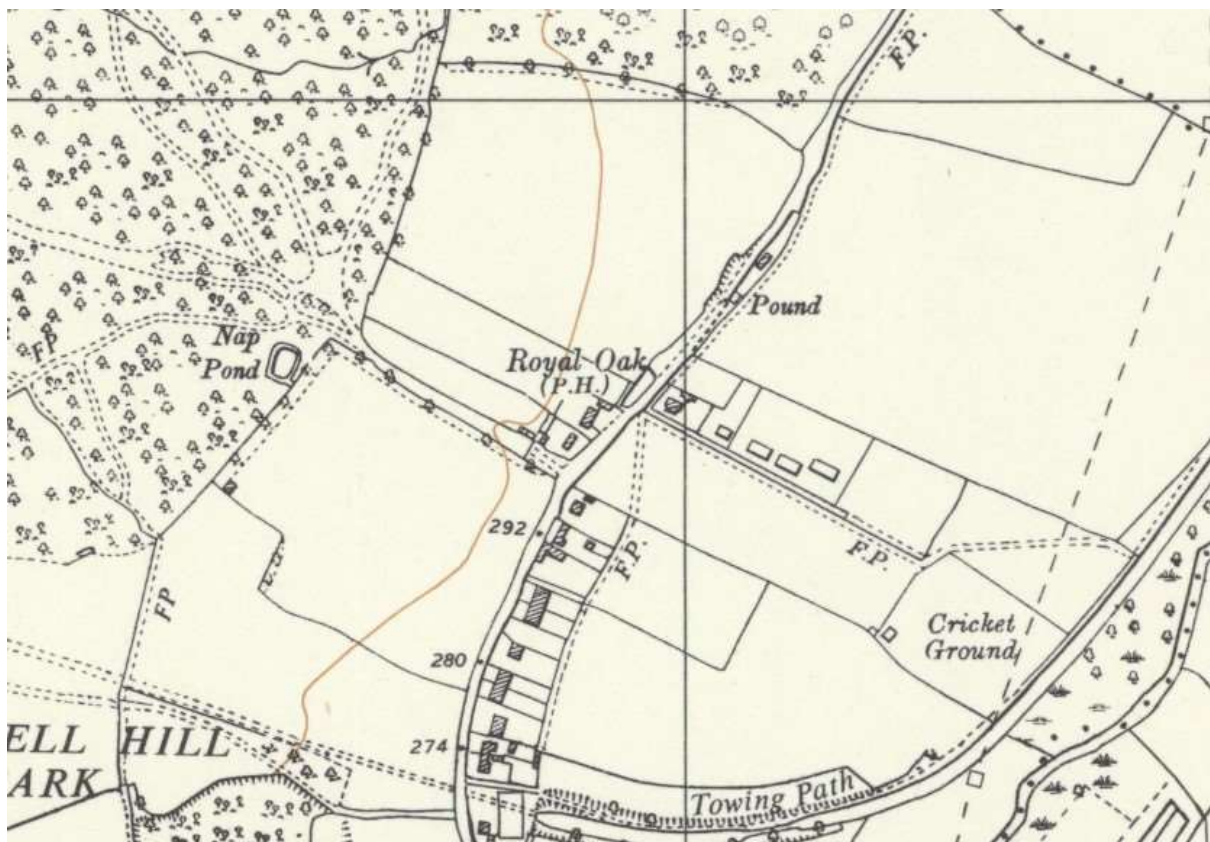
Extract from 1910 edition OS map (source: National Library of Scotland – maps.nls.uk)



Extract from 1931 edition OS map (source: National Library of Scotland – maps.nls.uk)



Extract from 1946 edition OS map (source: National Library of Scotland – maps.nls.uk)



Extract from 1961 edition OS map (source: National Library of Scotland – maps.nls.uk)

So Royal Oak House has been subject to extensive alterations and extensions, particularly to its rear and north-east side elevations, as well as internally, which has notably eroded its historic and architectural character and significance. Whilst the history of the building as two cottages and, later, one of those becoming a beerhouse in the C19, does contribute to the historic interest of the house, ultimately the extensive modern extensions and alterations have left a building of only limited significance. Indeed the Forum Heritage Services Heritage Statement submitted with the 2015 planning and listed building consent applications concluded:

*‘Overall this is a building of limited significance – its significance lies predominantly in its front elevation (although the windows are not of significance), framed partition walls, the ingle fireplaces and roof structure. It is questionable whether, if put forward for listing today, this building would be considered to have sufficient special interest to merit addition to the List of Buildings of Special Architectural or Historic Interest’ (Royal Oak House, Greywell, Hampshire – Heritage Statement, para. 4.5 – Forum Heritage Services – September 2015).*

The proposed garden outbuilding would be a detached structure located against the north-east boundary of the property and in excess of 15m away from the house. In this position it would be on the opposite side to the existing former outbuilding which is now linked to the main house, and which would separate the proposal from views of the front elevation of the main house. Therefore the proposed outbuilding would not be visible in views of the main front elevation of the house, so would not materially affect its setting. As a detached outbuilding, obviously the proposal would not affect any surviving historic fabric within the existing building. The proposal would not, therefore, harm the limited heritage significance of Royal Oak House.

As well as being listed, Royal Oak House falls within the northern extent of Greywell Conservation Area, so makes a contribution to the appearance and character of the Conservation Area on the approach into it from the north. The Council’s published Greywell Conservation Area Character Appraisal and Management Proposals report summarises the key characteristics of the Conservation Area as follows:

- A high concentration of listed buildings.
- Small rural village with an active community.
- Church Cottage is a C15 medieval hall and is listed grade II\*.
- Use of red brick, tile and timber framing.
- Historical connection to Greywell Tunnel which is now the best roost for natterer bats in Britain.
- A number of agricultural buildings and a working farm.
- Buildings tend to be on the western side of The Street allowing views over the fields towards the river.

The Character Appraisal divides the Conservation Area into a number of Character Areas, with Royal Oak House falling within Character Area 1. The key positives of Character Area 1 are identified as:

- Fields alternate with housing.
- Views over fields south of Dorchester Way.
- V-shaped stiles provide access to footpaths.
- Simple timber fencing and hedges form most of the boundaries.
- Barracks Cottages, Holly Cottage, Dorchester Cottage and Rose Cottage form a pleasing group of timber framed cottages.

The proposed garden outbuilding would not harm any of the above identified characteristics or key positives of Greywell Conservation Area. For the reasons given above, the proposal would not harm the limited heritage significance of Royal Oak House itself. Furthermore it would not be sited within the setting of any other nearby listed buildings. The new outbuilding would be set back into the site on the west side of Hook Road, so would not affect views across the fields to the east of Hook Road and south of Dorchester Way. Being set back into the site the proposal would be partly screened by existing boundary treatment and not prominent in views into the Conservation Area on the approach from the north. Views of the original front elevation of Royal Oak House, which retains the most heritage significance, would remain clear, so the contribution Royal Oak House makes to the character and setting of this part of Greywell Conservation Area would not be harmed.

Taking the above into account, the following sections of this statement assess the proposal in further detail.

### Use

The use proposed is wholly domestic. This is a domestic garden outbuilding that would be used for purposes incidental to the existing dwelling, including as a personal home office for quiet work/study away from the activity of the main house. It would also be used flexibly as a home gym (including an area to store gym equipment) and as a garden room/summer house from which to enjoy the garden and entertain friends/family in good weather.

The use of the proposal is entirely appropriate in principle for this existing residential property. The proposed use in itself would not have any impact on the appearance or setting of the listed building or Conservation Area.

### Amount

At 11.875m in overall length by 5.7m in width, the proposal would be a relatively modest garden outbuilding in comparison to the much greater size and height of the main house and the generous area of garden in which it would sit. The overall height of the proposal would be kept as low as possible by being designed with a short section of flat roof to the rear to reduce the span of the pitched section, and it would be well below the much greater two storey height of the main house. The proposal is for a single storey outbuilding, set away to the side of the main house at a good distance, so that in terms of the amount of development it would not crowd or block views of the existing listed building or appear prominent within views along Hook Road.

The proposal has therefore been designed to appear as a wholly subservient garden outbuilding in terms of the amount of development proposed, being of a size that would appear as a minor feature within the site and one that would not dominate the appearance of the existing building. The oak framed and weatherboarded appearance of the new garden outbuilding would also visually reduce its perceived prominence against the more solid brick form of the main house.

The proposal would not take up any unduly significant amount of garden or amenity space. Royal Oak House is set within a generous plot and large domestic curtilage, and the low density character of the property within its wider open rural village setting would not materially alter.

Therefore in terms of the amount of development proposed, this proposal would not unduly harm the appearance or setting of the listed building or the character of this part of the Conservation Area.



## Layout

As described above, the proposed outbuilding would be set against the north-east side boundary of the plot, in excess of 15m away from the side of the house and set back from Hook Road by some 25m. In this position the proposal would not be sited prominently within the plot and would leave existing available views towards the main front elevation of the listed building clear, particularly as it would be on the opposite side of the existing former outbuilding to the main house. The site is also partly screened by existing boundary fencing and planting along its north-east side boundary, so the new outbuilding would not be readily visible in views approaching the site from either direction along Hook Road, including on the approach to the Conservation Area from the north.

The proposed outbuilding would be sited to ensure the existing listed building remains the dominant visual feature viewed from both within and outside the site.

The proposed outbuilding would be constructed over a very small part of the existing garden to the property, with no trees or visually significant areas of planting taken up. Large areas of private garden and amenity space would remain to serve the property. Key views through the Conservation Area from Hook Lane across the fields to the east would not be affected.

As the proposed garden outbuilding would be a freestanding structure, obviously no intervention into the historic fabric of the existing building would be required.

In terms of layout, therefore, the proposal would have no undue impact on the appearance, character or setting of the listed building or that of the wider Conservation Area.

## Access

There would be no alterations to the existing access arrangements to the property. Access points and parking provision would remain as existing.

The proposed garden outbuilding would be large enough to be adapted for future wheelchair access if required.

## Scale

As already described, the proposed outbuilding would be a relatively minor single storey garden outbuilding, which would be only a small fraction of the much greater existing floor area of the main house and well below the much greater two storey height of the existing. The proposal would therefore clearly appear as a wholly subservient addition against the much greater bulk and scale of the existing listed building and within its relatively large garden area, particularly as it would be sited some distance away from the house and set back from Hook Lane.

Furthermore, the perceived bulk and scale of the new garden outbuilding would be reduced by its oak framed and weatherboarded construction. This would give the new structure a visually more lightweight appearance than an outbuilding constructed entirely from brickwork, contrasting markedly with the larger solid form of the main house.

As such, the scale of the proposal would be wholly appropriate to its setting and would not dominate the appearance or character of the much larger listed main building.

## Appearance

The proposed garden outbuilding would be a high quality traditional oak framed structure that would provide a sustainable solution with materials which offer a long lifespan. Roof tiles to the new outbuilding would match the existing house, whilst an oak framed structure has been chosen to reflect the existing oak framed extensions to the rear of the house.

At the same time the oak framed and weatherboarded nature of the proposal would also mean that it would clearly appear as a subservient and visually lightweight outbuilding to the property. The form of construction and the nature of its design/materials would allow the new structure to be visually differentiated from the original house and other outbuildings, enabling successive phases of the historic evolution of the building and site to remain easily read. The historic building in its existing form would remain easily legible.

The appearance and design of the proposal is therefore entirely appropriate to this setting and would not unduly harm the character or appearance of the existing listed building or that of the Conservation Area.

## Landscape

No new landscaping is specifically proposed as part of this minor householder application. The garden to the property is already attractively landscaped and well maintained. No existing trees or visually significant areas of garden/landscaping would have to be removed to accommodate the proposal.

Therefore the landscape setting of the existing cottage would not be materially affected and the quality/character of the wider rural area would not be harmed.

## Sustainable Development

The proposed outbuilding would be constructed of oak sourced from PEFC certified well managed sustainable and renewable forests, whilst the traditional carpentry methods to be employed rely less on the use of modern power tools and would provide a structure that could be more easily dismantled and the materials reused elsewhere if required. Roof tiles would be from reclaimed sources. The proposed construction method and materials to be used are therefore highly sustainable.

Surface water drainage would employ sustainable methods, such as the installation of a water butt for capturing and recycling rainwater around the garden.

## Conclusions

The above demonstrates that the nature of the design, layout, construction and appearance of the proposed freestanding garden outbuilding would not unduly harm the character, appearance or setting of this listed house, any other nearby listed buildings or the wider Greywell Conservation Area in which it sits.

The heritage significance of Royal Oak House is limited due to substantial C20 alterations and extensions, with any significance now being derived from its main frontage elevation facing Hook Lane. The proposed garden outbuilding would be a detached structure located against the north-east boundary of the property and in excess of 15m away from the house. In this position it would be on the opposite side to the existing former outbuilding which is now linked to the main house, and which would separate the proposal from views of the front elevation of the main house. Therefore the

proposed outbuilding would not be visible in views of the main front elevation of the house, so would not materially affect its setting. As a detached outbuilding, obviously the proposal would not affect any surviving historic fabric within the existing building. The proposal would not, therefore, harm the limited heritage significance of Royal Oak House.

The proposed garden outbuilding would not harm any of the identified characteristics or key positives of Greywell Conservation Area and would not be sited within the setting of any other nearby listed buildings. The new outbuilding would be set back into the site on the west side of Hook Road, so would not affect views across the fields to the east of Hook Road and south of Dorchester Way. Being set back into the site the proposal would be partly screened by existing boundary treatment and not prominent in views into the Conservation Area on the approach from the north. Views of the original front elevation of Royal Oak House, which retains the most heritage significance, would remain clear, so the contribution Royal Oak House makes to the character and setting of this part of Greywell Conservation Area would not be harmed.