

Design and Access Statement

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New wall to the front of 12 Hill Cottage Reading Road Heckfield RG27 0JY

Introduction

12 Hill Cottage is a three bedroomed semi detached house forming a private dwelling. It is a listed building and adjoins 14 Hill Cottage which is also a listed building. This design and access statement is for the proposed construction of a wall to the front of the property which closes the entrance for vehicular access leaving only pedestrian access. 12 Hill cottage benefits from access at the rear of the property onto Bramshill road. The entrance and the driveway are owned by 12 Hill cottage. Number 14 Hill Cottage has access rights over the driveway and uses this as its only entrance. The access that is proposed to be closed at the front of the property is no longer used because the visibility to the North is only 15 metres prior to the bend in the road. The access is therefore considered too dangerous both to turn out of and to turn into.

The site and context

The property is located approximately five metres from the B3011 which is the road that runs from Hartley Wintney to the A33 towards Reading and Basingstoke. The new wall will extend from the start of the existing wall and continue to the boundary at the South East side of the property. The existing wall will be removed and rebuilt to be consistent with the new proposed wall. A similar wall to that intended has been constructed at the boundary of Hill House (also a listed building) which is adjacent to 14 Hill cottage. The wall at Hill House is also adjacent to the road and its height is in excess of 1.8m.

Design and Access

Consideration has been given to the appearance of the proposed wall to ensure that it does not detract from the character of the listed building and enhances the view of the property from the road.

It is intended that the wall will be constructed as a double skin (approx 230mm wide) with red brick to match the existing red brick plinth of the property. The wall will be approximately 1.8 metres high. It will contain a pedestrian gate so the property can be accessed for services such as bin removal. Concrete foundations of a suitable size will be laid in order to support the proposed wall. Due care and attention will be paid to the safety of the workforce and users of the highway during construction.

The proposed wall will provide privacy to the garden of 12 Hill Cottage and also reduce the noise generated by the road. In addition, the wall will improve the appearance of the front of the property and define the boundary more prominently. Due to the proximity and relatively low height of the wall in relation to the windows it is considered that there will be little impact on the day light transmission into the adjacent rooms.

Summary and Conclusions

The existing driveway will be closed to vehicles. The proposed wall is intended to enhance the appearance of the front of the property whilst providing a substantial screen from road noise and improving the privacy within the garden area. A pedestrian entrance gate will be included to allow removal of waste bins which are collected at the front. There will be no impact to the character or appearance of the area or the living conditions of nearby residents. The construction will improve the safety of the public highway by removing a hazardous entrance. The proposal is believed to comply with all relevant national and local development plan policies. There are similar walls that have been created for listed properties in the near vicinity and it is therefore considered that permission should be granted for this development.