



Design and Access Statement

For the erection of an orangery, replacement windows and doors and a new garden wall

At

Holm Oaks Cottage

Bagwell Lane

Winchfield

Hook

Hants

RG27 8DB

On behalf of

Mrs Adams

This Design and Access statement has been prepared as part of a planning application to erect a timber orangery, replacement windows and doors and a new garden wall at Holm Oaks Cottage, Bagwell Lane, Winchfield.

The Site and Surroundings

Winchfield is a small village located approximately 1 mile south-west of Hartley Wintney, 8 miles east of Basingstoke and 2 miles north-east of Odiham.

The village is predominantly residential in a rural location.

Holm Oaks Cottage

Holm Oaks Cottage is a detached single storey dwelling house, brick construction with a tiled roof.

The property is set within 300 square metres of private domestic curtilage and is approached by a 400 metre private drive leading south from Bagwell Lane.

The property is nearby to the Grade II listed The Old Rectory and is within its large grounds.

However, as outlined below, the property is not curtilage listed.

The Listing of The Old Rectory



Grade - II

1830, core about 1730. Gothick 2-storeyed house with asymmetrical facades of complex design. Steep roofing in red tile; 2 parallel ridges (one higher than the other) and in a cross-ridge. Walling is in ragstone rubble, with ashlar quoins and other features (in Caen stone, from Odiham Priory). The south front has a 2-storeyed gabled porch with small coupled cusped lights above a pointed arch and buttresses, with 2 steps and a plinth, while the sides have a slightly-recessed lower wall containing a small light: the west side is a gable with

(uniquely in the house) a red brick wall having a pattern of curving joints with flush stonework to openings, topped by an ashlar chimney stack with coupled octagonal flues separated from a plain base by a projecting rounded moulding: the east side is marked by a tall projecting stack, with irregular set-offs; 2 small ground-floor lancets and a single-storeyed projecting unit with a large triangular-arched window. The long west elevation has a centrepiece of small projection containing a group of 4 lancets above 4 mullion and transomed lights; on each side irregular fenestration of 1, 2, and 3-light lancets, 2 groups on the ground floor having cusped heads: the roof contains 2 gabled dormers at different levels and without cheeks, tile faced, with 2 and 3 square wooden windows, 3 stacks (2 with octagonal grouped flues). The east (rear) elevation has a ground-floor outshot for most of its width (with 2 dormers lacking cheeks in its roof), a gable, a massive projecting stack. The north elevation has 2 gables, one set back, with a varied window treatment and a painted doorway. Most openings are chamfered, most windows have diagonal leaded lights; in some places a red brick plinth is exposed.

An application was submitted and approved in 2017 for the neighbouring property Tulip Tree Cottage in 2017 for a new front porch, side extension and rear extension following demolition of link. Internal reconfiguration, removal of cedar shingles to walls, and inclusion of insulation and timber boarding. This was dealt with under reference 17/00838/HOU and granted permission on 1 November 2017.

The Officers Report included the statement below:-

The application site is a timber-clad bungalow currently attached to another brick bungalow via a link room, both of which are accessed from a long, private road leading off Bagwell Lane. The bungalow is nearby to the Grade II listed The Old Rectory (LB ref: 1244738) and is within its large grounds. Owing to the date of the bungalow's construction, separation from the listed building, and the Historic England listing entry, the bungalow is not considered to be curtilage listed. The surrounding area is rural in nature and comprises mainly of fields and woodland. The site is not within a conservation area and is located within Flood Zone 1.

We are therefore of the opinion that Holm Oaks Cottage should be regarded in the same light as Tulip Tree Cottage and will not be regarded as curtilage listed.

Planning History

No available planning history

The Proposal

The existing property is of small proportions and it is the applicants wish to extend the property to provide further much needed additional habitable accommodation.



The above is an image of the north east elevation of Holm Oaks Cottage and the location of the proposed orangery.

The orangery will be located over the bay window shown above and extend over the doorway to the left.

The bay window will be removed to form a permanent opening into the orangery.

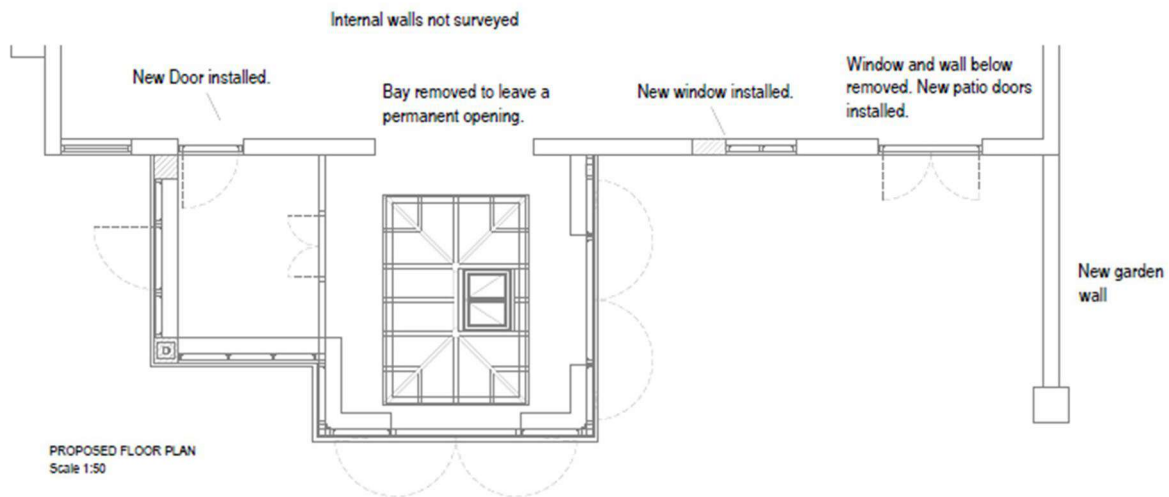
A new door will be installed in the doorway and the window to the far right will be removed and replaced with a new timber window.



The window shown above is to the far right of the property. This window will be removed along with brickwork below to form a new opening for patio doors.

A new boundary wall will be erected from the corner of the property.

The proposed works are demonstrated below.



The above are 3D images (for illustrative purposes only) of the proposed orangery in-situ.

The proposed orangery will have a positive effect on the aesthetics of the property. High quality, thoughtful architecture will complement the host dwelling.

The materials will blend in with the existing property and the design detailing is in keeping with and in proportion to that of the host dwelling.

The proposed works do not adversely affect any important architectural or historic features of the property. Nor do they adversely affect the buildings setting. The extension is in scale with the host dwelling, being subservient to the main dwelling. The materials ensure that the proposals will blend naturally with the host dwelling.

The choice of materials complements the original dwelling; it does not harm or detract from the original structure of the building but will improve its appearance.

Materials

Existing

Walls –Brick

Roof – Tiled

Doors/Windows – Timber

Proposed

Wall/Base – Brick

Roof – Flat roof – single ply membrane – Sarnafil – incorporating a glazed lantern roof light

Doors and Windows – White

Compatibility:

The proposed design has been chosen to ensure it is subordinate to the host elevation and not be to the detriment of the host property, the setting of the property or the area in which the property is situated.

The design materials brick, timber and glazing are appropriate for this style of development.

Landscaping

No landscaping proposed

Access

No special access arrangements have been made. The proposal is confined to a domestic dwelling and therefore no provision has been made for any disabled or public access.

Impact on neighbouring properties

The proposed orangery is located to the north east elevation of the property and will have no impact on the amenities currently enjoyed by the neighbouring properties as it is a replacement structure.

National Planning Policy Context

The National Planning Policy Framework (NPPF) was introduced in March 2012 to streamline planning policy at the national level. At the heart of the NPPF is the presumption in favour of sustainable development – the “golden thread” running through the plan making a decision making process. The pursuit of sustainable development includes seeking improvements in the quality of the built environment, natural and historic environment through the gains obtained through the planning system.

The NPPF sets out how Local Planning Authorities should plan positively for the conservation and enjoyment of the historic environment.

12. Achieving well-designed places

126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

127. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.

128. To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.

129. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their

area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.

130. Planning policies and decisions should ensure that developments:

(a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

(b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

(c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

(d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

(e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

131. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined⁵⁰, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

132. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

133. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for a Healthy Life 51 . These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design 52 , taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes. Conversely, significant weight should be given to:

(a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes; and/or

(b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

135. Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

136. The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

Hart Planning Policy

Policy NBE9 Design

All developments should seek to achieve a high quality design and positively contribute to the overall appearance of the local area.

Development will be supported where it would meet the following relevant criteria:

a) it promotes, reflects and incorporates the distinctive qualities of its surroundings in terms of the proposed scale, density, mass and height of development and choice of building materials. Innovative building designs will be supported provided that they are sensitive to their surroundings and help to improve the quality of the townscape or landscape;

b) it provides or positively contributes to public spaces and access routes and public rights of way that are attractive, safe and inclusive for all users, including families, disabled people and the elderly;

c) the layout of new buildings reinforces any locally distinctive street patterns, responds to climate change, and enhances permeability by facilitating access by walking or cycling modes;

d) it respects local landscape character and sympathetically incorporates any on-site or adjoining landscape features such as trees and hedgerows, and respects or enhances views into and out of the site;

e) it protects or enhances surrounding heritage assets, including their settings;

f) it includes sufficient well-designed facilities/areas for parking (including bicycle storage) taking account of the need for good access for all users;

g) the design of external spaces (such as highways, parking areas, gardens and areas of open space) should be designed to reduce the opportunities for crime and anti-social behaviour and facilitates the safe use of these areas by future residents, service providers or visitors, according to their intended function;

h) the future maintenance and servicing requirements of buildings and public spaces have been considered, including the storage and collection of waste and recycling;

l) it reduces energy consumption through sustainable approaches to building design and layout, such as through the use of low-impact materials and high energy efficiency; an

j) it incorporates renewable or low carbon energy technologies, where appropriate. Development proposals should demonstrate compliance with the above criteria through a Planning Statement or a Design and Access Statement (where one is required), submitted alongside a planning application.

Proposals must also demonstrate that they have taken account of any local supplementary guidance (such as any local town or village design statements, design codes or conservation area appraisals) and design related policies in Neighbourhood Plans

GEN 1 General Policy for Development

GEN 1 Proposals for development which accord with other proposals of this Plan will be permitted where they:

(i) Are in keeping with the local character by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting and density;

- (ii) Avoid any material loss of amenity to existing and adjoining residential, commercial, recreational, agricultural or forestry uses, by virtue of noise, disturbance, noxious fumes, dust, pollution or traffic generation;*
- (iii) Cause no material loss of amenity to adjoining residential uses, through loss of privacy, overlooking or the creation of shared facilities;*
- (iv) Do not constitute ribbon or sporadic development, unrelated to existing patterns of settlement within the District;*
- (v) Include provision for the conservation or enhancement of the District's landscape, ecology and historic heritage and natural resources;*
- (vi) Where the public would reasonably expect to use the building, provide suitable access for people with impaired mobility, including those confined to wheelchairs;*
- (vii) Have adequate arrangements on site for access, servicing or the parking of vehicles;*
- (viii) Do not give rise to traffic flows on the surrounding road network, which would cause material detriment to the amenities of nearby properties and settlements or to highway safety;*
- (ix) Do not create the need for highway improvements which would be detrimental to the character and setting of roads within the conservation areas or rural lanes in the District;*
- (x) Do not lead to problems further afield by causing heavy traffic to pass through residential areas or settlements, or use unsuitable roads;*
- (xi) Include provision for any necessary improvements to infrastructure and utilities resulting from the development;*
- (xii) Take account of the proximity of overhead cables and power lines;*
- (xiii) Avoid the installation of lighting, which is visually damaging to the character of the area.*

The aim in making the proposed alterations are to conserve the house as a family home for the 21st Century.

The proposed orangery and associated works will:-

- be aesthetically pleasing;
- cause minimal harm;

We believe that the proposed orangery and associated works satisfies the requirements set out in the planning policies. The proposals will not detract from the host dwelling nor the surrounding area. They will enhance the property by virtue of good design and detailing and the sympathetic use of materials.

The proposed works will result in an improvement in the quality of the residential amenity for the applicant and will not impact negatively on the visual appearance of the site or residential amenity of neighbouring properties. The proposed extension is well proportioned in comparison with the host dwelling and sits comfortably within the site.

The application property is a family home; the character and setting of the property will not be harmed by the proposed works, only improved. The addition of the new structure would enhance the elevation of the property and help to ensure the preservation of the property in its present form as a family home.

The proposal is in keeping with the character of the building, the timber, lightweight glazed appearance being typical of a small scale residential extension. The materials used are chosen carefully to compliment the host dwelling and will therefore not appear visually intrusive in the landscape.

This relatively small one storey proposal with its timber and glazed appearance has been chosen in part, so as not to adversely affect the amenity of the occupants of any neighbouring property.

The proposal would not have any significant adverse effect on the fabric of the host dwelling and the wider area. The scale, size and sympathetic choice of materials as well as the high quality design ensure that the proposal would not be detrimental to the character of the host dwelling nor the surrounding area.

The design has been carefully considered to respect the existing building and its setting. It is perceived to be of minimal impact whilst providing significant improvements to meet client expectations.

We consider the proposed orangery has sufficient integrity to contribute to the amenity of Holm Oaks Cottage without detracting away from the beauty and character or conflicting visually or technically to the existing property.

Conclusion

As the owner of this property Mrs Adams is keen to make certain changes to enhance their enjoyment of this area. The applicant also wants to ensure that when the work is completed, the finished project must be both high quality and allowing light into the existing area. Mrs Adams is also keen to avoid having a structure that did not respect & reflect the current building design. It was also important to design a structure that would have the minimum impact upon their neighbours. In conclusion we feel that the brief has been fully met.

