



CONNECT ARCHITECTURE

Design & Access Statement

2 The Grange, Longstock, Stockbridge, SO20 6DP



Prepared for MR & MRS DENEE

Prepared by Connect Architecture Ltd

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1.0 INTRODUCTION

- 1.01** This statement supports an application for Listed Building consent for proposals to extend 2 The Grange, Longstock. The application is for a Grade II listed property. The proposals are to extend and sensitively remodel parts the ground and first floors, redecorate the internal rooms, replace the bathrooms. Remove existing external concrete paving and install new paving linking to approved off-street parking.
- 1.02** The site is located on Longstock Road, Stockbridge, and lies within the Longstock Conservation Area. The building, originally built in the late 18th Century, was extended in the late 19th Century and sub-divided a couple of time in the 20th Century. The principal frontage of the application building is west facing and the entrance doorway is set back from the road and at a lower level, down a flight of steps; it is not clearly visible from the road unlike No.1 The Grange (*Fig.2*).
- 1.03** The property was the centre of Longstock Fishing Club, which was the earliest on the river Test. John Lewis Partnership purchased the house in the 1940's as a single dwelling and it was used as a holiday home for John Lewis partners. In the early 1960's works were carried out to split the house into three maisonettes. The property was listed in 1984 and has subsequently been divided into two properties.
- 1.04** The heritage value of the property is addressed in the adjoining Heritage Statement and the design proposals have been considered to respect of its value.

2.0 LOCATION

2.01 The site is located on Longstock Road, Stockbridge, and lies within the Longstock Conservation Area. Longstock is a long linear village and is situated on the western side of the River Test valley.



Fig 1: Site location plan



Fig 2: 1 The Grange - West Elevation Street View



Fig 3: 2 The Grange - West Elevation Street View



Fig 4: 2 The Grange East Elevation



Fig 5: 2 The Grange North Elevation

3.0 DESCRIPTION OF THE EXISTING

- 3.01** Due to historic alterations, the existing planform does not work well for a family home and is not suited to 21st century living. 2 The Grange is currently arranged over three floors and 253sqm of floorspace. A fifth of the total floor area (approx..50m²) is dedicated to communal living spaces; housing a drawing room, study and kitchen. This ratio is a disproportionate ratio of zoning between private and communal habitable spaces; the communal living spaces are not suitable to accommodate a six-bedroom family house. The spaces are also disjointed with the kitchen separated from the other living spaces by the entrance hall and a level change. Currently, there is no space for a dining table to be located near the kitchen.
- 3.02** The first floor of the ‘Gothic Tower’ is not linked to the rest of the house internally and can only be accessed via an external door (*Fig.12*); it is used to house the boiler and plant serving the house and in its current state is unusable as living space. The ‘gothic tower’ has the greatest historical value, and with the installation of the boiler and associated pipework, historic fabric (timber floor joists) has been lost and replaced with a concrete slab and steel beams. The addition of a partition to conceal the boiler has also removed the historic planform (*Figs.13&14*);.
- 3.03** The third floor partially extends above accommodation to No. 1 The Grange forming a flying freehold (*Fig.8*). The internal of the property has been refurbished and little historical or aesthetical significance remains, as per images fig.6 -14 below.
- 3.04** The external to the property has the original brickwork, historically colourwashed and with a plain tiled roof. The fenestration is mixed, made up of Gothic style 1,2 and 3-light casements, a semi-circular bay window and 2-panel sash windows; all timber painted white.
- 3.05** The existing front door located in the west elevation is accessed down a flight of external stairs and set away from Longstock Road. The front door is barely visible from Longstock Road and is partially concealed by a later 1st floor extension which projects in front of the front door. Therefore, the current front entrance door feels like the rear entrance to the property.



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- 3.06** There is limited parking on Longstock Road, the one space available is adjacent to the road and with the level change to the front door makes it impractical for access. The approved off-street parking to the north of the property is more practical as it is on the same level as the house. However, the current kitchen is at the south end of the site and approximately forty metres away from the parking which is impractical for a family home. Neither the west facing front door nor the east facing garden door function well because they are located over thirty metres away from the approved off-street parking.
- 3.07** From the street scene approximately half of the footprint of the house is visible because the other half is concealed by 1 The Grange. The east elevation has more architectural significance and faces the garden.



Fig 6: Ground Floor Drawing Room



Fig 7: Ground Floor Kitchen



Fig 8: Second Floor Bedroom (Flying Freehold)



Fig 9: Upper Ground Floor Staircase



Fig 10: Second Floor Bathroom



Fig 11: First Floor Bathroom



Fig 12: Upper Ground Floor External door to Plant Room



Fig 13: Boiler Room 1.07



Fig 14: Boiler Room 1.07

4.0 PROPOSALS

- 4.01** A new two storey side extension is proposed. At ground floor level there will be a kitchen and dining space of scale proportionate to the existing house. There is also to be a boot room that provides a side entrance to the extension and located closer to the existing off-street parking. At first floor level, there is to be a principal bedroom suite and guest bedroom. A secondary staircase allows for improved circulation.
- 4.02** The new extension allows for 2 The Grange to be upgraded to suit 21st century living without harming the existing historic fabric or the planform. The new extension is sensitively designed to ensure that the connection into the existing property is minimal via two openings through the north elevation of the interwar north extension.
- 4.03** The form, massing, materiality and detailing of the extension are designed to match the existing inter war extension. The designs are both sensitive and subservient to the existing property. The architectural detailing of the brickwork, windows and doors are to match the existing architectural detailing. The proposals utilise natural materials, to match existing
- 4.04** The extension is orientated to be perpendicular to the inter war extension to reduce the visual massing of the principal elevations when viewed from the street scene and from the garden. The form of the extension also echoes the form of the existing with a pitched roof. The extension steps back from the principal eastern elevation and steps down in level to ensure the roof form is lower and subservient to the existing house.
- 4.05** Internal redecoration; to include repainting, replacing any damaged plasterwork to match existing. Replacement of bathrooms and removal of a non-original kitchen.



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- 4.06** The opening between the main stair and first floor level of the ‘Gothic’ tower is to be reinstated. The non-original louvred door accessing plant room at upper ground floor level to be reinstated as a window. These changes match the openings shown in the 1951 and 1963 plans within the Heritage Statement.
- 4.07** New external paving to replace concrete paving. The proposed paving will link the new external doorway on the east elevation to the 3no. approved dedicated parking bays located next to the adjacent property The Old Cart Shed (planning permission granted in August 2018, ref. 18/02211/FULLN). The existing doorway to the east elevation will become the main entrance to the property.
- 4.08** The new entrance door will separate the existing home from the extension, link the spaces and improve circulation. The external doors will be located twenty metres away from the off-street parking which is an improvement and enhance accessibility for all.
- 4.08** The existing boiler is to be relocated externally.
- 4.09** There are no proposed works to the existing roof to ensure there is no damage or harm to any existing bat roosts.

5.0 ACCESS STATEMENT

- 5.1** The existing access provision into 2 The Grange will remain unchanged, with access leading down to the ground floor via the existing external stair set back from Longstock Road. There is limited parking along Longstock Road and the previously approved application for 3no. dedicated off-street parking spaces by The Old Cart Shed will remain the principal access point.

The proposed extension will be located closer to the off-street parking and will therefore enhance the access.

- 5.2** The proposed terracing leading from the existing east elevation entrance to the private parking bays next to The Old Cart Shed, to the North of the site, provides level access for all.

6.0 JUSTIFICATION OF PROPOSALS

6.01 The adopted design approach has been one of collaboration with Test Valley, utilising the pre-planning application process to develop the designs. The designs are also informed by the current planning policies of The Test Valley. The proposals have been fully considered and informed by the character, setting and appearance of the properties within the Longstock Conservation Area.

6.02 The proposed internal works would be constructed using quality materials that will blend convincingly into the interiors thereby preserving the character and appearance of the listed building. The external paving will also be constructed with quality materials to preserve the Conservation Area. The proposed development will be built to the current building regulations.

6.03 The designs have considered Policy COM11 of the Adopted Local Plan.

- The extension's use will be entirely integrated into the host building and provide incidental enjoyment of the existing dwelling.
- The massing of the extension has been considered to be subservient to the host dwelling with the roof ridge line stepping down and the east elevation stepping back. As the ground level is lower than the level of Longstock Road the new massing will not impinge on countryside views.
- The proposed extension has been designed to be in keeping with the host dwelling, following the linear plan form and utilising a dual pitched roof. Quality natural materials are proposed that blend with the existing building.

- 6.04** The proposed works will achieve a high quality 6-bedroom house capable of providing for family needs utilising the 3no. off street parking bays providing level access. The proposals are required to create a family home suitable for 21st century living, that will help to protect the long-term future of the listed building.
- 6.05** The proposed ridge line is to be set 1.5m below the existing roof ridge line in accordance with the bat mitigation plan provided by ARBTech.

7.0 SUMMARY

- 7.01** The proposals contained within this application have been sensitively developed with the advice of the council. The designs respect the historic fabric, detailing and planform of the existing Grade II listed property. The proposed works have been designed to have a minimal impact on the street scene and to not cause any harm to the conservation area and countryside views. The proposed paving will replace the 1960's concrete pavers
- 7.02** The extension will add to the narrative of the property, which has historically undergone several changes of use and multiple subdivisions to suit these uses. The proposed extension and internal works will enhance the current use as a family home. The proposals introduce sustainable design by improved thermal performance of the extension. The design and detailing take reference from the existing house.
- 7.03** The proposals have been carefully considered in terms of design, materials and neighbours' amenity. The proposals help to ensure the future security of the building by creating a well-proportioned family home with a good balance between habitable communal spaces and private bedrooms. It is our belief that these proposals set within the context of the listed building and conservation area would be without detriment to its character and appearance.