

*bourne court, st mary bourne  
cottage - design & access statement*

February 2024

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CONTENTS

- 01 Introduction
- 02 Site description
- 03 Site analysis
- 04 Planning context
- 05 Design
- 06 Access
- 07 Conclusion

contents

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*Checked by:* Nick Brown

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## Purpose of this report

This *Design and Access Statement* has been prepared by Ferguson Mann Architects on the instructions of Mr & Mrs Pearce (Client) in connection with an Application for Detailed Planning Permission for the refurbishment and extension to the Cottage at Bourne Court, St Mary Bourne. To be read in conjunction with the Application drawings and separate Heritage Statement.

## Brief

Bourne Court was purchased by the Client with the intention of this being their family home. In its current form and condition, the current Cottage building is not able to be utilised and does not provide a positive contribution to the character and appearance of the Conservation Area. However, with careful refurbishment and enhancement, this building certainly has the potential to do so.

The brief is for full refurbishment of the Cottage at Bourne Court and a sympathetic extension to provide a new kitchen and living space and relieve the currently cramped internal circulation. The

proposals have been formed with the intention of improving the appearance of the currently run-down area of the site, but in a sustainable way to secure the future of this interesting historic building.

# 01 introduction



## Location

The site is located at Bourne Court, St Mary Bourne, Hampshire, SP11 6BT. The site sits to the east of the B3048, to the south of the St Mary Bourne village centre, 40m north of the Bourne Valley Inn which lies on the opposite side of the road. The Cottage is found within a larger ownership boundary with various buildings that look out across to the Bourne Valley in the West.

## Setting

The Main House is not listed but is a non designated heritage asset which is noted within the St Mary Bourne and Stoke Conservation

Area as a “landmark or point of interest.” Bourne Court was originally part of a 32-acre estate with agricultural farmland, before being divided up in recent years. The house now sits in approximately 2.5 acres of land and consists of the Main House (Bourne Court), an adjoining Annexe, Bourne Court Cottage with an adjoining Carport structure, and a Pool House. These buildings are all set amongst a sloping grassed site which also has a Tennis Court to the south-east corner.

## Bourne Court

The Main House faces towards the north-east, sitting on the north-west / south-east axis, with

the Cottage situated perpendicular to the House. The grounds of Bourne Court rise in an easterly direction with the Cottage and Main House properties both set at a higher level than the road.

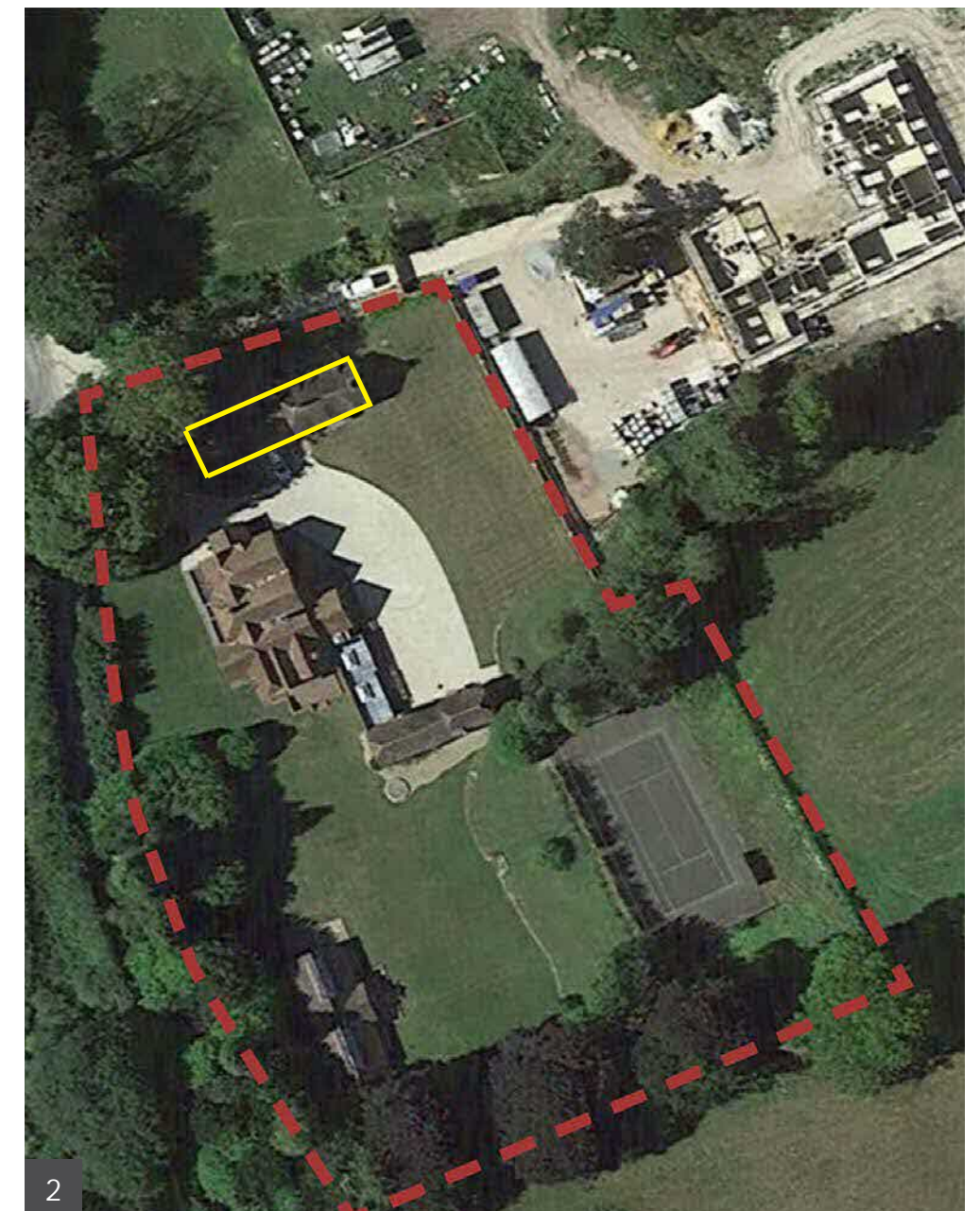
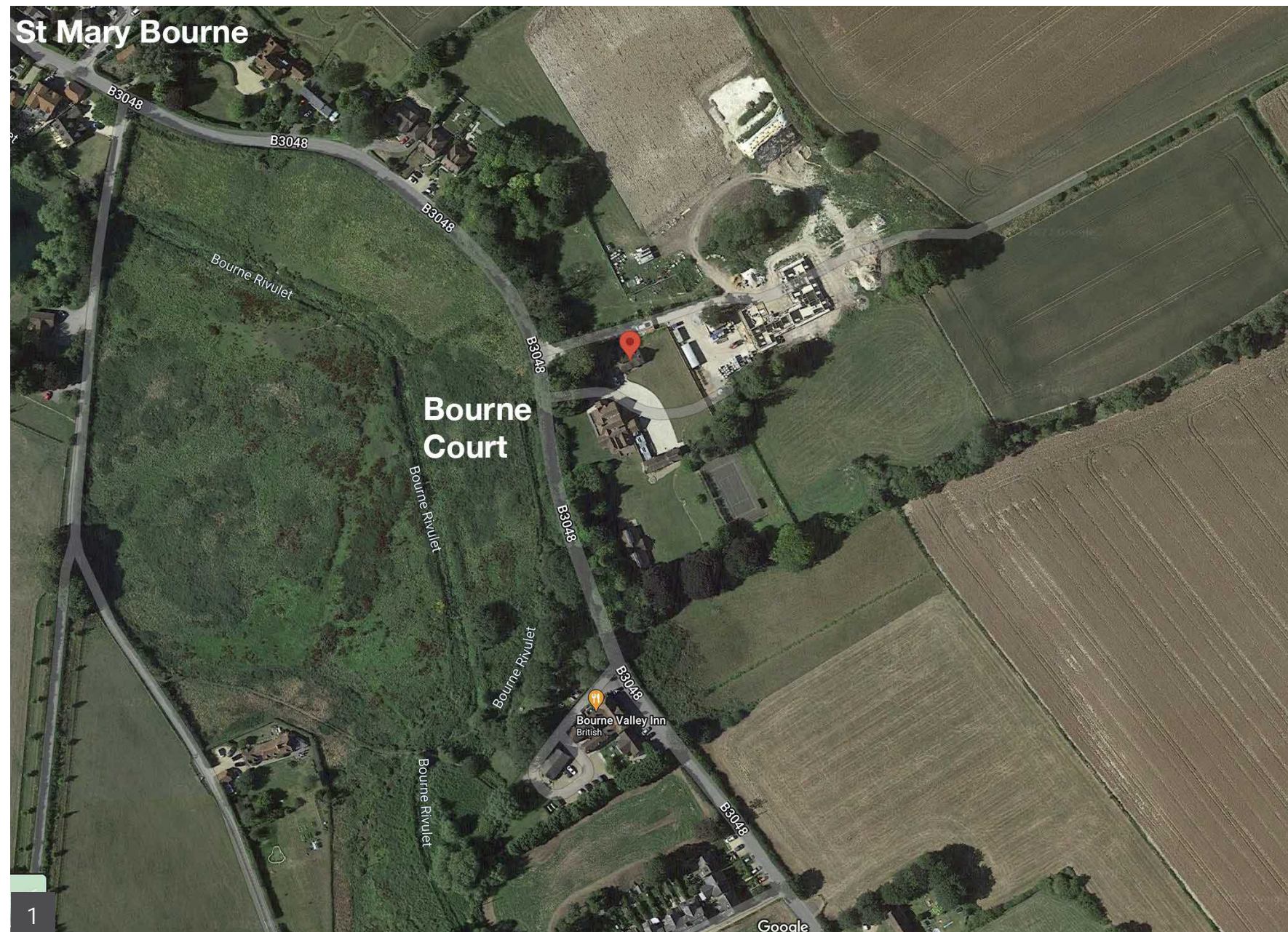
The Cottage is a long linear building which is located on the north side of the Main House. The property comprises a partially open-front single-storey range which is utilised for garaging and storage, directly adjoining the main two-bedroom cottage. The property is parallel with the northern boundary. Mature boundary trees and hedgerows provide effective screening and filtered views of the properties from the road.

# 02 site description

Fig 1: Site Location (Courtesy of Google Maps)

Fig 2: Bourne Court Ownership (Google Maps)

- the Cottage / garages highlighted in yellow.



## Site Analysis

Refer to context photos on the following pages.



## 03 site analysis

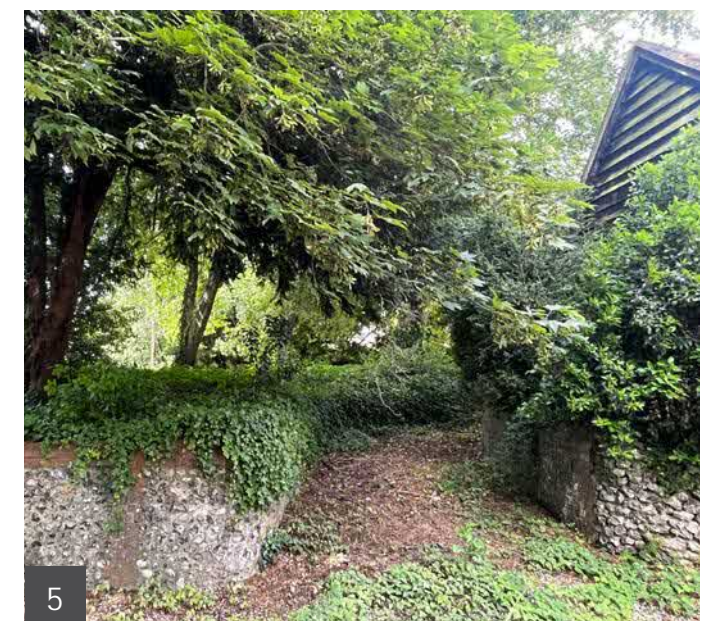
*Fig 1:* Existing Cottage gable with Bourne Court beyond

*Fig 2:* View along north-west elevation

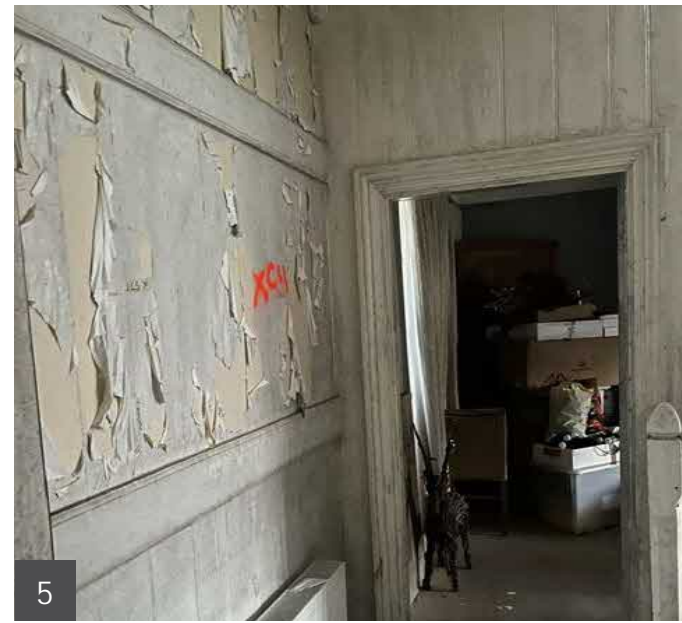
*Fig 3:* Existing flint boundary wall to the north-east

*Fig 4:* Garage / carport

*Fig 5:* Existing access to south-west



### 03 site analysis



*Figs 1-6:* Interior photos of the Cottage and garages  
*Figs 7-8:* Previous buildings adjoining the Cottage, viewed from the private access lane, to the north-west (images courtesy of Google Maps during 2011)

# 03 site analysis

## Site History

It is understood that Bourne Court's history extends back to the 1800's. The main house appears to have been built in the late 1800s/early 1900's and has been altered several times during the late 19th century and early 20th century, with its most recent extensions and modifications being carried out in 2011. The pool house was added by previous homeowners in 2009.

There were previously two other cottages that stood next to the existing Cottage to the north-east. These were destroyed during a fire and never rebuilt (see image below). The building referred to as 'Middle Cottage' had a footprint of circa 70m<sup>2</sup>.

In 2019 planning permission was given for the adjoining farm and equestrian buildings to be demolished, to be replaced with a large new 6-bedroom property (now completed). These outbuildings were previously within the Bourne Court land ownership but are now completely separate, while the Cottage and garden remains. The land to the north-west also received Consent for 4 new dwellings (see image opposite) and then became a single dwelling (now completed).

## Access

The Cottage and Main House access is shared. There is a separate form of driveway independently

serving the Cottage, which runs around its rear, although given the ground levels here, this access does not appear usable for vehicle access.

## The Cottage

The existing Cottage is of traditional brick and stone masonry construction with white render finish. The elevation facing Bourne Court has an exposed flint stone plinth with red brick detailing around the windows. The roof is clay tile with a distinctive 'eye brow' form over first floor windows facing Bourne Court, and sloping dormers on the lane (west) side. Windows are traditional timber sliding sash (8 over 8) to ground floor and smaller windows to the first floor above.

The gable has a mixture of hanging tile and timber cladding, with brick chimney.

As shown from the photos, the building is not fit for occupation in its current state and requires a complete overhaul to arrest the damp, water ingress, and general decay of the fabric. Coupled with this is the extremely poor thermal performance.

## Flood Risk

The Government's Flood Map For Planning Service position shows the site within Flood Zone 1 giving the site a low risk of flooding (less than 1 in 1000 annual probability), This site is also shown to be at low risk of surface water flooding.

Due to the location, and with the site area being under 1ha in size, there has not been a requirement to accompany the application with any flood risk assessment (FRA).

The site also lies within a Groundwater Protection Zone but as drainage remains unchanged there would be no risk of contamination.

Fig 1: Previous terrace / Cottage (Google Maps, 2011)

Fig 2: Neighbouring new build house with timber clad annexes - as Consented in 2019.

Fig 3: View Up Private Lane from the B3048 - Cottage Not Visible (Google Maps)



# 04 planning context

## Planning Context

There have been various Applications involving Bourne Court (see list below). Additionally, there have been Applications relating just to the Cottage (see list adjacent).

The main planning history affecting this proposal is application ref:19/01963/FUL (*Conversion of Bourne Court Cottage to ancillary residential accommodation to serve Bourne Court*). A further Application ref: 23/01956/FUL (highlighted)

sought to re-establish residential use of the property and gained approval in January 2024.

## Relevant Policy

Policy SD1 provides a presumption in favour of sustainable development. The effect of this policy is that the Council will take a positive approach to reflect the presumption in favour of sustainable development contained in the NPPF.

Policy SS6 supports proposals on previously developed land provided that they do not result in an isolated form of development, and the site is not of high environmental value and the proposed use and scale of development is appropriate to the site's context.

Policy EM1 states that development will be permitted only where it can be demonstrated that the proposals are sympathetic to the character and visual quality of the area concerned and must respect, enhance and not be detrimental to the character or visual amenity of the landscape likely to be affected.

Policy P7 of St Mary Bourne Neighbourhood Plan states that new development must achieve a high standard of design that responds positively to its context. Development proposals should also complement the rural character of the area and the traditional building styles, forms and materials.

### PLANNING HISTORY (MAIN HOUSE)

- **Amendment to planning consent 19/01963/FUL to add changes to internal 1st floor layout to 6 bedrooms; Installation of a tennis court; re-positioning of swimming pool and repositioning of car parking**  
Ref. No: 20/01099/FUL | Status: Granted
- **Erection of stable building**  
Ref. No: 21/03301/FUL | Status: Granted
- **Variation of conditions 1, 5, 6 and 9 of 20/01099/FUL to make amendments to tennis court, hard and soft landscaping and tree protection measures**  
Ref. No: 21/03479/ROC | Status: Granted
- **Variation of Condition 1 of 21/03301/FUL to amend plan numbers to allow for a change in the proposed materials.**  
Ref. No: 22/01304/ROC | Status: Granted
- **Extension, alteration and refurbishment of dwelling**  
Ref. No: 22/01901/HSE | Status: Granted
- **Variation of Condition 1 of 22/01901/HSE – Extension, alteration and refurbishment of dwelling – Change of proposed cladding from brick to vertical timber slats. Changes to fenestration design in main house and adjustment of extension footprint.**  
Ref. No: 23/00996/ROC | Status: Granted
- **G1 – Removal of all vegetation, majority of which is Laurel and Box, grinding of stumps and the subsequent grading of topsoil and grinding arisings. G2 – Mulching of vegetation using a green**  
Ref. No: T/00511/23/TCA | Status: Raise No Objection
- **Erection of single storey extensions to north west, north east and south west elevations. Two storey extensions to south east elevations and construction of replacement chimney to north east elevation (amended scheme to that approved under BDB/72170) (Retrospective)**  
Ref. No: BDB/74028 | Status: Granted
- **Erection of a single storey extension to the south west elevation**  
Ref. No: BDB/72280 | Status: Granted
- **Erection of single storey extensions to north west, north east and south west elevations and two storey extension to south east elevation. Demolition of existing lean-to on north west elevation and construction of chimney to north east elevation (Amendment to BDB/71396 to include dormer window to south east elevation, removal of chimney and additional bay window with glass link to approved bay)**  
Ref. No: BDB/72170 | Status: Granted
- **Erection of single storey extensions to north west, north east and south west elevations and two storey extension to south east elevation. Demolition of existing lean-to on north west elevation and construction of chimney to north east elevation**  
Ref. No: BDB/71396 | Status: Granted
- **Erection of single storey extensions to north east and south west elevations and two storey extensions to south east elevations following demolition of single storey lean-to and timber structure to north east and south east elevations. Construction of new chimney to north east elevation**  
Ref. No: BDB/70255 | Status: Application Withdrawn
- **Erection of detached swimming pool enclosure**  
Ref. No: BDB/70134 | Status: Granted

### PLANNING HISTORY (COTTAGE)

- **Conversion of Bourne Court Cottage to ancillary residential accommodation to serve Bourne Court, Removal of 6 no. existing buildings and erection of replacement 4 bed dwelling, detached garage with guest accommodation above and swimming pool including associated parking, turning, landscaping, private amenity space and access arrangements.**  
Ref. No: 19/01963/FUL | Status: Granted
- **Variation of condition 9 of planning consent 19/01963/FUL to allow alterations to the arboricultural report**  
Ref. No: 19/03359/ROC | Status: Granted
- **Amendment to planning consent 19/01963/FUL to add changes to internal 1st floor layout to 6 bedrooms; Installation of a tennis court; re-positioning of swimming pool and repositioning of car parking**  
Ref. No: 20/01099/FUL | Status: Granted
- **Change of use of ancillary annexe to separate dwelling.**  
Ref. No: 23/01956/FUL | Status: Pending Consideration



**Design Proposal**

The first part of this Application seeks to remodel and refurbish the existing Cottage and adjoining garages. The second part involves a new extension located to the north. The proposed massing and layout of the new extension is shown on the following pages.

**Use and Amount**

There is no Change of Use proposed in this Application, so the Cottage will remain as a residential entity. The existing Cottage building is approximately 50m<sup>2</sup> on each floor, so 100m<sup>2</sup> overall floor area. The footprint of the adjoining garages and carport equate to circa 80m<sup>2</sup>.

The new single storey extension proposed is 50m<sup>2</sup> new floor area. The extension will improve the current constrained internal layout within the existing Cottage. There will be internal configurations in addition to landscaping improvements, though these do not require planning permission as such.

**Amenity**

The Cottage building co-existed for many years with Bourne Court. The position and angle of the windows between properties are considered to be within privacy tolerances. The same is true of the new build neighbouring property further north at the rear but in any case, the overlooking would

be no worse than currently. The existing tall flint stone wall to the boundary provides further visual screening from neighbouring properties beyond.

**Trees / Ecology**

There are no works to trees or hedgerows proposed, and the footprint of the new extension consists of relatively newly laid lawn. Therefore, there would be no impact on trees and ecology in this proposal.

Refer to the information by Turnstone Ecology on the other aspects of Ecology.



**Scale and 3D Massing**

The proposed massing of the new extension relative to the existing Cottage is shown below (the surrounding hard and soft landscape features are omitted for visual clarity).

The design looks to add a modest contemporary single-storey extension to the Main House in order to create an open plan Living/Kitchen/Dining space suitable for modern family life. The new extension to the north-east of the existing building will also benefit from a large area of glazing and sliding doors which will allow the extension to be opened up out onto the garden. This will create

a seamless transition between the house and garden, strengthening the property's connection with the surrounding site.

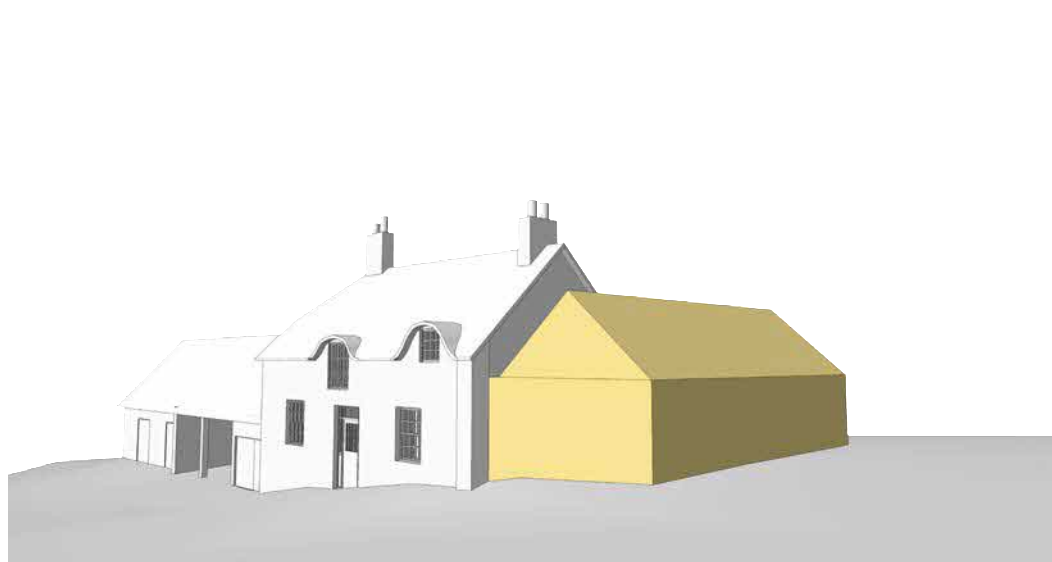
The extension reads subservient to the host building (Cottage) and the Applicant considers the proposed extension to be of a size that is commensurate to the plot for which it will sit.

In turning the roof form of the extension through 90-degrees and setting it back from the Cottage facade, this emphasises the subservience of the extension.

The extension has a pitched roof volume with eaves set lower than the Cottage eaves. The extension works with the existing sloping topography that slopes up towards the boundary wall.



1 South East Elevation (Proposed)



2



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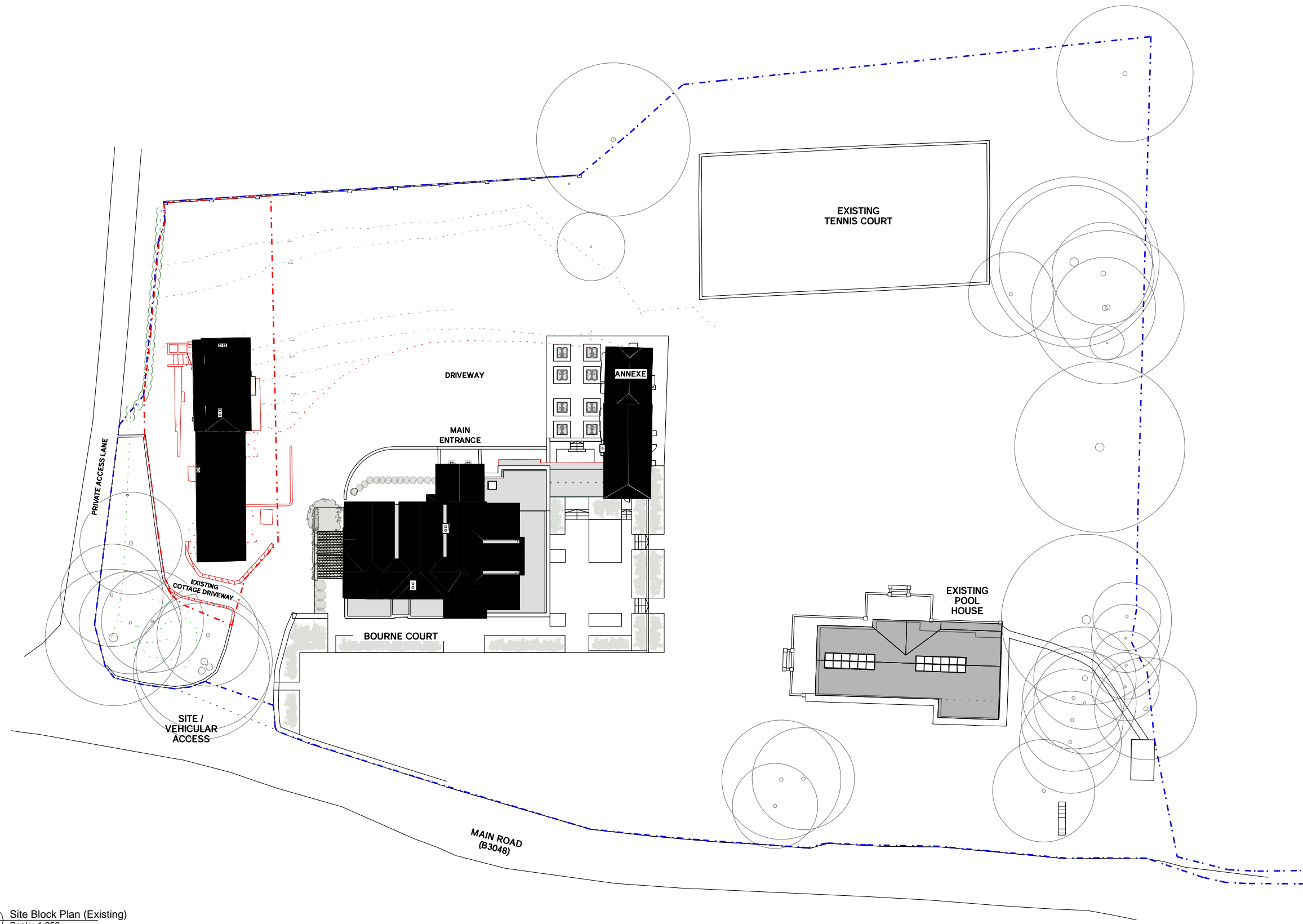
Fig 1: Elevation showing scale of proposed extension against the existing car port volume

Fig 2: View from north-east (extension highlighted)

Fig 3: View from south (extension highlighted)

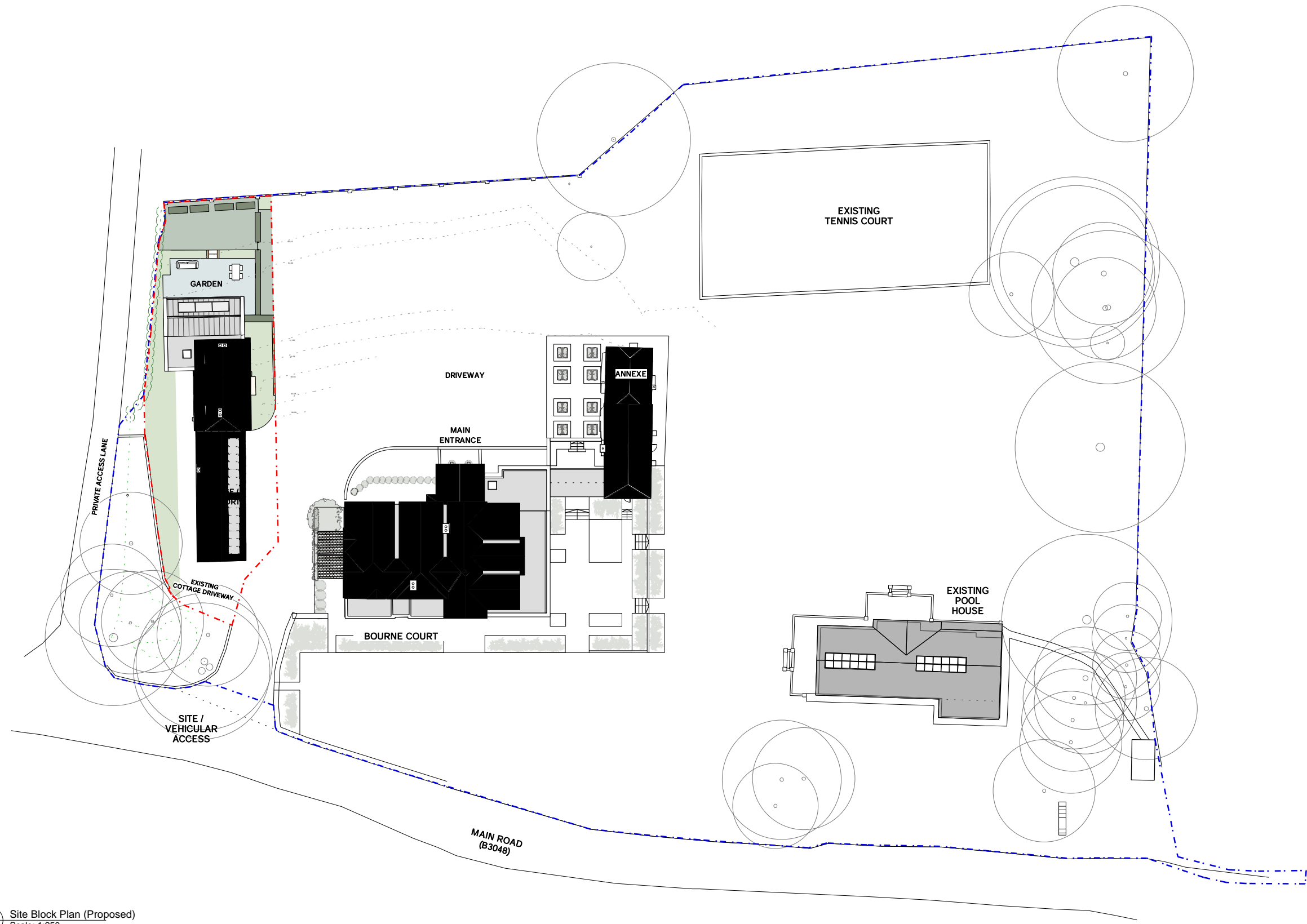
# Design Proposals

Refer to drawings on the following pages.



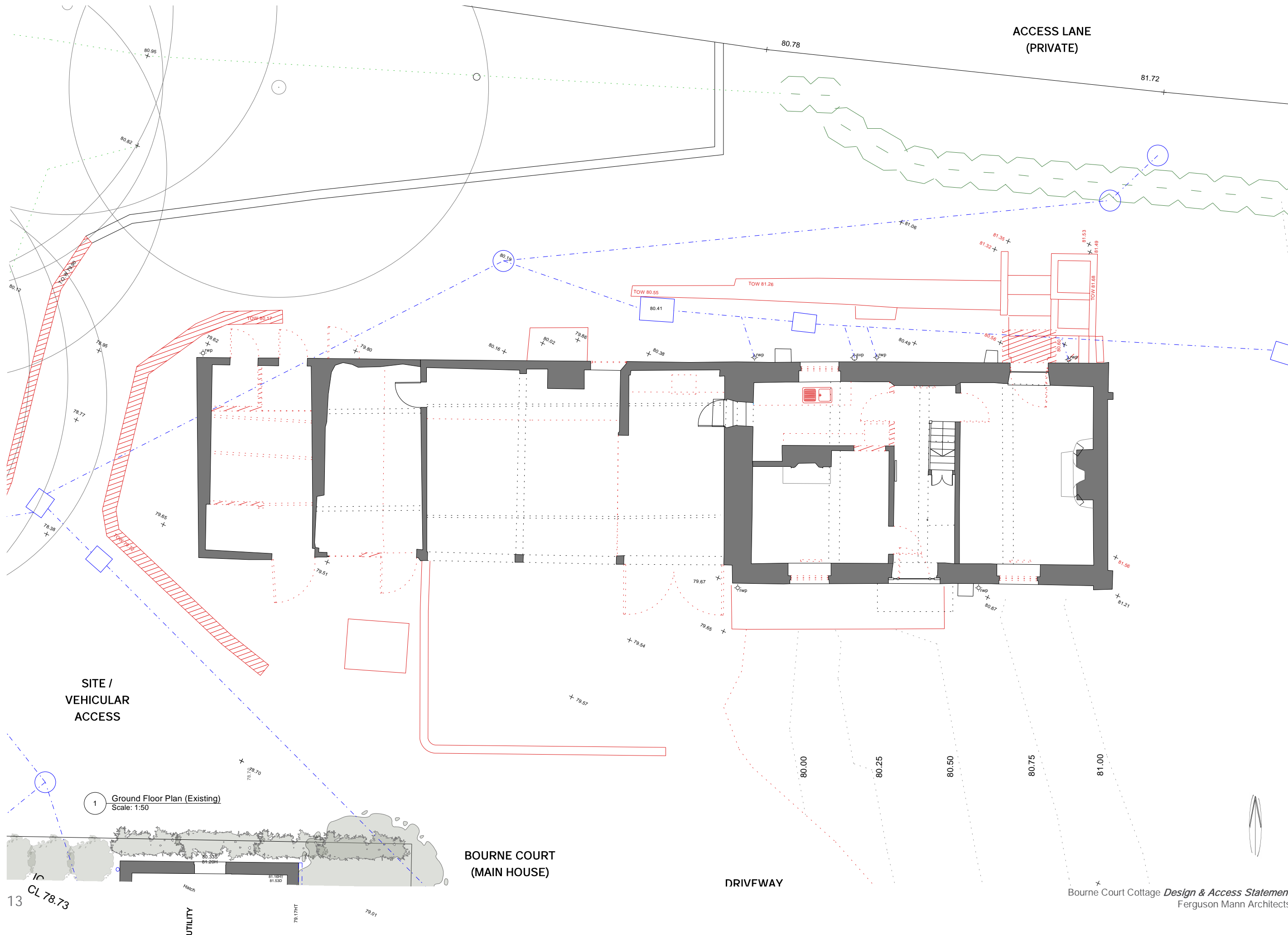
1 Site Block Plan (Existing)  
Scale: 1:250





1 Site Block Plan (Proposed)  
Scale: 1:250

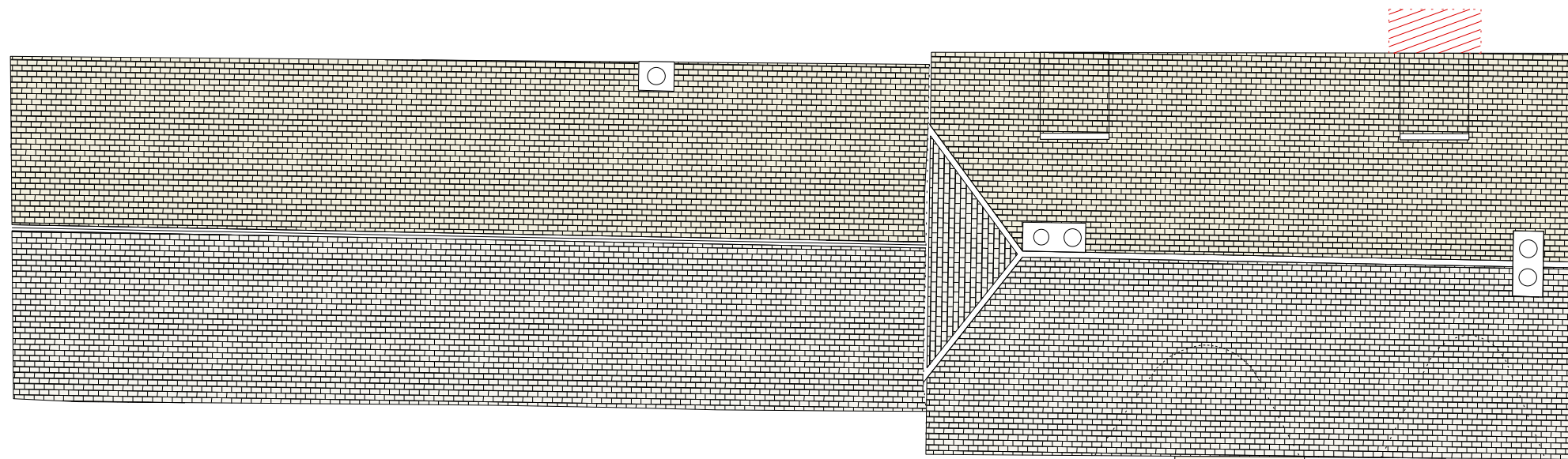




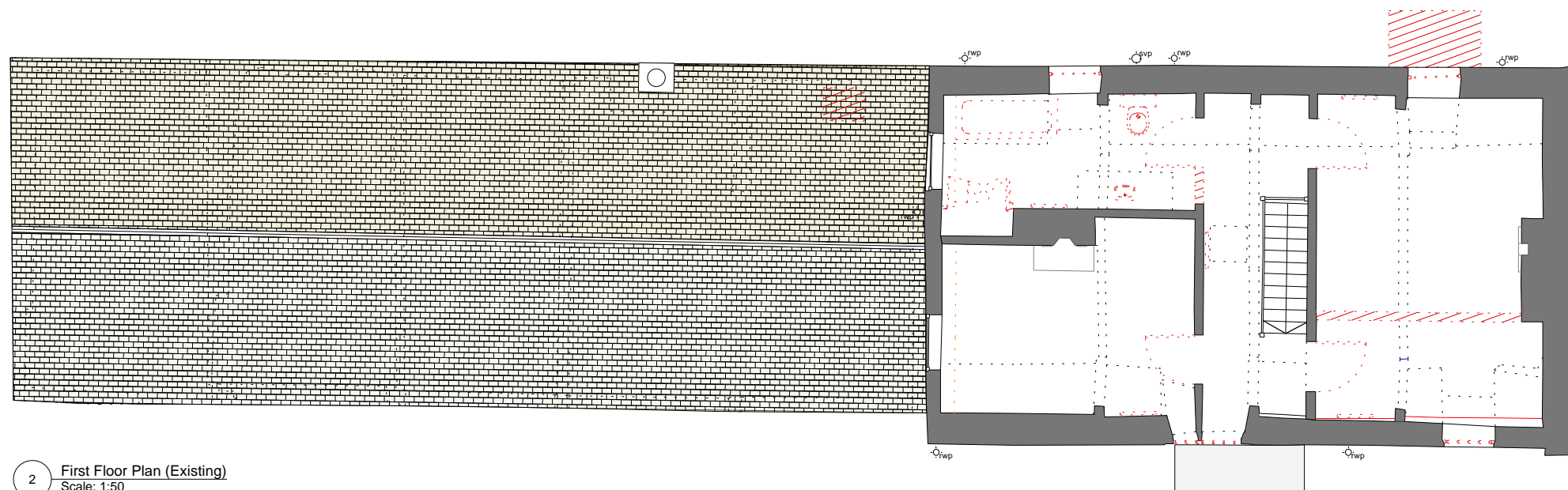
1 Ground Floor Plan (Existing)  
Scale: 1:50

BOURNE COURT  
(MAIN HOUSE)

DRIVEWAY

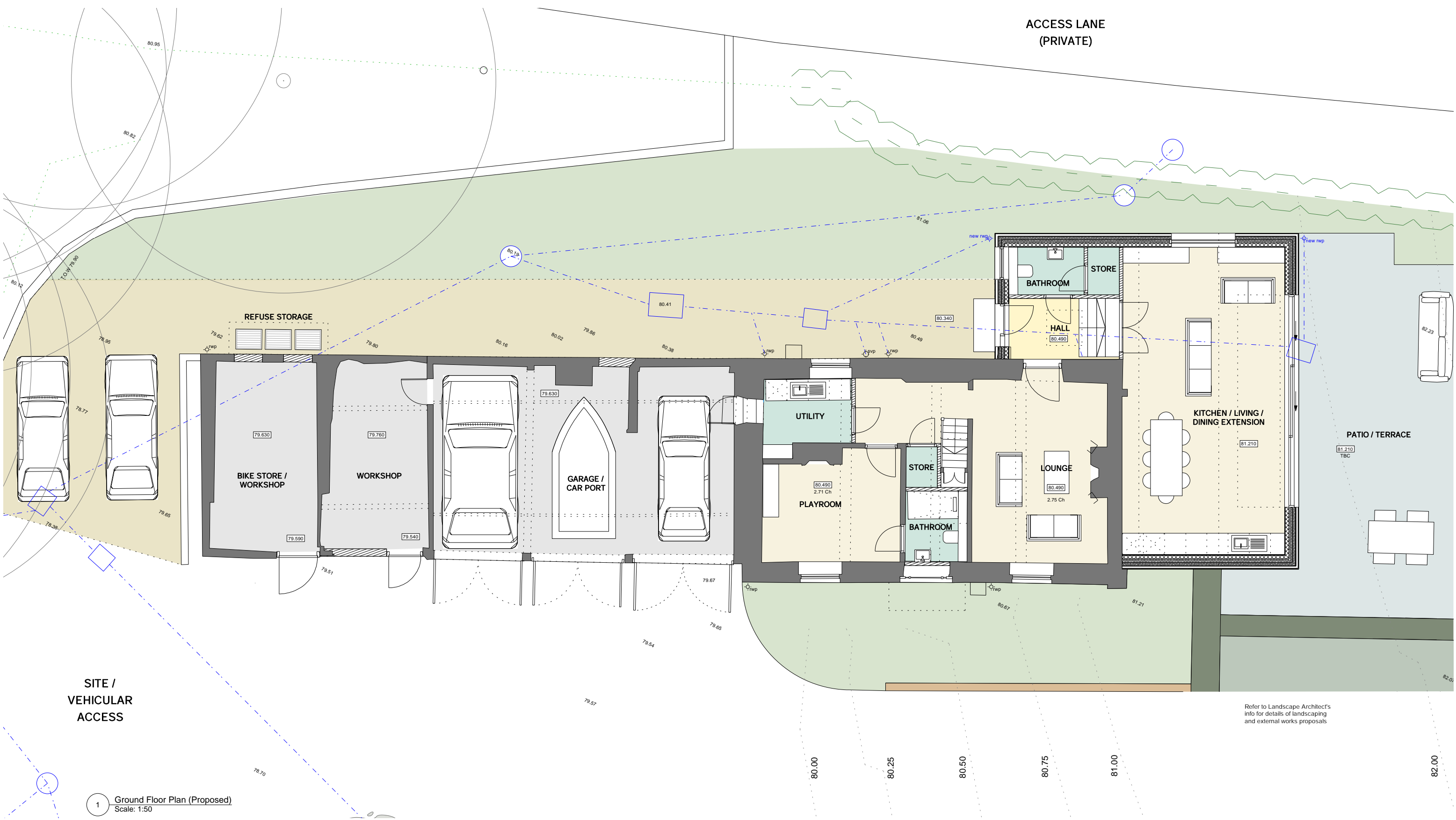


1 Roof Plan (Existing)  
Scale: 1:50



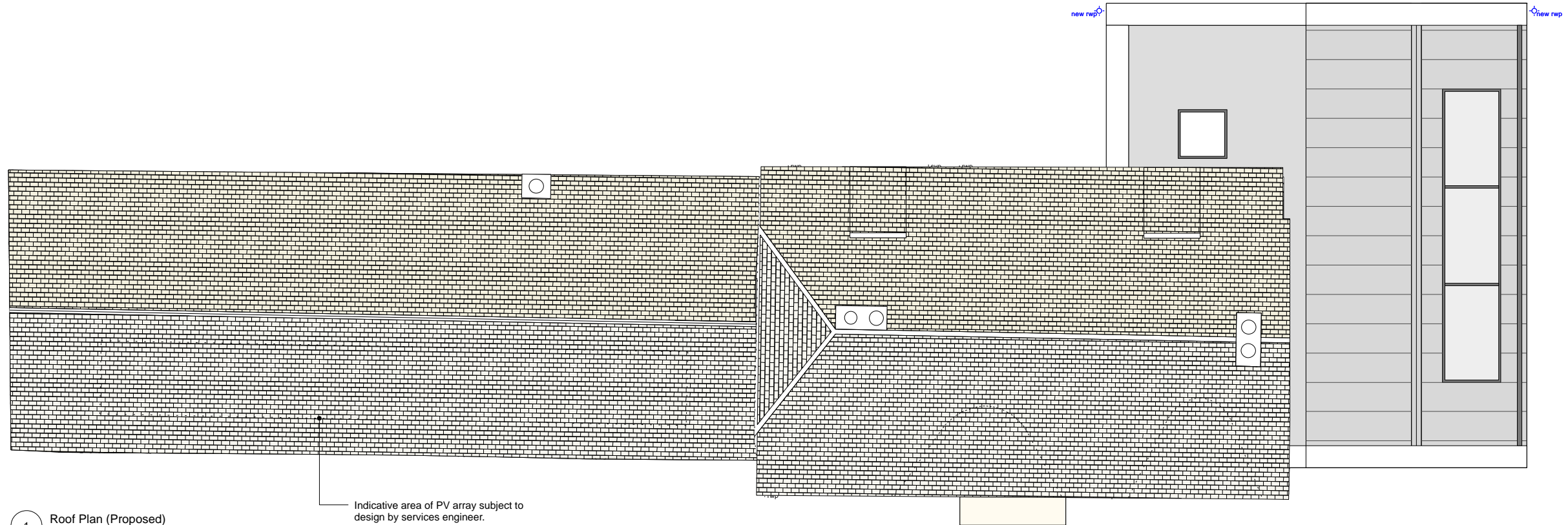
2 First Floor Plan (Existing)  
Scale: 1:50





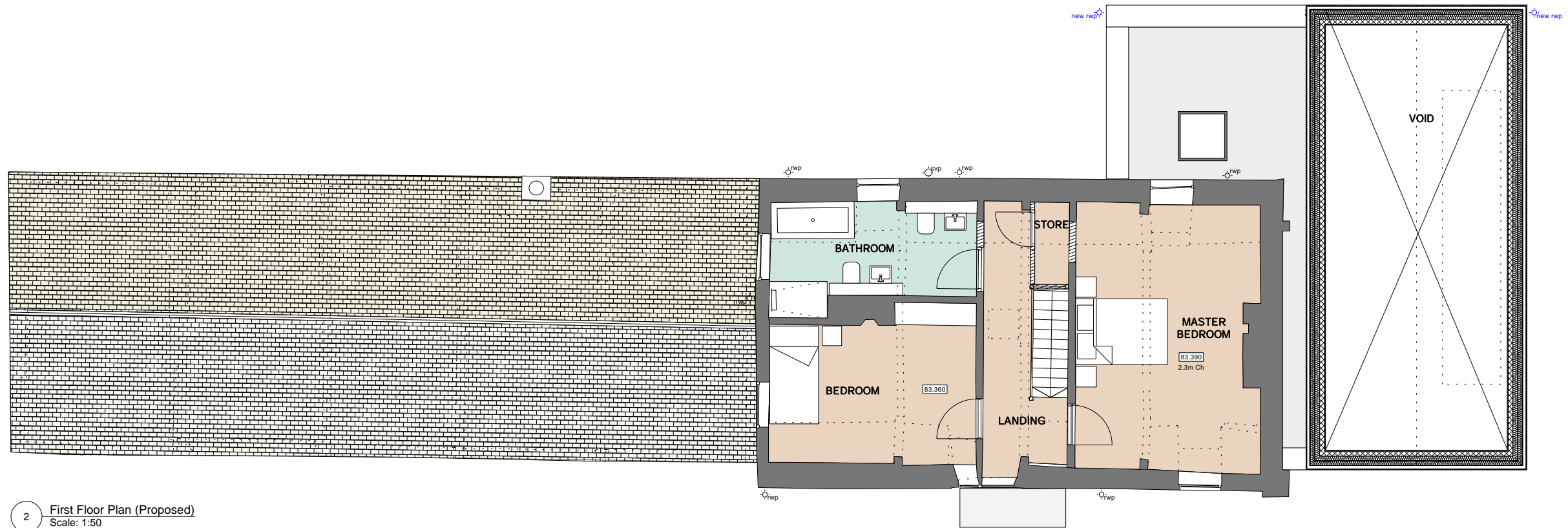
1 Ground Floor Plan (Proposed)  
Scale: 1:50

Refer to Landscape Architects info for details of landscaping and external works proposals



1 Roof Plan (Proposed)  
Scale: 1:50

Indicative area of PV array subject to design by services engineer.

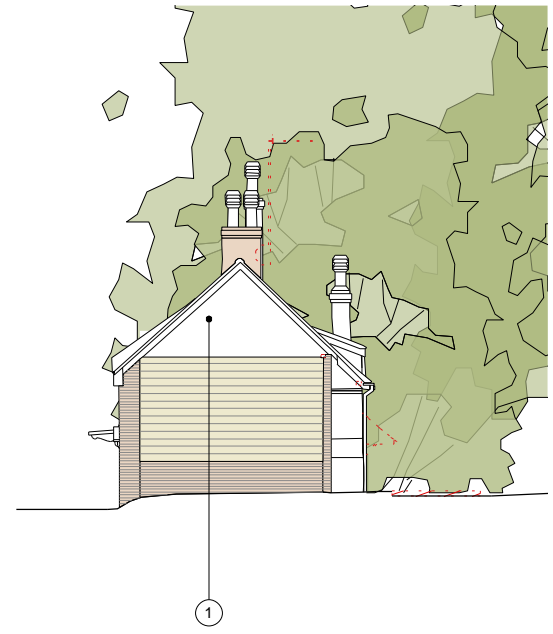


2 First Floor Plan (Proposed)  
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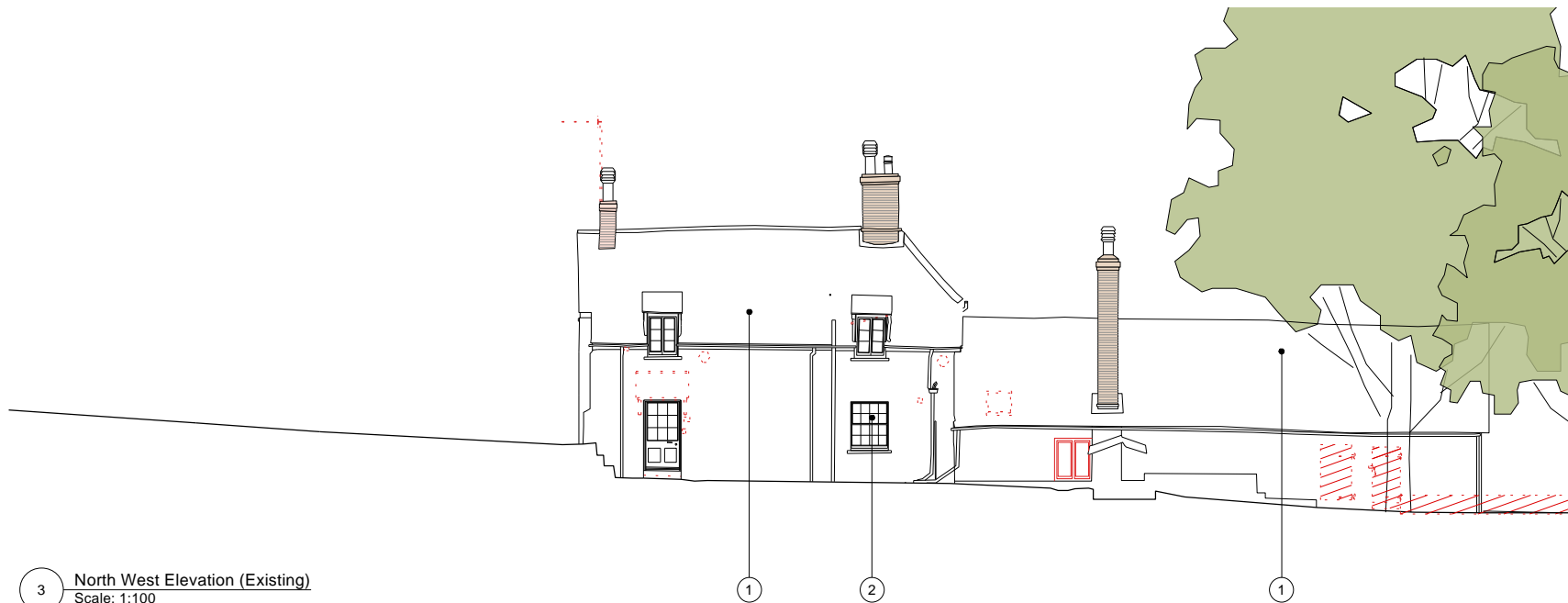




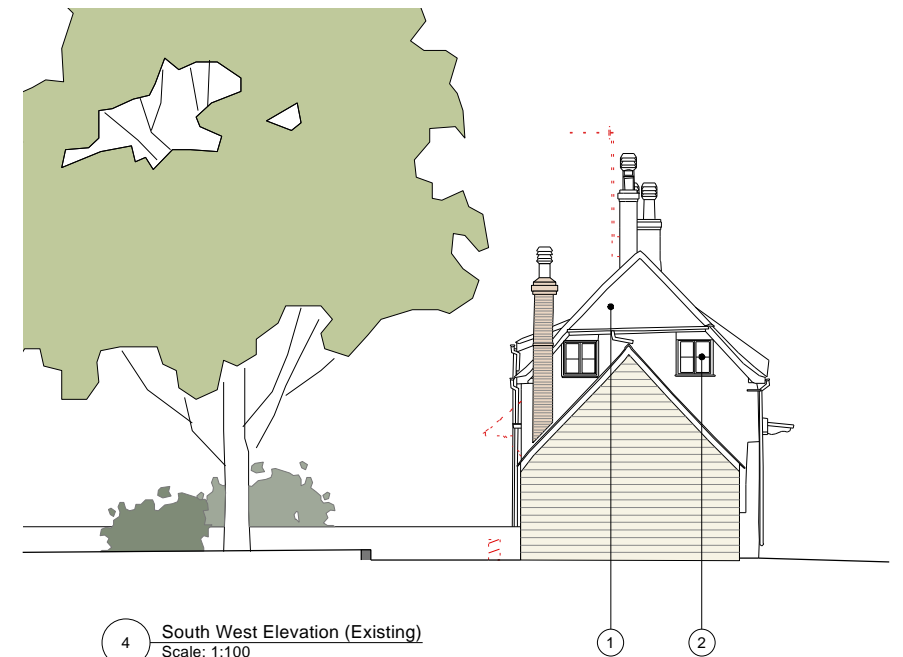
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Scale: 1:100



2 North East Elevation (Existing)  
Scale: 1:100

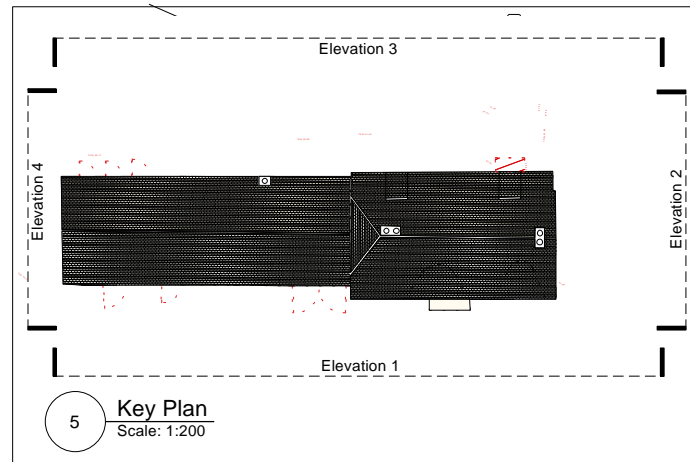


3 North West Elevation (Existing)  
Scale: 1:100

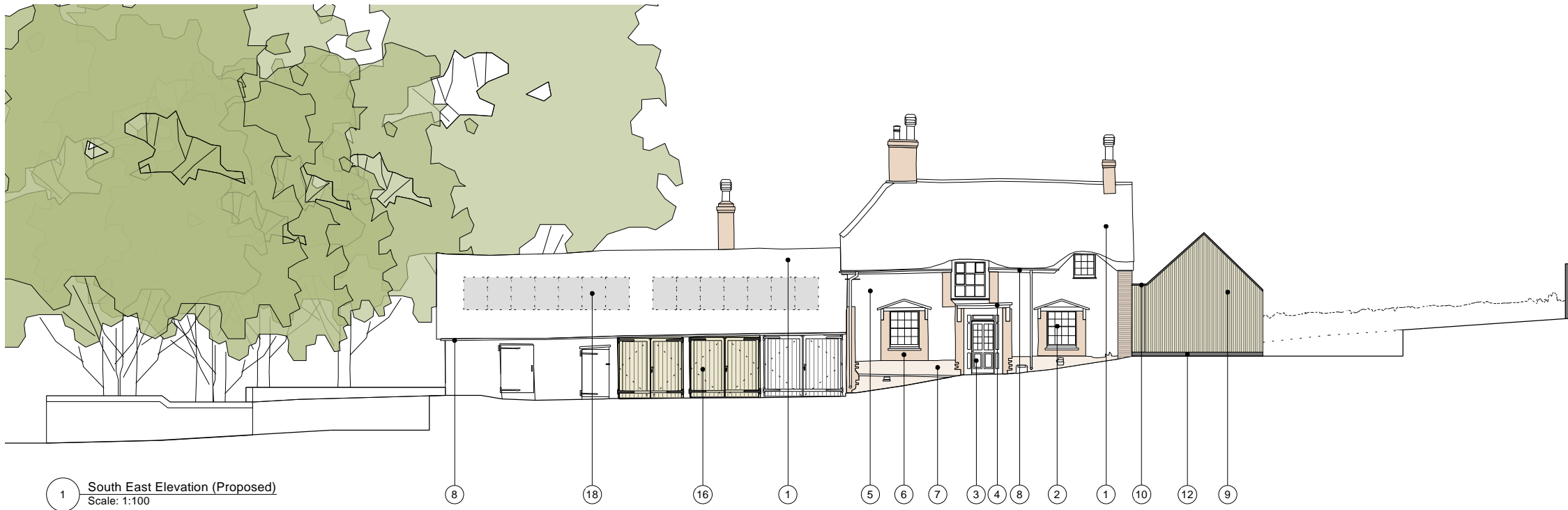


4 South West Elevation (Existing)  
Scale: 1:100

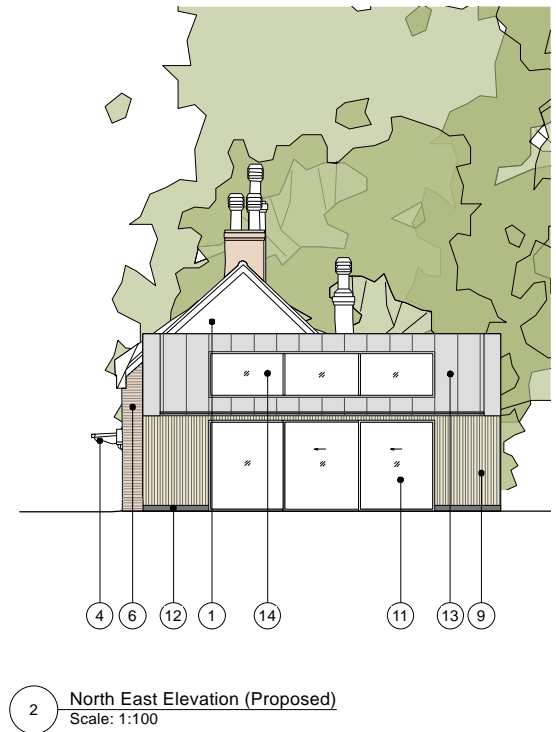
Materials Key	
Cottage:	
1	New replacement profiled clay roof tiles to match existing, with matching ridge tiles.
2	New replacement timber sash windows to match existing pattern, with slim DGU.
3	New replacement timber door, with slim DGU.
4	Existing flat roof porch retained.
5	Existing render (white) to be repaired / made good.
6	Existing facing brickwork retained / made good.
7	Flint stone plinth retained / made good. Repointed where required.
8	Existing rainwater goods refurbished where required.
9	New vertical timber slat cladding to ground floor extension, light / natural finish
10	Metal coping / capping: dark grey
11	New clear glazed slimline doors and screens (frame: dark grey)
12	New brick plinth: dark grey
13	Standing seam metal roofing
14	Flush glazed minimal frame rooflight
Garage:	
15	Existing retained oak frame structure
16	New timber garage doors to match existing
17	New conservation style glazed rooflights
18	PVs



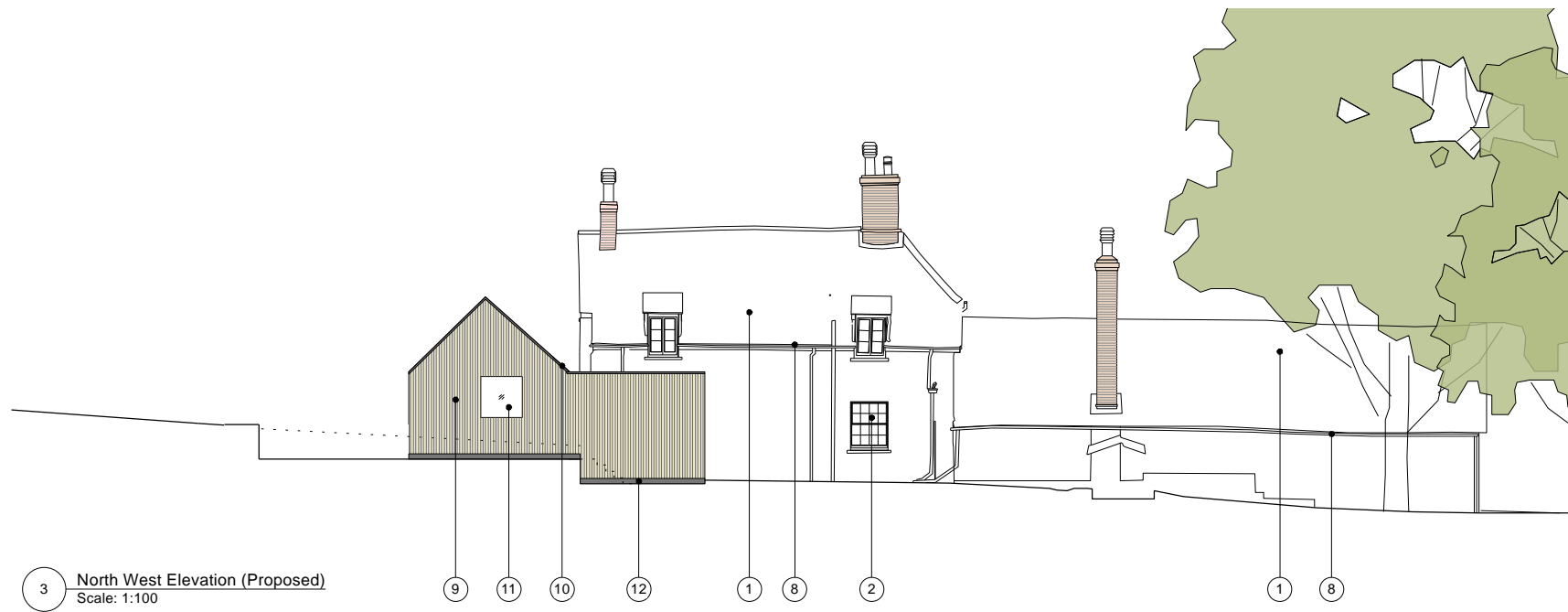
5 Key Plan  
Scale: 1:200



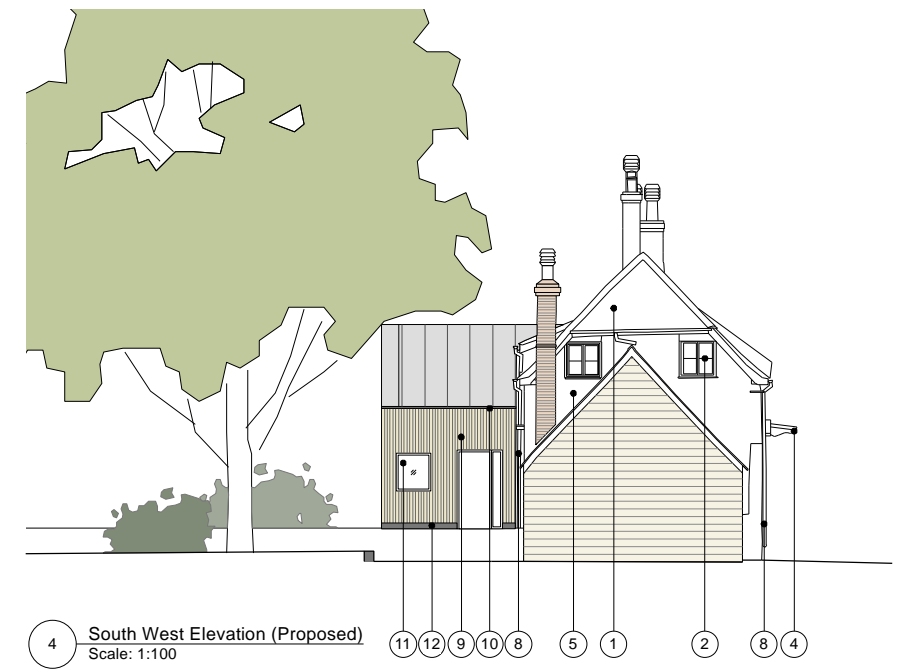
1 South East Elevation (Proposed)  
Scale: 1:100



2 North East Elevation (Proposed)  
Scale: 1:100

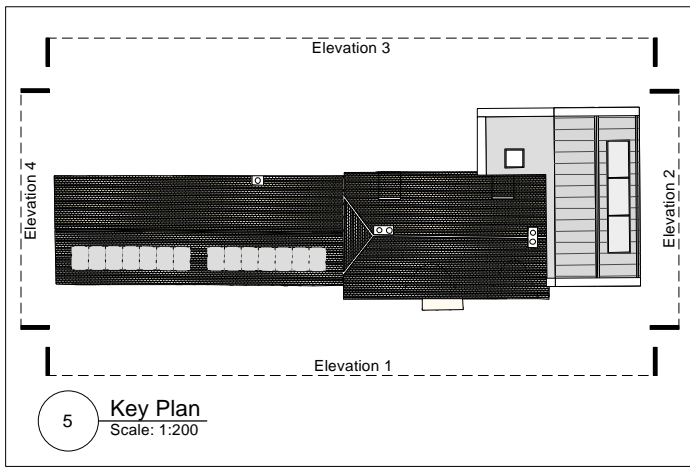


3 North West Elevation (Proposed)  
Scale: 1:100



4 South West Elevation (Proposed)  
Scale: 1:100

Materials Key	
Cottage:	
1	New replacement profiled clay roof tiles to match existing, with matching ridge tiles.
2	New replacement timber sash windows to match existing pattern, with slim DGU.
3	New replacement timber door.
4	Existing flat roof porch retained.
5	Existing render (white) to be repaired / made good.
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12	New brick plinth: dark grey
13	Standing seam metal roofing
14	Flush glazed minimal frame rooflight
Garage:	
15	Existing retained oak frame structure
16	New timber garage doors to match existing
17	New conservation style glazed rooflights
18	PVs



5 Key Plan  
Scale: 1:200

NOTE: Proposed timber cladding material to match that of the Planning Consent for the adjacent Main House (Ref: 22/01901 HSE)

### Materiality

The material selection for the project has taken influence from the surrounding context as well as reference to the Consented extension proposed to the Main House (Ref: 22/01901 HSE).

The use of timber cladding creates an extension that remains subservient to the original dwelling. Timber cladding has been selected rather than facing red brickwork or render, creating a clear yet sympathetic contrast between old and new. This tends to be a more successful approach as opposed to attempting to source new bricks that match (but often fail to do so) those of a historic building. Refer to successful precedents overleaf.

As timber is a natural material, it also weathers over time to give a soft natural aesthetic to the design and allow it to sit comfortably within the landscape. This is also appropriate for referencing the nature of the surrounding agricultural buildings.

Carefully positioned glazed openings aid in breaking up the massing and allow plenty of natural light into the floor plan. The glazed opening doors create a strong visual and physical connection between internal and external spaces, providing a strong connection with the site and the surrounding environment.

Dark grey aluminium window frames and parapet cappings are proposed in order to create a contrast between the brickwork and timber cladding (as per the main house extension). Simple, minimalistic detailing will also ensure the new extension does not detract from the historic building.

This simple palette of materials will be combined with high quality detailing to give a unique, refined and elegant building that remains sympathetic to the existing context and original fabric, whilst also establishing its own unique architectural identity.

### Sustainability

Sustainability and upgrading existing services are a key concern to the remodelling of the Cottage. Solar panels have also been proposed in order to reduce the amount of electricity required from the grid. The garage / carport presents an optimum roof area and orientation for PVs. The 'eye brow' form of the existing Cottage roof makes locating PVs here less viable.

The buildings within the Bourne Court site currently use oil as the main fuel source and the aim is to remove the oil-fired heating and hot water and replace with electric air source heat pumps. This would remove the need for oil and reduce energy demand and carbon footprint.



*Fig 1:* Visual showing the proposed form and materiality of the new extension alongside the existing Cottage (prior to its refurbishment). Landscaping proposed in foreground omitted for visual clarity.



1



2

05  
design  
*precedents*



3



5

*Fig 1-4:* Successful examples of contemporary additions in a rural / agricultural context, at similar scale

*Fig 5:* Timber cladding finish, as proposed

*Fig 6:* Example of the internal spatial quality desired / connection to the landscape



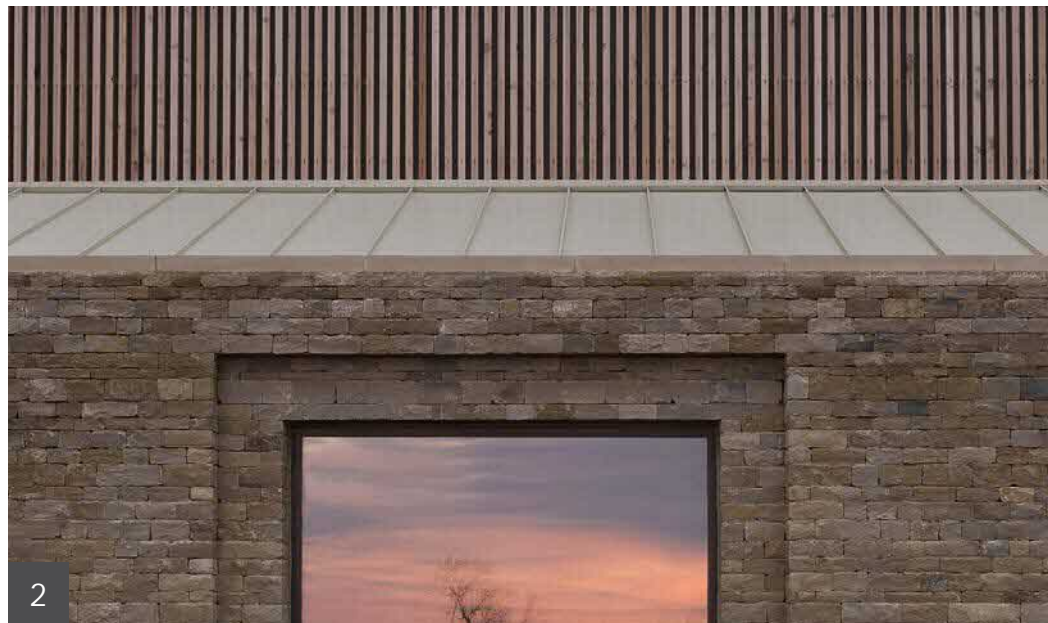
4



6

Bourne Court Cottage *Design & Access Statement*  
Ferguson Mann Architects

05  
design  
*precedents*



*Fig 1-6:* Timber clad building examples with contemporary glazed openings / detailing plus examples with standing seam roofs



### Access

The site is accessed from the B3408 which is located to the West of the property. The existing lane on the north-west is private and the Applicant has no right of way over this to access the Cottage.

The proposal maintains the majority of the existing arrangements for parking within the gravel driveway and carport, with part of the driveway proposed to be reshaped in order to create a more user friendly turning area.

There is sufficient space on site for the discrete parking of two cars externally, located to the southwest of the carport. In terms of traffic generation, the number of vehicular movements will not result in any significant increase in traffic.

### Refuse and Recycling

Basingstoke & Deane Borough Council operates a kerbside waste collection service. This is operated via wheeled containers which must be left adjacent to the nearest adopted highway for collection on the specified waste collection. Refuse and recycling will be located discretely away from the main Bourne Court driveway (see plan), yet in a location that is still accessible for transfer out to the main road via the main entrance.

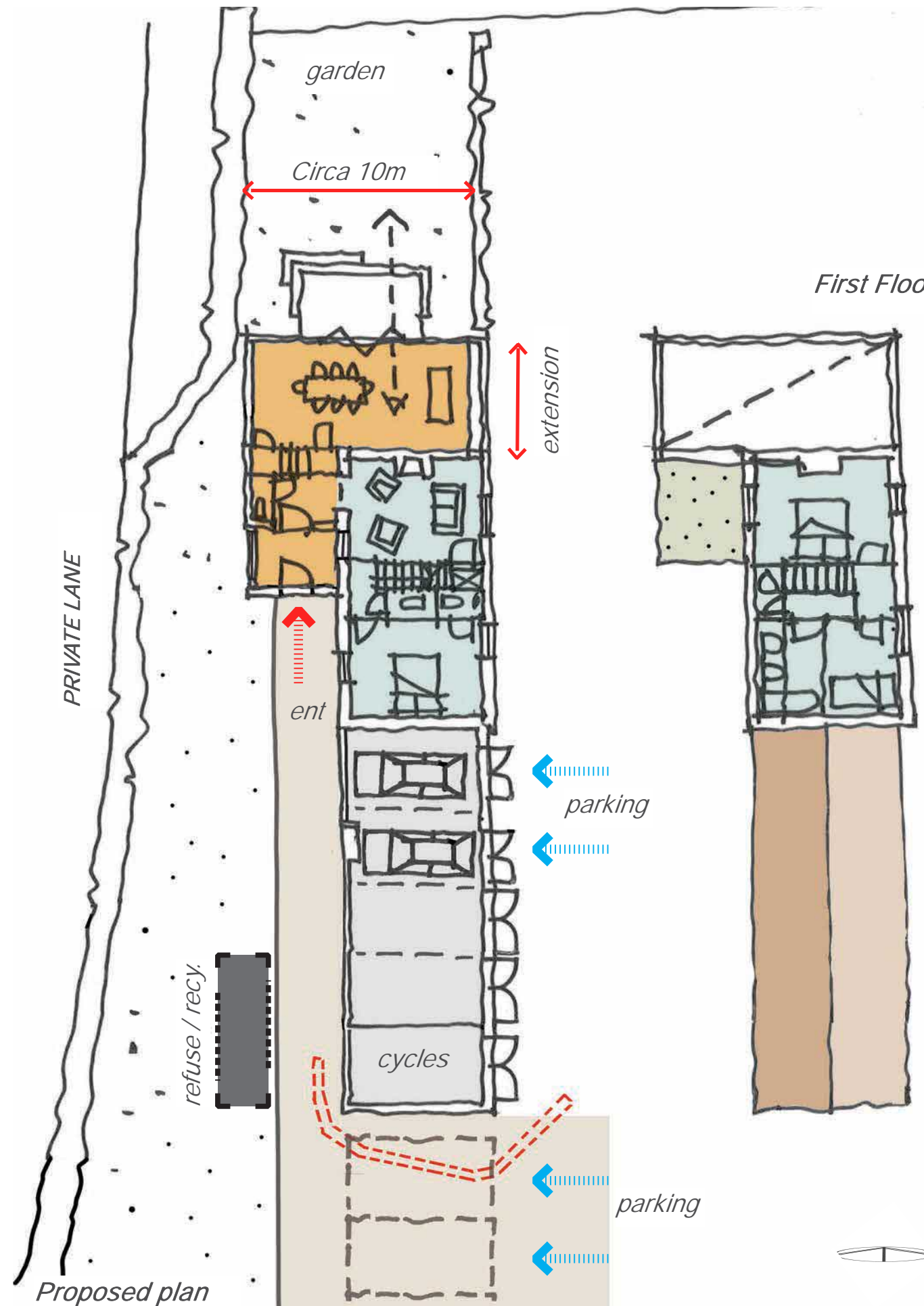
### Inclusive Design

The proposals will make improvements to accessibility where possible. However, as the proposals relate to new accommodation on the north (higher) side of the existing sloping site, this means it is not possible to have all accommodation on the same level and the extension FFL will be approximately 720-750mm higher.

Access into the Cottage building will be rationalised and incorporated within the new extension. The ground floor levels of the Cottage will remain as existing.

Provision of WC has been provided at the main entrance level.

06  
access



## Conclusion

As stated earlier in this document, there were buildings adjoining the Cottage prior to burning down several years ago. This part of the Bourne Court grounds is now much more 'open' in character compared to when there was a terrace of cottages and agricultural outbuildings running along the private lane, with landscaping that has grown over the years to make the Cottage and adjoining garden space a private entity from the lane and previous farm holdings.

The proposal to introduce a modest new extension building in a portion of the site of the previously damaged cottage, and a new form that

is 'agricultural' in its nature, is wholly appropriate and reinstates a more contemporary building that is clearly of its time rather than a pastiche homage to the previous cottage.

The Applicant considers the proposed extension to be of a size that is commensurate to the plot for which it will sit. The proposed development will also be of a high standard of design, and compliment the extension that is already consented to the Main House at Bourne Court.

Given the nature and position of the extension and the distance from neighbouring properties the proposal is unlikely to be harmful to their

residential amenity.

Bringing the Cottage back into residential use, is considered to be a landscape/conservation benefit overall. The extension also creates a better functioning layout and provides greater connectivity with the garden and its surroundings.

Overall, the proposal will provide a more resilient and adaptable design which will contribute to the quality of the Conservation Area. The proposal accords with the NPPF, LP and NP. Furthermore, the NPPF encourage the re-use of buildings and for heritage assets to be put to their optimum viable use.

## 07 conclusion

The Applicant has engaged with the Principal Conservation Officer at Basingstoke and Deane Borough Council. Pre-Application comments returned (05/02/2024) have been supportive of the Application and justification of the improvements proposed, concluding the Application was well considered and appropriate given the context.



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