

Supporting document as part of the planning application  
Planning Ref: 24/00450/HOU  
March 2024



**Steven Docker  
Associates**



# Heritage Statement

## Little Copse, The Street, Long Sutton, Hook, Hampshire, RG29 1SR



Designed to  
Enable





## The Proposal

Little Copse is a detached bungalow with a single garage and is located on The Street, Long Sutton which lies within the Long Sutton Conservation Area.

The Proposal is for forming a new oak framed entrance porch to the front of the property, and constructing a single storey extension and installation of a raised patio area with ramps too the Rear of the property. All works are to facilitate wheelchair access.



Fig. 1 – View of existing rear elevation



## Planning History

Little Copse has a history of planning applications that have been submitted in relation to the property. The history of previous applications is as follows:

08/00370/FUL - Erection of glasshouse – Granted

87/15415/FUL - Retention of vehicular access – Granted

86/14447/FUL – Repositioned vehicular access – Refused

85/12367/FUL – Conversion of garage into bedroom, extension to form kitchen, utility room and new garage – Granted

66/0592/H – Alterations and additions of new bathroom to existing dwelling – Granted

72/05962/H2 – Extension to form garage and conversion of existing garage into dining room – Granted

85/12367/HD – Rear extension and garage – Granted

66/05962/H1 – Erection of new garage extension to existing dwelling house – Granted

## Context and Heritage Assets

The village of Long Sutton is located within the Long Sutton Conservation Area. The conservation area consists of predominantly detached dwellings which date from the 17<sup>th</sup> century onwards. The conservation area consists of 14 grade II listed buildings which are dispersed around the village. Little Copse is located on The Street, the main road that goes through the village of Long Sutton. The boundary of the conservation area has been extended overtime, as a result of boundary extensions the site of Little Copse has been incorporated into the Conservation Area of Long Sutton. The closest listed building to Little Copse is The Old Chapel which is also located on The Street.



Fig. 2 – View of Little Copse from The Street

## Existing Features

Little Copse is a detached bungalow that was built in 1937 comprising of conventional construction for its age and type. As shown by planning records, Little Copse has been extended and adapted twice. The existing, presumed cavity, walls comprise outer red brick leaf laid in stretcher bond. The main pitched roof is tiled covered with felt covered flat roofs to areas that have been previously extended. Existing windows are uPVC framed double glazed units.

The overall material palette is red facing bricks, clay roof tiles, white uPVC window frames, fascia boards and soffits and black uPVC gutters and downpipes.

Little Copse is situated on a circa 0.255-hectare site. The site is narrow, but long in a rectangular shape with a south-west to north-east orientation. The property is set back circa. 21m from the front site boundary that is perpendicular to The Street. In it's existing layout Little Copse has an external gross area of circa 195m<sup>2</sup>.



Fig. 3 – Existing Site Plan

## Proposed Layout

As part of the disabled adaptation works, the proposal is to extend the existing Kitchen/Dining Area. The proposed extension of circa. 4m<sup>2</sup> will allow for additional space that will result in clearance room to accommodate for the accessibility needs of the occupier. The extension does not project past the existing building line as it infills a portion of the building that steps back.

Due to the change in levels between the internal floor and external ground levels to the rear of the property, the proposal also includes for a raised patio area with access ramps. This will allow accessibility from the Master Bedroom, Kitchen/Dining Area, and Utility Room to the rear garden. Additionally, this will ensure additional means of escape in the event of a fire.

The proposed porch is part of the alterations to the Entrance Hall. As with all alterations and proposed works, this is again for accessibility reasons as it allows for sufficient space and clearance to accommodate for the radius of a wheelchair turning circle. The alteration to rear roof creating a gable end over the Master Bedroom is to accommodate for raising the internal floor level to provide wheelchair access and forming a feature vaulted ceiling. The proposed gable end will be finished in tile hanging to mirror the surrounding buildings that too have this feature.

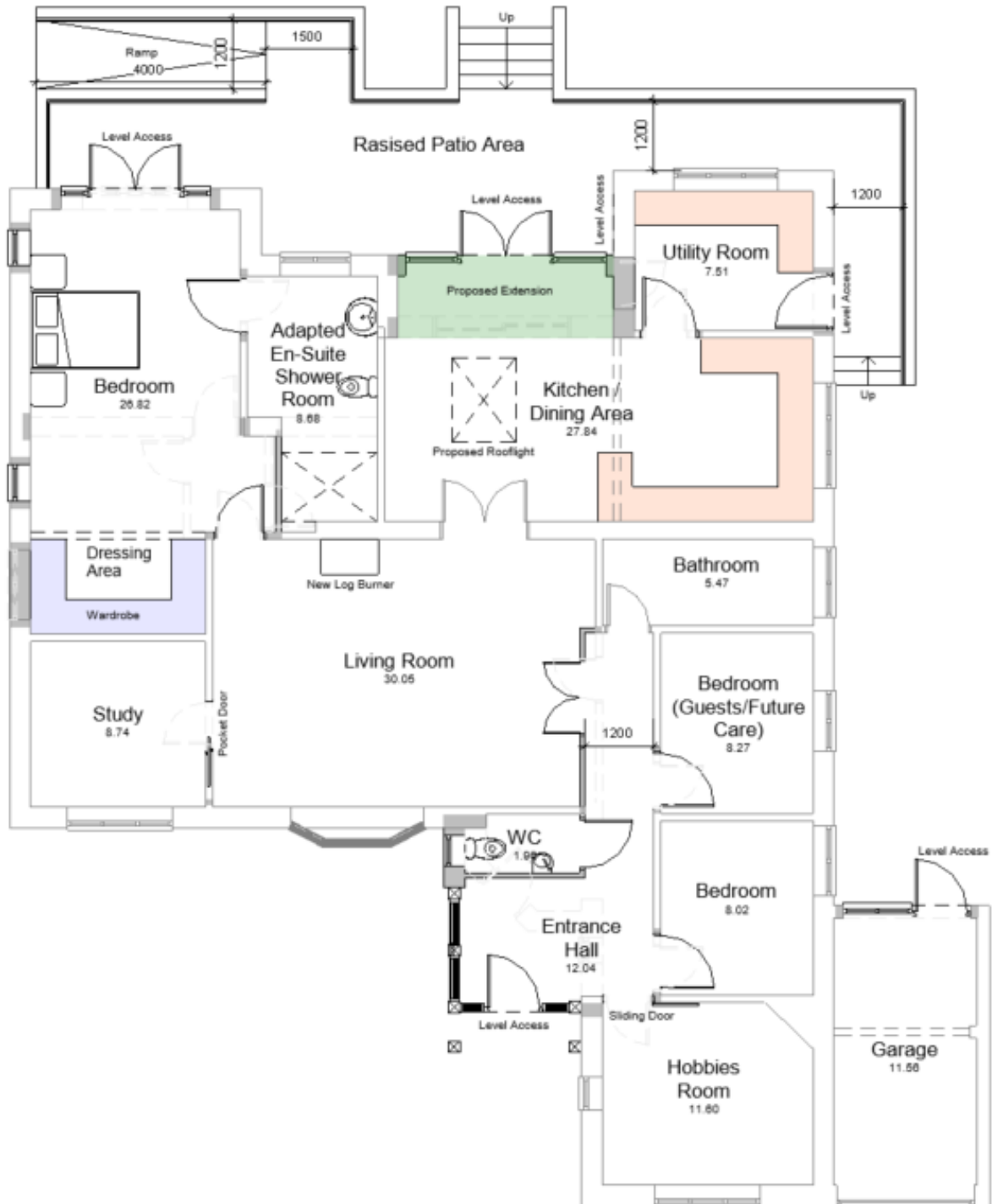


Fig. 4 – Proposed Floor Plan



## Scale

The scale of the proposed extension will be in keeping with the existing building and in keeping with the surroundings. With a total area of circa. 4m<sup>2</sup> the proposed extension has minimal impact on the footprint of the existing building. The height of the extension will be the same as the existing section of the building. Due to the characteristics of the site, and relationship to neighbouring properties the proposal will have minimal to no impact to the surroundings.



Fig. 5 – Proposed Rear Elevation Render

## Appearance

The proposed extension will be in keeping with the appearance of the existing building by matching the proposed materials to the existing. The proposed porch will be built in a tradition style comprising exposed oak timber members and masonry matching to the existing and as in keeping with the traditional construction of Little Copse. All proposed works are to be sympathetic to the existing building and most importantly to the surroundings.



## Landscaping

The proposal will include minor landscaping improvements, with the main aspect being the proposed raised patio to the rear of the property as part of accessibility adaptations being carried out to Little Copse. In addition to the patio, the levels of the existing path to the side of the property will be raised and re-graded. Again, this is all part of the disabled adaptations ensuring that accessibility needs are met.

## Conclusion

In conclusion, the proposal consists of works that are part of disabled adaptations to Little Copse. Due to the small scale of the extension and the materials used, the proposal is in keeping with the surrounding area and has no negative impact on the Long Sutton Conservation Area.