

Design & access statement
Householder planning & listed building consent

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1.0 Site details

1.1 Address: Fielders, Longwater Lane, Eversley, Hook, RG27 0NN
(formerly known as 1 Charles Kingsley cottages)

1.2 Access and neighbouring houses: Kingsley Cottages, of which Fielders forms a part, is located along Longwater Lane which is an access track with a concrete surface (see figure 1 for block plan). Kingsley Cottages are aligned at an angle to the lane. The front boundary is a mature high hedge punctuated by vehicular access, including to Fielders. There are trees at the junction with Longwater Road that filter views towards the eastern part of Kingsley Cottages. Generally, the high hedge partially screens views of Kingsley Cottages from Longwater Lane and the vehicular access affords glimpsed views (see figure 2&3).

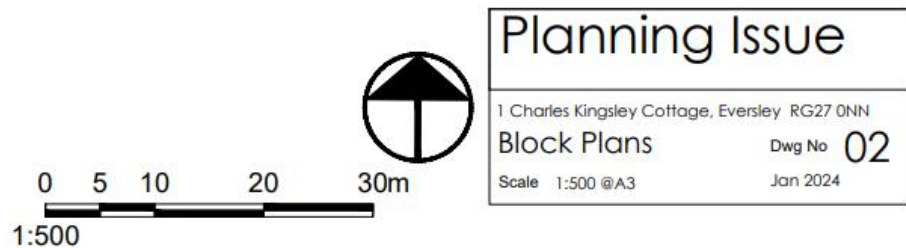
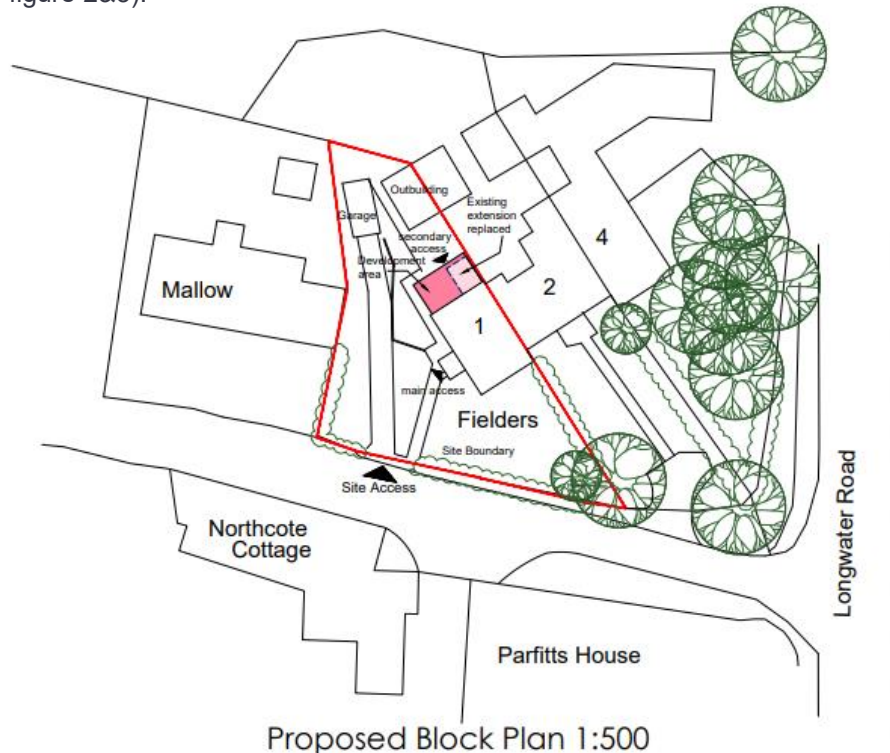


Figure 1: Block plan with proposed development area marked in pink.



Figure 2: View looking west along Longwater Lane. Kingsley Cottages to the right of the photo and Northcote cottage to the left of the lane.



Figure 3: View of Fielders from Longwater lane

The immediate neighbouring properties are Mallow, to the west and No 2 Charles Kingsley cottages to the east. Figures 4, 5, 6 show Mallow, a single storey bungalow which has no windows onlooking Fielders and limited view of the proposed development area. Figure 7 shows the site boundary wall between No2 Charles Kingsley cottages and Fielders.



Figure 5: View from first floor of Fielders towards perimeter fence/ west site boundary and Mallow



Figure 4: Rear aerial view of perimeter fence between Fielders (left) and Mallow (right)



Figure 6: View from perimeter fence/west site boundary from Mallow towards Fielders



Figure 7: Site boundary wall between No2 Charles Kingsley cottages (left) and Fielders (right)



Figure 8: Rear of Fielders (North west elevation) showing existing extension and development area

1.3 Property details: Fielders forms part of Kingsley cottages (Fielders, No2, No4), a Tudor style building with a central element and cross wings which is reminiscent of a hall house. The ground floor is brick (wire cut bricks) in Flemish bond and the first floor timbered with a variety of brick nogging patterns. The front and rear elevations are jettied with bressummers which include inscriptions. The gabled cross wings and dormers include decorative bargeboards. The double pitched roof includes two large brick stacks with corbelled tops. There are a series of out buildings at the rear of the cottages which of brick construction in Flemish bond with hipped roofs finished with clay tiles. There are chimney stacks to the rear which suggests that these were probably built as wash houses.



To the rear of Fielders, there is an existing flat roof, rear extension c. 1970s date and is of no heritage value. It is a brick structure, stretcher bond with a felt roof. Please see figure 8 and 9 for photos of the development area with existing rear extension.

Figure 9: Photograph showing bressummer details with inscription.

1.4 Listed building status: Kingsley Cottages (1, 2, 3 and 4 Longwater Lane) was added to the statutory List of Buildings Architectural or Historic Interest at Grade II on 26th June 1987. The list description reads as follows: *Martineau Cottages. Dated 1896. 2 storeys, symmetrical facade of 1:2:1 windows. Red tile roof, full gables at each end on jettied 1st floor, 2 smaller gables above inner windows. Massive brick chimney stacks with rectangular base, the upper part having plaster strips and ornamental tops. Upper walling in ½-timbered, the brick infilling being herringbone in the centre and fretted under the gables: ground-floor in red brickwork (Flemish bond), rubbed flat arches, tile cills, plinth. Wooden casements. Central plain door under tiled canopy, other entrances at sides in the form of gabled porches, with timber-framing on brick walls. Separate utility blocks at rear. At the east end a commemorative wall tablet in stone carries a bust of Charles Kingsley.*

2.0 Proposal

a) Demolition of the existing flat roof extension (figure 10)

With reference to 22/01598/PREAPP, the Conservation Officer recognised that the extension is of no historic interest. Removal of the existing extension presents an opportunity for a replacement extension that is more sympathetic to the significance and character of the listed building. The building contains a significant mould/damp problem which poses a health risk and a polystyrene tile ceiling which could pose a fire hazard risk.

b) Replacement extension

We propose a single, storey flat roof extension to the rear of the existing property where the kitchen will be situated.

2.1 Requirement for development: The property currently has a kitchen measuring 2.7m² which is not suitable for modern living (see figure 11). The amenity of the proposed works is essential to the adequate function of the property due to the disproportionately small kitchen. The proposed extension would be subservient to the size of the lounge and would therefore not overwhelm or appear overly dominant with regards to the historic floor plan (figure 13). The property currently has a very low quality and poorly built single-story extension (single skin construction and substandard flat roof) at the rear elevation (figure 10). This will be removed and replaced with the high quality new extension.



Figure 10: Existing flat roof extension (internal left and middle, external right)



Figure 11: Existing kitchen

2.2 Layout: As per the block plan and site plan (figure 1), the proposed extension will be located at the rear of the property offset from the southern corner. The extension will be attached to the main building via a structural glazed link extending across the full depth of the extension (see figure 12 for an example glazed link). With reference to figure 2 and 3, there is a glimpsed view from vehicular access of Fielders from Longwater lane with a heavily screened view of the rear/northwest elevation where the proposed extension will be situated. The proposal will not affect the neighbouring amenity areas. Mallow is a single storey building with no onlook onto the development area and will therefore not be affected. No2 Charles Kingsley cottage (figure 7) does not have any onlooking windows and therefore will not experience a loss of daylight. The northeast elevation (See figure 20) will remain largely unchanged from the current extension apart from the addition of a small high window section (continuation of the glazed junction) and the added brick course corbel details.

Figure 13 below shows the proposed internal layout on the ground floor plan. The existing kitchen will be converted to a utility/cloak room and the kitchen will be moved to the proposed extension. The kitchen layout may be subject to minor changes but the rear door will remain off centred to the right (closer to the boundary line) to allow for kitchen units. The historic floor plan of Fielders will remain intact and still contribute towards the historic significance.

2.3 Massing of proposed extension: When looking from the key elevation (Southeast), the extension will sit back approx 300mm from the front of the building line to create a clear step between the original building and proposed extension. It will extend across the back of the building to terminate along the already established line of the existing extension to be replaced. The existing gross internal area of Fielders is 81m². The proposed extension will add an additional 10m² which equates to just 11% floor area increase. Please refer to figure 1 for the block plan which shows the scale of the proposed development area compared to the surrounding buildings. When comparing the scale to the other two cottages in the row: On the 1911 Ordnance survey map an extension is shown to the rear of No 2 & 3 Charles Kingsley cottages which merged in the late 19th century. No 4 Charles Kingsley cottages went under significant development in 1986 (87/00479/LBC) to add a large single storey extension to the rear of the property.

The proposed extension follows a similar height to the existing rear extension it replaces. The proposed structural glazed link will be lower to provide the visual step between new and old and to maximise on maintaining a clear view of the existing historical features. This confirms that the new build will sit below

the inscribed bressummer and brackets so that there is unobstructed view of the bressummer. Please see figure 14 for an illustration of the proposed extension in relation to the surrounding buildings.



Figure 12: Examples of a structural glazed link interface

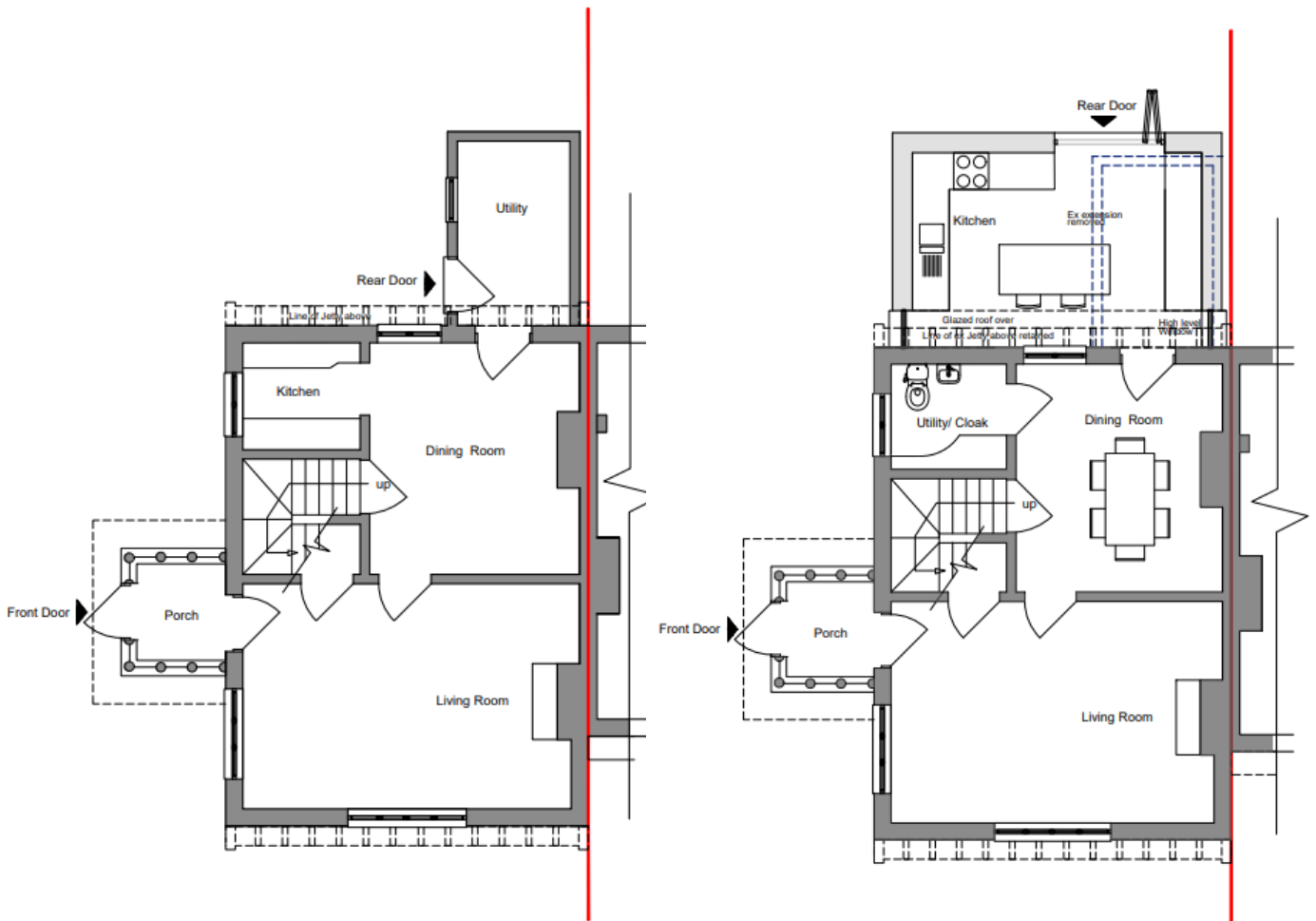
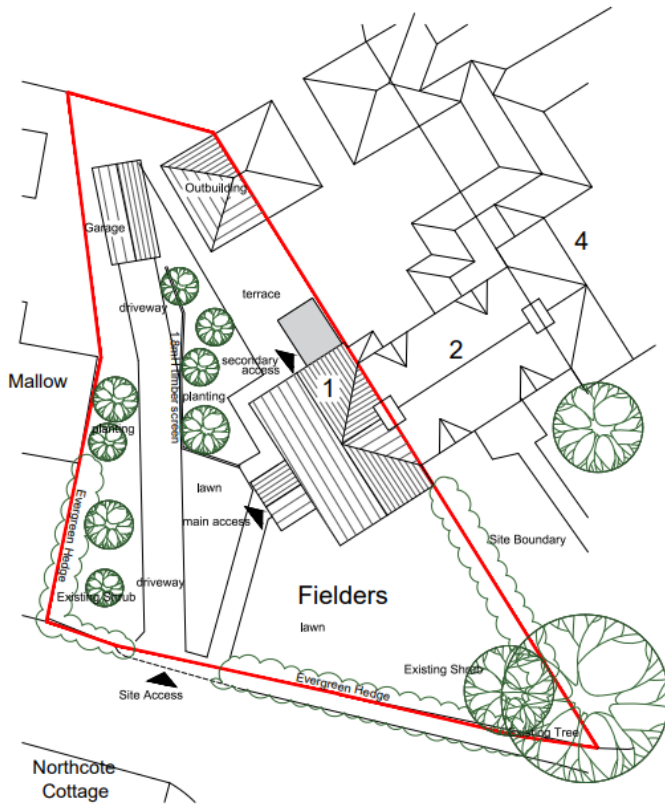


Figure 13: Existing ground floor plan (left) and proposed floor plan (right)

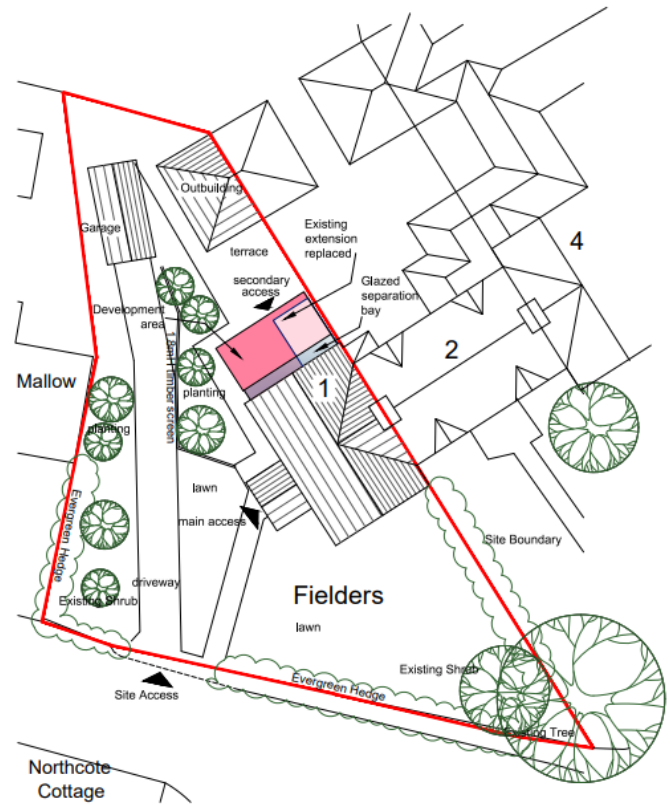


Figure 14: Illustration of rear of Fielders with existing extension (left) and proposed extension (right)

2.4 Landscape and amenity space: As per figure 15 shows, there will be no change to any trees or bushes surrounding the development area. The area to the rear of the property is currently patio space between the main building and outbuilding – therefore the development will only lead to a loss of patio space. The large vine screen growing down the right hand side of the driveway (see figure 3 & 6) will remain to provide a visual barrier from Longwater lane.



Existing Site Plan 1:200



Proposed Site Plan 1:200

Figure 15: Existing (left) and proposed (right) site plan

2.5 Design and appearance of proposed development: Please see the full set of drawings attached to the application for reference. The proposed development will be predominantly a brick structure using metric ibstock orange/red facing brick in half bond configuration. Bricks and mortar will be sympathetically colour matched to the original building with a possibility of using reclaimed imperial bricks. There will be a brick plinth detail to complement the existing brickwork of the property. The roof will use a flat single ply membrane with a lead effect finish to complement the lead flashing used around the existing building. There will be prominent ogee guttering around the extension which will give ode to the brick detailing under the jetty on the front of building (see figure 17). The brick eaves will be finished with corbel detailing: two 10mm brick projections and a corbel cant/ plinth stretcher.

We propose a structural glazed link (see figure 12 for an example) which will attach the extension both horizontally and vertically (southeast elevation and figure 16) along the rear of the original building. On the opposite northeast elevation (figure 20), the glazed section will also extend to form a high window section. The glazed section will provide a visual separation between the host building and the proposed extension, allow natural daylight and a full view of the inscribed bressummer extending the full width of the rear elevation including the large end brackets (figure 18). It will be constructed of structural frameless glazing and attached to the main building with a recessed 'U' shaped gasket sealing on all junctions to the masonry. Mortar joints will be utilised where required to avoid impact on brickwork. The glazing will be slightly sloping away from the main building and down towards the southeast elevation where it will be expelled down the vertical section into a French drain.



Figure 16: Proposed key elevation (southeast)



Figure 17: Photograph showing brick work under bressumer jetty on the front elevation



Figure 18: Photograph showing end jetty bracket on south east elevation

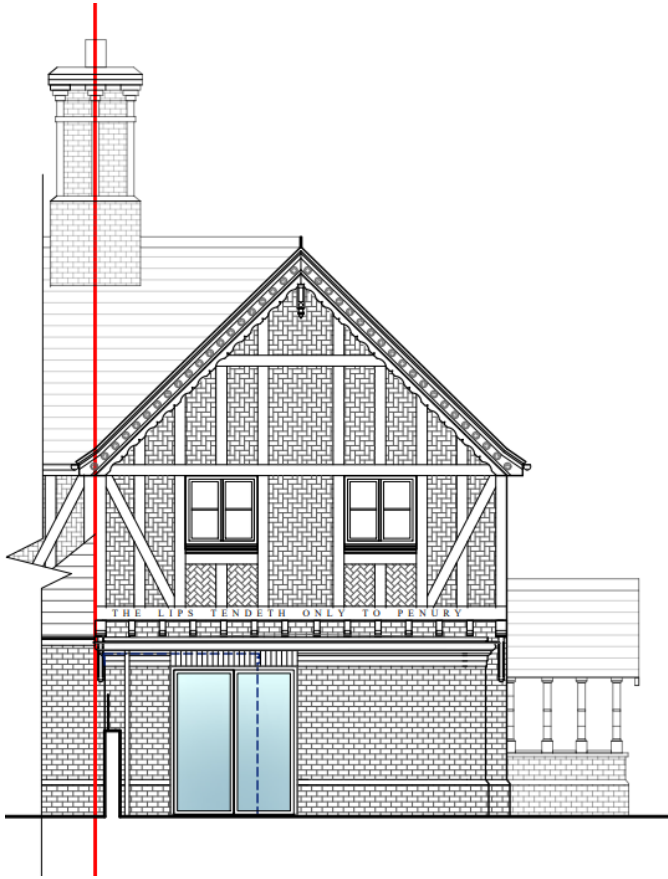


Figure 19: Proposed northwest rear elevation

As you can see from the rear drawing of the property (figure 19) there will still be clear unobstructed view of the inscribed bressummer; as well as being able to view this from the inside of the extension (due to the glazed connection).

As per figure 19, there will be a 2.1x1.8m opening at the rear elevation for a pair of black, anodised aluminium French doors (heritage, crittall style). There will be a soldier course of bricks above the door which will sit below the corbel brick eaves.

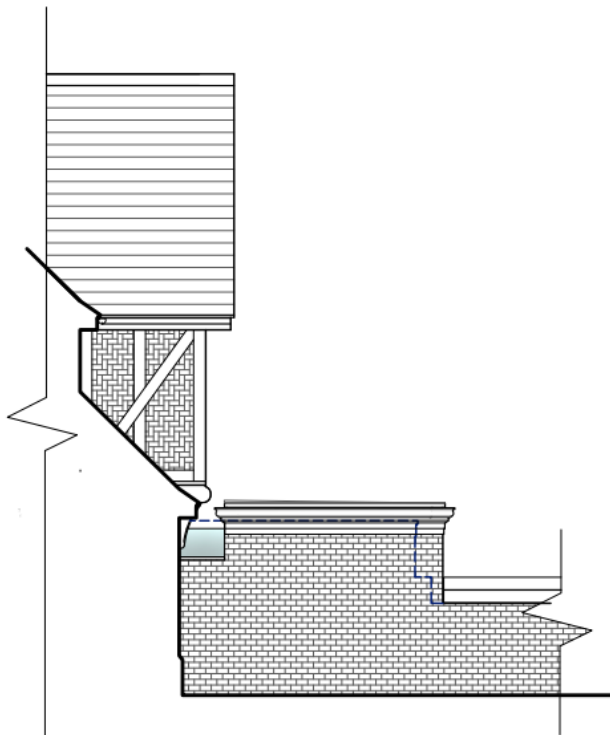


Figure 20: Proposed northeast side elevation

The dotted blue line in the drawings (figures 16, 19,20) shows the existing extension. On the northeast side elevation (figure 20) the proposed extension will sit marginally above the existing, due to the addition of the corbel brick detailing. We see this as a welcome addition to the appearance of the extension and providing a nod to the original building masonry details as forementioned in 2.5.

2.6 Heritage assets: Please refer to the heritage statement for full assessment carried out by Jamie Preston, heritage consultant (JPHeritage). Through careful design of the proposed extension with our consultant (5.0) and architect, we believe that our proposal will have minimal impact on the heritage value of the property. From a conservation area perspective - both the front elevation of Kingsley Cottages as a whole and the side elevation of Fielders are visible in glimpsed and partially screened views from Longwater Lane. The rear elevation of Fielders is not legible in the street scene and, as such, the proposed extension would not impact on the character and appearance of the Eversley Cross Conservation Area.

In respect to the features of significant interest, the proposals ensure that the inscribed bressummer jetty (figure 9) is in full view from both the outside and inside of the proposed extension. The original back door and rear window (figure 21) will remain fully intact and thus not impact any original materials. The addition of the glazed connection ensures that the jetty is visible from all angles and there will be no physical impact on any timbers. The junction between the host building and the glazed connection will be a 'U shaped' gasket utilising mortar joints where required so that there is minimal damage to the original brickwork. The glazing will be slightly sloping away from the host building to allow for effective drainage towards front elevation of towards a French drain – thus reducing any damage to the original masonry. When looking from the key elevation (Southeast), the extension will sit back approx 300mm from the front of the building line; this step alongside the glazed connection creates a clear step between the original building and proposed extension.

2.7 Sustainability: Please see below for the sustainability considerations of the proposed extension:

- Waste will be minimised by reusing building rubble for hardcore from the demolition of the existing extension and patio area.
- We have chosen a local architect, heritage consultant and builder working in the local area in order to give back to the economy and to source local materials where possible.
- The scale of the proposed extension has been reduced as much as possible but still able to fit a modern kitchen, this will mean that less materials are being utilised.
- In order to compliment the masonry of the original host building, reclaimed bricks will be matched and used where possible from local architectural salvage yards
- The rear French doors and rainwater products will be metal where possible to reduce the use of PVC manufactured products.
- A builder has been chosen who has expertise in energy efficient construction to eliminate thermal bridges etc.
- The preference will be to purchase secondhand or reclaimed materials where possible including internal cabinetry, plumbing components, lighting and flooring.
- Underfloor heating will be used instead of radiators as this reduced running costs and CO2 emissions. This will be connected to a central thermostat controller to help zone off areas and reduce usage.
- The glazed section will provide a natural sky light, reducing the amount of electricity required for lighting in the proposed extension. LED lighting will be used where possible to reduce energy consumption.
- The rear French doors will be double glazed, heat reflected, low-E

3.0 Access and movement:

Access to the property from Longwater lane will remain unchanged as per the 'site access' mark on figure 1 block plan and figure 3. There will be no changes to access to the property as this is an established vehicular access to a domestic house. No consultations have been conducted regarding access and no issues highlighted through the pre application process. Access to the rear of the property is currently through the existing extension which can be seen in figure 10. After the removal of the existing extension, external access will be through the proposed black anodised aluminium french doors on the new extension as per figure 19. With reference to the floor plan on figure 13, internal access to the proposed

extension will be through the rear door of the dining room via the level of the threshold as seen below in figure 21 and 22.



Figure 21: Photograph standing in the dining room looking towards the rear of the property with rear window and original back door.



Figure 22: Photograph standing in existing extension facing towards rear of the original building with back door and window

4.0 Steps taken to amend design proposal and application: Please see below for previous submissions of a pre application and planning application and how we have adapted the design proposal in order to address each comment. Please see the heritage statement for more details.

4.1 Addressing feedback from 22/01598/PREAPP – 26th January 2023

'The proportions and layout of the proposed replacement extension would create an addition that would be overly large in terms of its proportions and would unduly impose itself on the more restrained scale and simple, yet charismatic, architectural style of the existing building.'

- We have reduced the size of the extension from the original proposal.

'The proposed layout of the extension and the resultant planform would create an addition that would stretch across the entire width of the rear of the building. In doing so the design impinge upon and obscure important and prominent existing features, e.g., the expressed external brickwork and timbered jetty feature, which are highly attractive original design features.'

- We created a step back from the front building line and elevation and introduced a glazed connection to ensure no prominent features are obscured.

'The proposed flat roof structure with the glazed insert would be at odds with the vernacular spirit of the existing building. The flat roof element, whilst keeping the height of the extension to a minimal level, would appear awkward and detracting, when viewed from both the side and rear. The extension design would appear alien and discordant in this context and more so if the lantern proposal were to be incorporated. The replacement would be more imposing than the existing flat roofed structure and the increase in footprint, in combination with the height would obscure the ground floor and partial first floor rear elements of the existing building.'

- Roof level lowered to sit underneath the inscribed bressummer and not obstruct historic features. The location of the extension has been considered to reduce visibility from Longwater lane and surrounding houses.

'The design proposed would also require the removal and alteration of original historic fabric to accomplish the scheme. Whilst some of the elements such as the door and window are proposed for reuse and relocation on site, they would not be sited within their original locations and on this basis the degree of originality or level of intactness exhibited by this building would be diminished. This is more important given the relative degree of survival of No 1.'

- The original proposal included the removal of the rear window and door – we have since changed the proposal so that the window and door remain in situ and no historic fabric would be removed.

'The proposals are also likely to require other interventions that were not submitted for consideration at the pre-application stage but were discussed on site. The widening of the opening between rear and new structure would more than likely requiring insertion of additional non-traditional elements between ground and first floor in order to provide supplementary support to the first-floor structures.'

- This no longer applies as we are not removing the rear window and door

Further feedback from 4th May 2023 from Joanne Baxter

'It is my opinion that given the features within the rear elevation I believe it would be more appropriate to have a flat roof, so the rear elevation of the main dwelling with its historical features is not obscured. I appreciate your comments that you have based the design on existing extensions to the neighbouring dwellings, but as mentioned within the site visit carried out, the existing extensions obscure the features of the rear elevation of the dwellings and not deemed appropriate in height, size and design. May I suggest that a flat roof with maybe a roof lantern hidden behind a parapet wall would be more appropriate in this setting. I have no concerns with the footprint of the structure as the plans shows it to be a modest and appropriate given the setting and the size of the main dwelling. The glazing feature between the main dwelling and the extension is a welcome addition but maybe the depth of the glazing could be increased to give more of a separation between the main dwelling and the addition structure.'

- We removed the pitch roof element from the pre application proposals and went with a flat roof structure as was discussed with Joanne Baxter and Beverley Mogford. Our first planning application was adapted to suit these comments with a parapet wall and roof lantern. There were no concerns over the size of the extension and the overall footprint. The glazed connection was introduced to give a clear separation between the main dwelling and the proposed extension.

4.2 Addressing feedback from 23/01693/LBC

'It is now proposed that the extension has a flat roof hidden behind a parapet wall. This does not reflect the existing character of the listed building and would not be considered complimentary of the existing historic character of the listed building.'

- We have removed the parapet wall detailing and added in the brick corbel detailing and plinth to compliment the historic character of the masonry on the main building. Please see 2.5 for more details: There will be prominent ogee guttering around the extension which will give ode to the brick detailing under the jetty on the front of building (see figure 17). The brick eaves will be finished with corbel detailing: two 10mm brick projections and a corbel cant/ plinth stretcher. Bricks and mortar would be colour matched to the original building and reclaimed bricks used where possible. The roof will use a flat single ply membrane with a lead effect finish to complement the lead flashing used around the existing building.

'As identified within the assessment of the building's significance, the jetty detailing is visually attractive and historically interesting, reflecting the original design and use of the building. To reduce the encroachment of the extension on this element of the listed building, a glazed section is proposed between the extension and the listed building. This element would no longer be visible externally on this elevation which would result would be considered harmful to the historic interest of the building.'

- As mentioned throughout this statement, we have adjusted the height of the proposed extension and included a glazed separation to ensure that there is a full, unobstructed view of the bressummer from both inside and outside of the extension (see figures 14,19).

'Attaching the glazed element to the timber would require the use of lead to prevent water ingress between the existing building and the extension. This would result in further concealment, damage and therefore harm to this element of the listed building.'

- With reference to 2.5: The glazed section will be constructed of structural frameless glazing and attached to the main building with a recessed 'U' shaped gasket sealing on all junctions to the masonry. Mortar joints will be utilised where required to avoid impact on brickwork. The glazing will be slightly sloping away from the main building and down towards the southeast elevation where it will be expelled down the vertical section into a French drain. There will be no contact with the timbers and therefore no harm will occur.

'An alternative proposal whereby an extension is separated from the listed building by the width of a door in the location of the existing extension would allow an extension which included more traditional detailing such as a pitched roof, whilst reducing the encroachment on the significance of the listed building.'

- We have discussed at length both with our builder and architect possible designs for a pitched roof structure. Figure 23 shows our pre application design which we submitted and the feedback was to change to a flat roof structure. Figure 24 shows a sketch provided by our architect showing an example of a pitched roof design. We believe that these drawings indicate that a pitched roof would further conceal the inscribed bressummer and the rear of the building compared to a flat roof structure, therefore detracting from the historical features of the building.

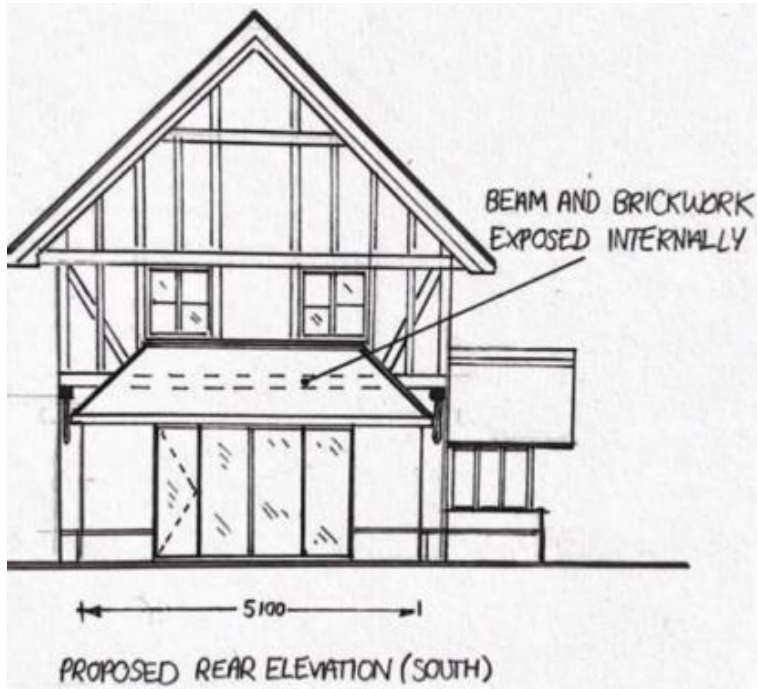


Figure 23: 22/01598/PREAPP drawings



Figure 24: Sketch example of pitched roof structure proposed rear elevation

5.0 Consultants:

Jamie Preston, Heritage consultant, JP Heritage