

HERITAGE STATEMENT

Proposed rear extension and replacement porch at Lime Tree Cottage, Martin Road, Martin, Hampshire, SP6 3LA

Rev.A - Date of Issue: 12.04.2024 Prepared by: TR

Introduction

This heritage statement was prepared to support the variation of condition planning application for the 'proposed rear extension and replacement porch' at Lime Tree Cottage, Martin from the planning application (22/11020). This heritage statement provides a detailed analysis of the revised design proposals to analyse the impact the development will have on the both the surrounding area, neighbouring properties, and conservation area.

Planning and development history

In September 2022 planning was granted for an 'Rear extension within existing footprint of cottage and replacement front porch'. In July 2023, the pre-commencement planning conditions number 3 (facing material samples) and condition number 4 (joinery details) were discharged.

As of April 2024, the rear extension has been completed as per the approved drawings and the house is in occupation. The porch as approved has not been built and has remained as existing. The applicant has chosen to halt the development of the porch, as they wish to change the porch design to be an open structure.

Revised design proposals

This variation of condition application seeks to vary condition number 2 (approved plans) to alter the layout and appearance of the proposed porch and remove condition number 4 (porch joinery details) from the planning application (22/11020). The materials discharged for condition number 3 (facing material samples) will remain unchanged for this variation of condition application.

The proposed porch from application (22/11020) was an enclosed insulated space with foundations and glazed windows and door. The applicant wishes to simplify the porch design and for the structure to be open and built from an oak frame which will sit on brick dwarf walls instead.

The proposed dwarf wall will be constructed out of the approved discharged facing material from planning condition number 3 (Weinerberger Cholesbury Dark Red Multi) and will be capped in a buff coping stone (to client specification). The pitched roof of the porch will be finished in a clay tile from the approved discharged facing material from planning condition number 3 (Dreadnought tiles classic bronze).

The oak frame of the porch will be joined together both through traditional post and tenon connections and oak pegs. Any mechanical connections such as anchor rods or screws will be plugged with oak pegs to maintain a traditional appearance and not harm the character of the conservation area.

How application (22/11020) should be varied

It is proposed that condition number 2 (approved plans) from application (22/11020) will be varied in that the approved drawings '002 Rev A Proposed Site Plan', '200 Rev A Proposed Floor Plans' and '250 Rev A Proposed Elevations' are to be removed and replaced by '002 Rev B Proposed Site Plan', '200 Rev B Proposed Floor Plans' and '250 Rev B Proposed Elevations'. In addition, it is proposed that condition number 4 (joinery details) from application (22/11020) is removed. A revised drawing '600 Rev.A - Proposed Porch' contains sufficient joinery details of the revised porch design to satisfy this condition has been met and therefore no further joinery information will be required to be discharged.

Conclusion

The revised design of the porch is traditional appearance and constructed out of green oak and traditional joinery. The brick and roof tiles will be the same as the approved materials which were discharged as condition no.3. The overall size, footprint and scale of the porch is in keeping with both the approved plans (22/11020) and the character of the existing cottage. The porch will therefore have no impact on the character or appearance of the conservation area. For these reasons it is deemed that the variation of condition should be approved.