

# Town Street Farmhouse

Extension, Alterations, and New Garage to Town Street Farmhouse,  
Church Street, Ropley, Hampshire, SO24 0DP

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## Design & Access Statement

March 2024

Ref: 2320





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# 1.0 Introduction

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## 1.1 Introduction

This Design & Access Statement accompanies a planning application to East Hampshire District Council.

The description of development is as follows:

Proposed extension and alterations to existing farmhouse, with landscaping and replacement garage and store.



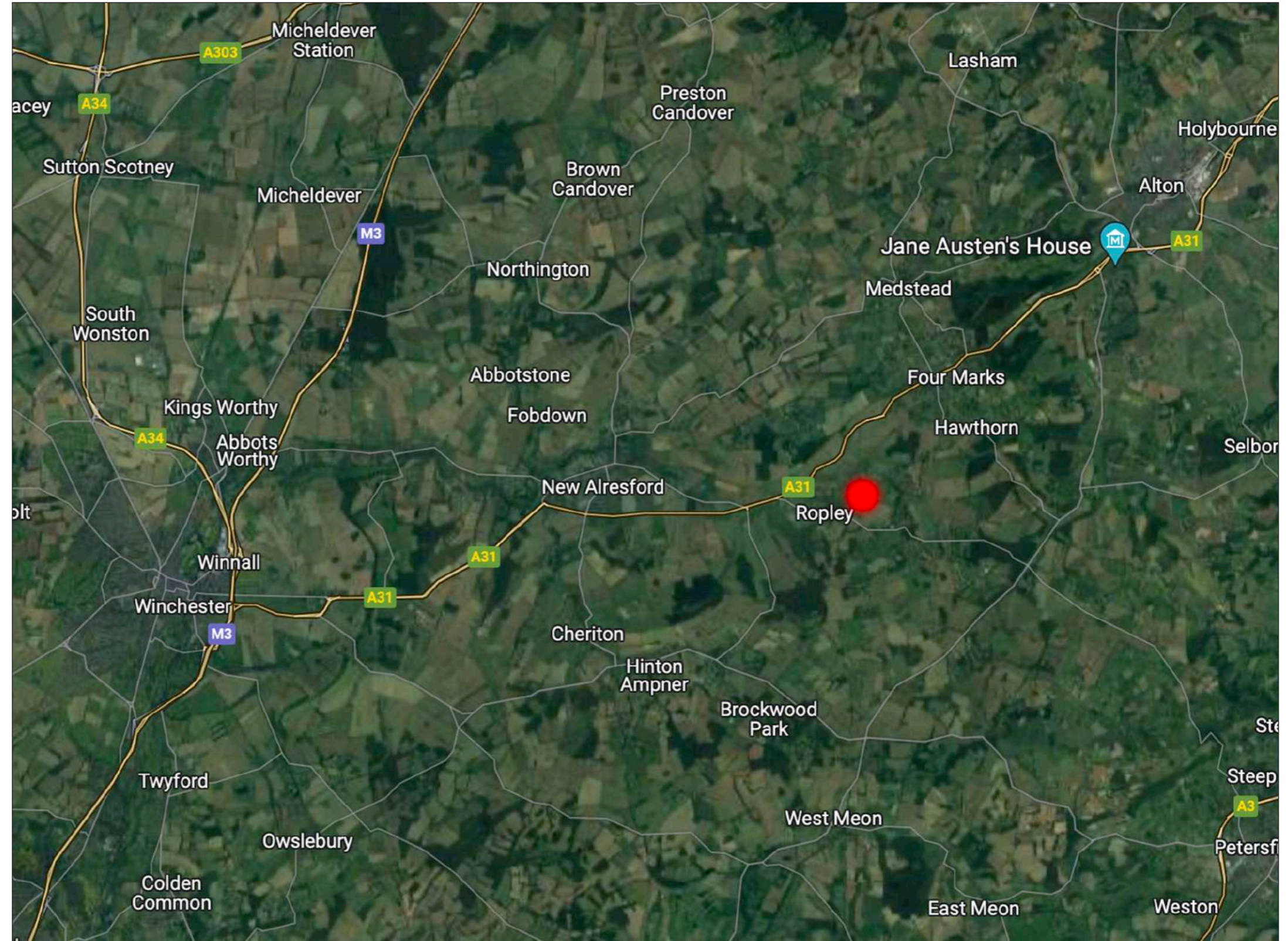
## 2.0 Site & Context Study

This section looks at the position, context, and character of the site and its immediate surroundings. This combines with the planning context set out within the following section to provide the baseline conditions for the current proposal. Key aspects of this section include:

- Site Location and Aerial Photographs
- Photographic Survey of Site and Surroundings

The village of Ropley is a large historic village in East Hampshire, located approximately 16km to the East of Winchester and 12km to the North-West of Petersfield.

It sits in rolling countryside just to the North of the South Downs National Park, with the A31 passing to the North of the village.



Source : © Google Earth

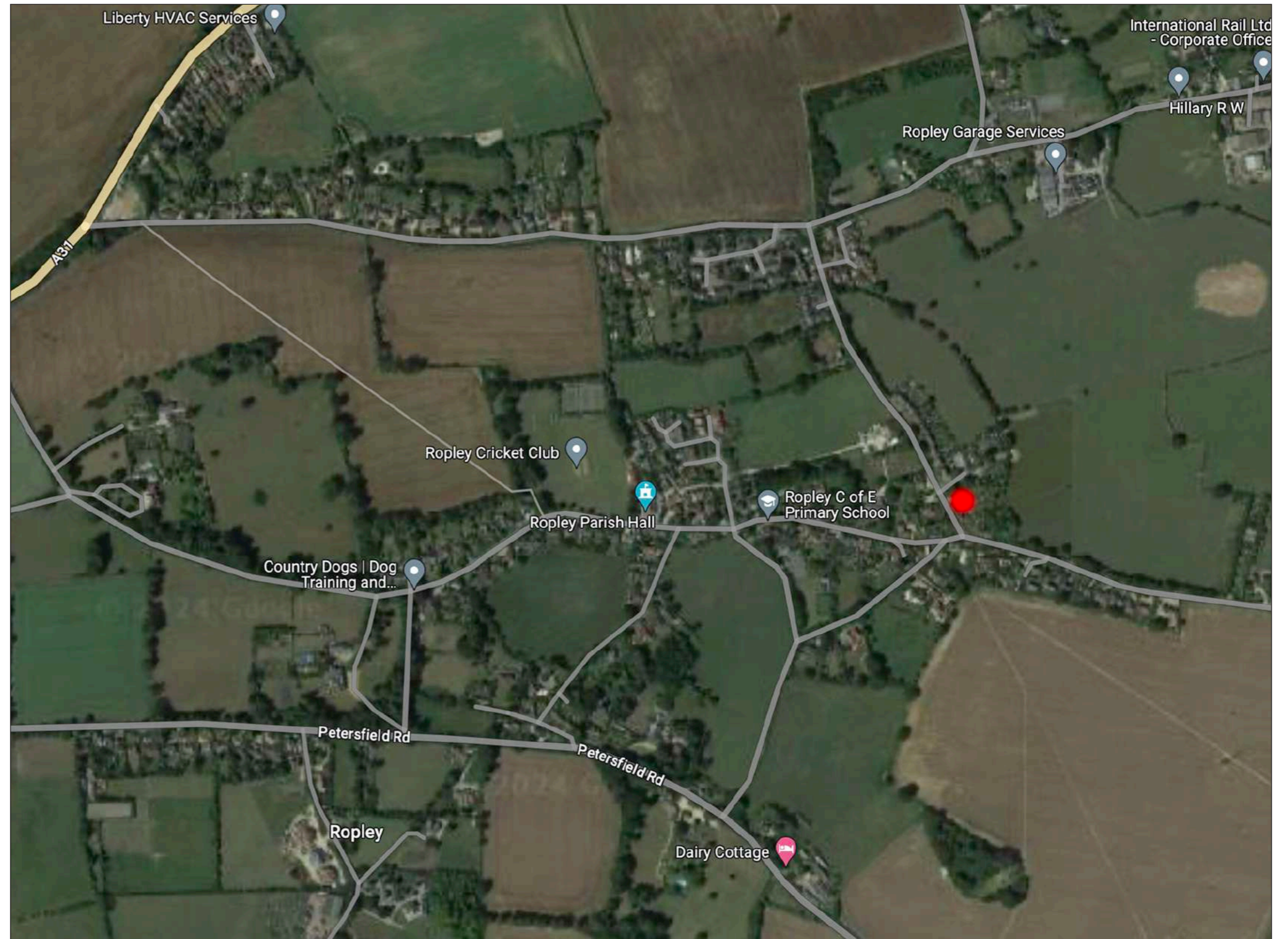


## 2.0 Site & Context Study

### 2.1 Location & Brief Description

Town Street Farmhouse is located in the historic centre of the village, directly to the East of St. Peter's Church.

It is located within one of the two conservation areas within the village, as described in greater detail in the heritage statement which accompanies this application.





## 2.0 Site & Context Study

### 2.2 - Aerial Photographs

As described in the heritage statement, Town Street Farmhouse is a former working farm located on the junction of Church Street and Dunsell's Lane, which ceased being an active farm in the twentieth century and became increasingly more domestic in character as its former agricultural buildings, which once formed a substantial courtyard, were lost.

The character of Ropley is that of a traditional village with a large number of listed buildings, and lanes characterised by a lack of footways and a strong sense of enclosure with boundary walls and hedges. This character and its heritage assets are located to the South, East and West of Town Street Farmhouse.

To the north the site's context was changed in the mid-twentieth century when the small development of social housing consisting of a mix of two-storey houses and bungalows was constructed to the North of the site, along Dunsell's Lane and Town Close.

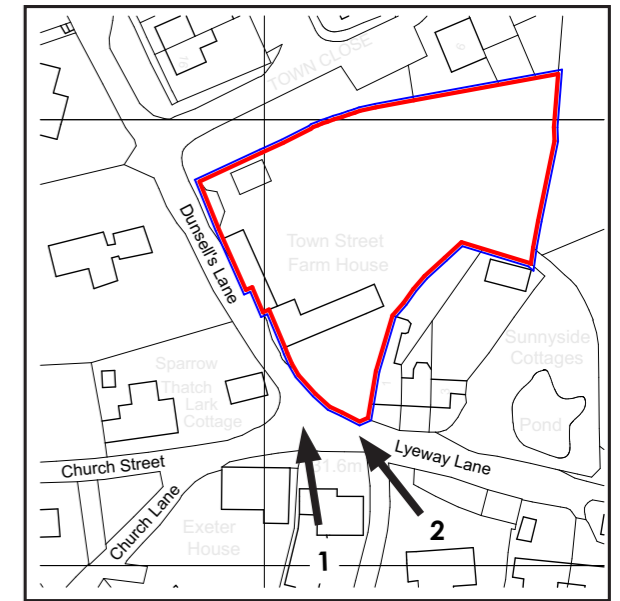


Source : © Google Earth



## 2.0 Site & Context Study

### 2.3 - Context Photographs Views of Town Street Farmhouse and surrounding context



Arrival view of Town Street Farmhouse from Church Lane, looking down Dunsell's Lane. Image from Google Maps.

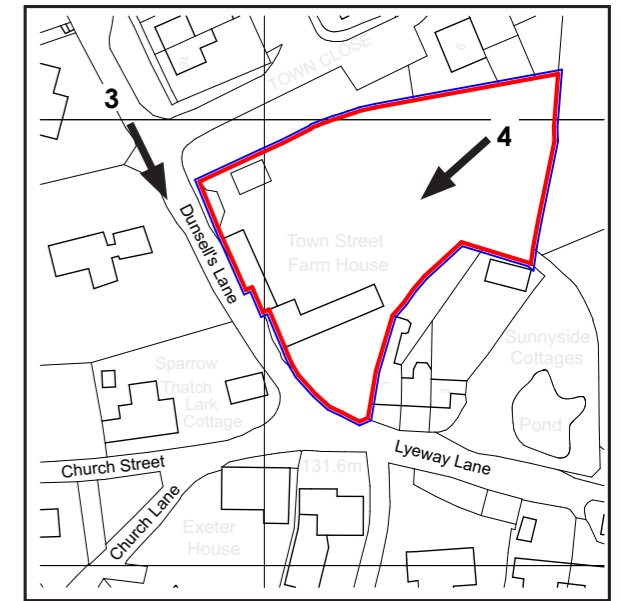


View of the context looking North along Dunsell's Lane. Image from Google Maps.



## 2.0 Site & Context Study

### 2.3 - Context Photographs Views of Town Street Farmhouse and surrounding context



View of the Northern end of the former cart shed and vehicular entrance to Town Street Farmhouse, looking South along Dunsell's Lane. Image from Google Maps.



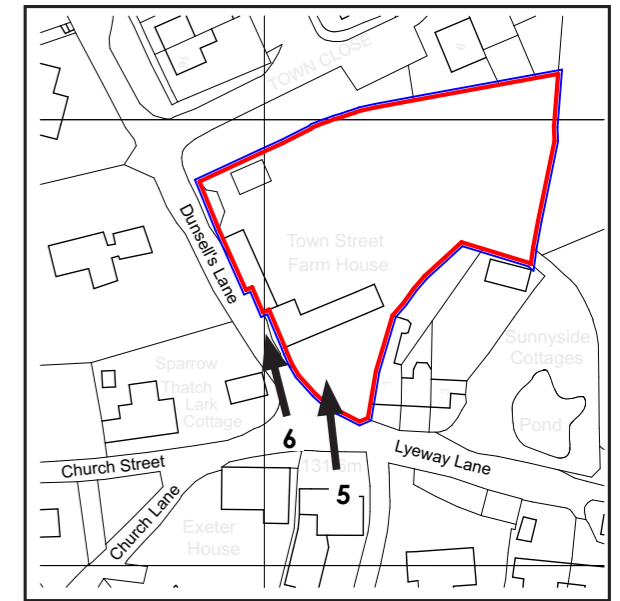
View of the gardens and buildings of Town Street Farmhouse, looking West. Image from Knight Frank.



## 2.0 Site & Context Study

### 2.3 - Context Photographs

Views of Town Street Farmhouse and surrounding context



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View of the front (South) elevation of Town Street Farmhouse, seen from Dunsell's Lane, looking over the recent brick and flint boundary wall.

6

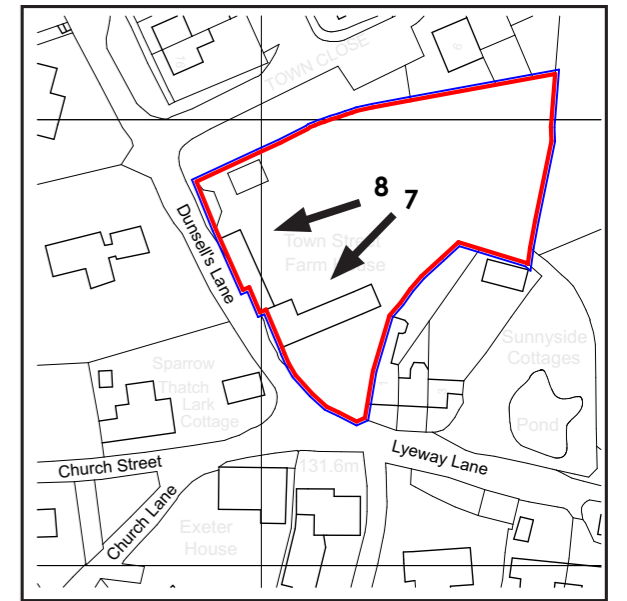


View looking North along Dunsell's Lane, with three elements of Town Street Farmhouse on the right hand side: the C18 wing in the foreground, the 1970's link in the centre, and the former cart shed in the background.



## 2.0 Site & Context Study

### 2.3 - Context Photographs Views of Town Street Farmhouse and surrounding context



View from the garden of Town Street Farmhouse, looking toward the Eastern elevation of the C18 wing, with painted brickwork.



View of the West elevation of the converted former cart shed, as seen from the current drive.



## 3.0 Planning Context

### 3.1 Planning History

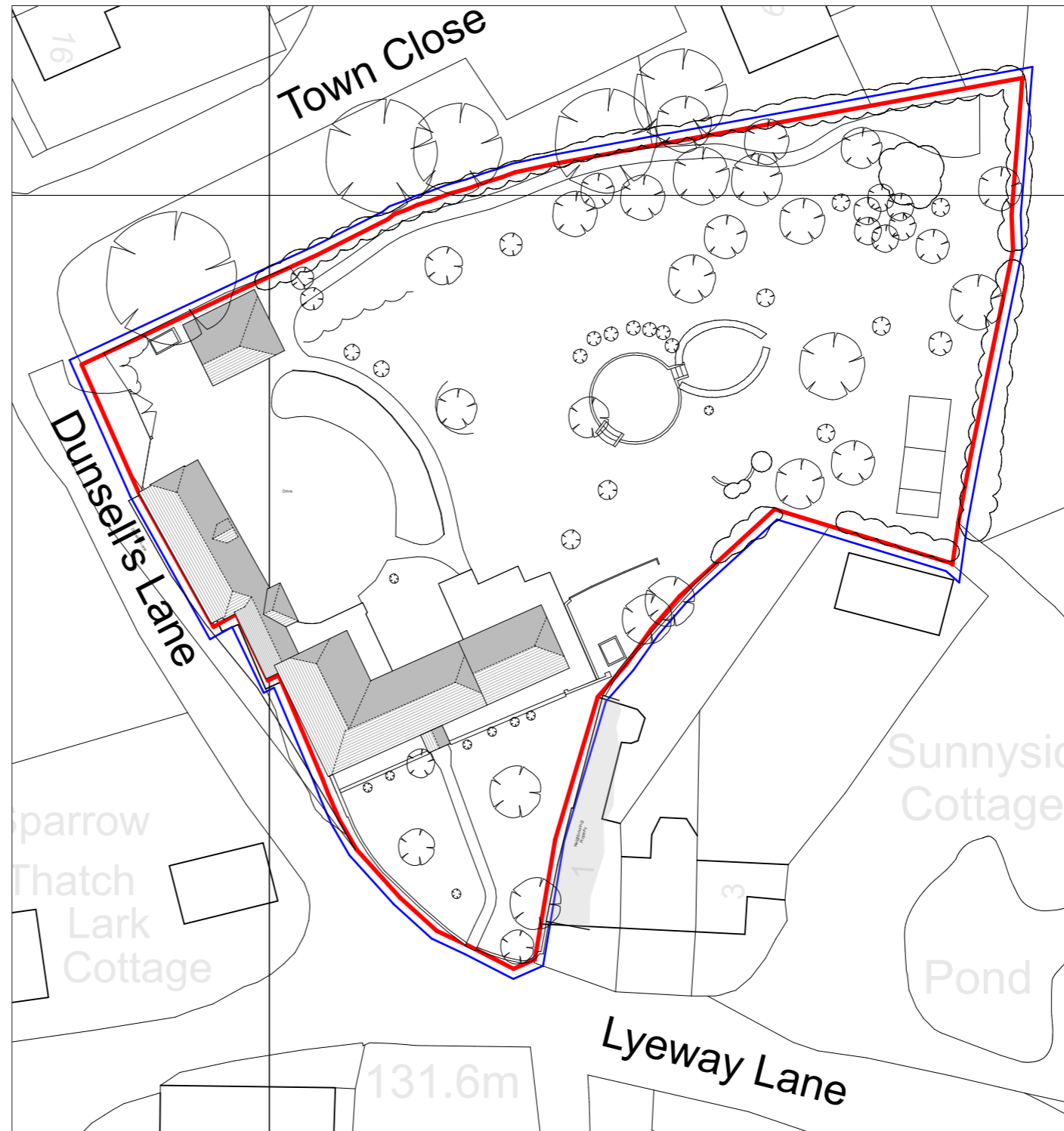
The planning history is addressed in the heritage statement which accompanies this application.

The pre-application submission is described under section 5.1 Consultation, later in this document.

### 3.2 Existing Site & Plans

The existing site plan reproduced here illustrates the current arrangement of the house together with the former cart shed, garage and store, and gardens.

The site area is 0.328 Ha (3,282m<sup>2</sup>).



Existing Site Plan

Scale - 1:500

0 2.5 5 10m

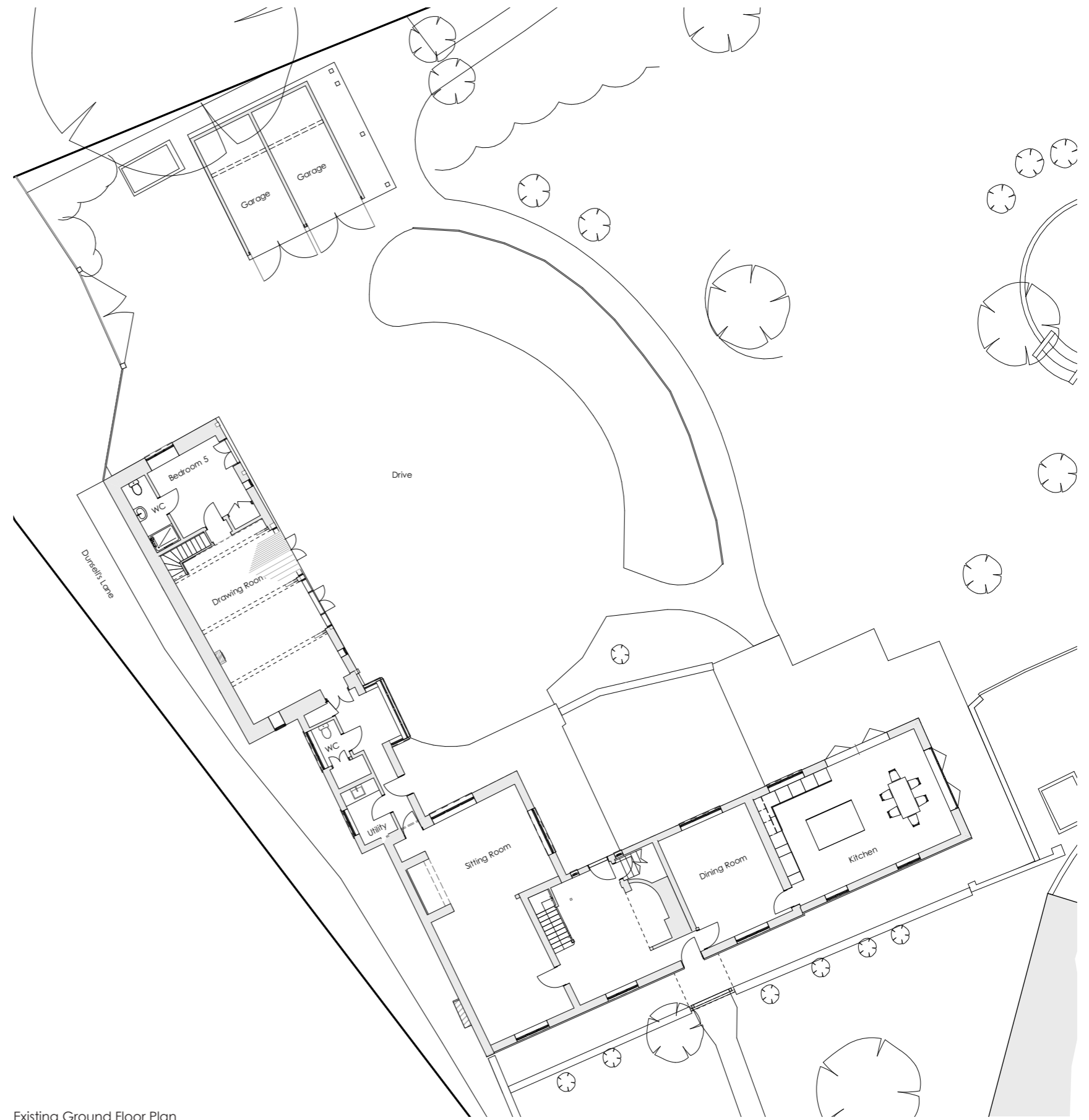




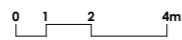
### 3.0 Planning Context

### 3.2 Existing Site & Plans

This plan illustrates the existing ground floor plan, with the Farmhouse at the Southern end of the site, the converted former cart shed in the centre on the Western side of the site against Dunsell's Lane, and the existing garage/store at the Northern end.



Scale - 1:200



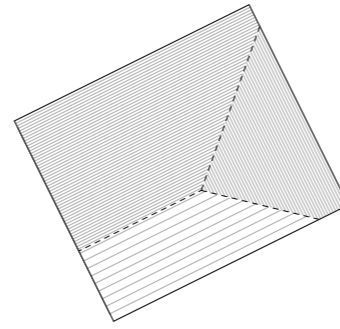
Existing Ground Floor Plan



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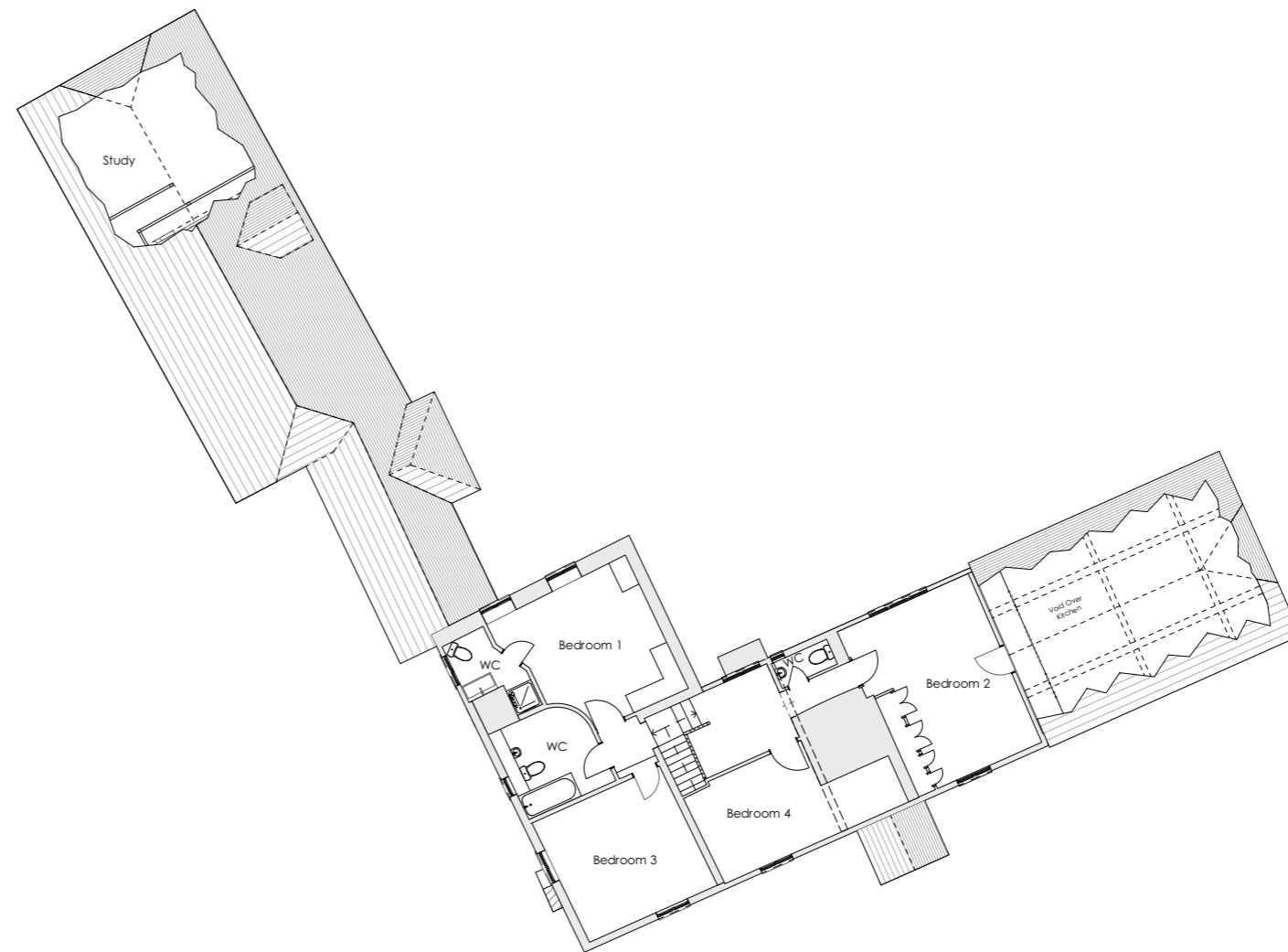
## 3.0 Planning Context

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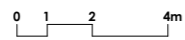


## 3.2 Existing Site & Plans

This drawing shows the existing first floor plan.



Scale - 1:200



Existing First Floor Plan



## 4.0 Summary of Proposals

### 4.1 Use & Amount

#### Use

The site is currently a residential property, and will remain as such.

The proposals include the extension of, and alterations to, the house, together with a new garage and store. These are summarised as follows:

#### Demolition Works:

- The removal of the existing modern garage/store building to allow for the revised driveway within the site.

#### Extensions and Alteration Works:

- It is proposed to construct a new single storey extension to the Northern end of the existing cart shed to provide new accessible bedroom accommodation.

- It is proposed to construct a new double garage and store building to the North of the site.

- It is proposed to make internal alterations within the first floor of the C18 part of the Farmhouse, including the removal of recent stud walls, the creation of new sanitary accommodation, and a new window looking toward the garden. To the original core of the Farmhouse it is proposed to add a new small, traditionally styled, flat porch canopy on the Northern elevation, and replace the poor quality C20 staircase with a new oak stair.

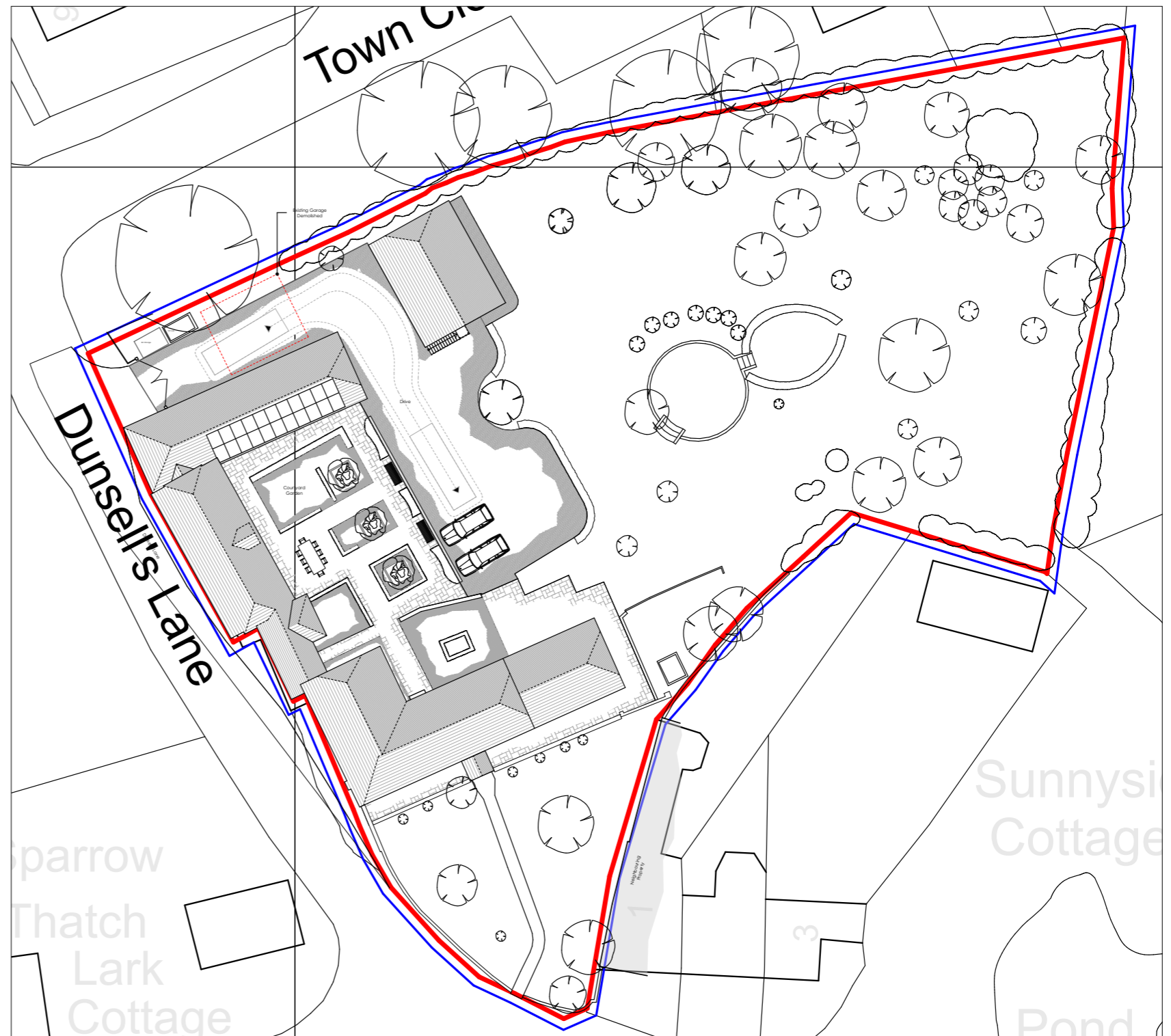
#### Amount

The Gross Internal Area (GIA) of the existing dwelling is 361m<sup>2</sup>. (includes the two cellars).

The GIA of the existing garage and store is 28m<sup>2</sup>.

The GIA of the proposed dwelling is 448m<sup>2</sup>. (excludes storage area to roof space over part of new wing).

The GIA of the proposed garage and store is 48 m<sup>2</sup>. (excludes storage space to roof space and external log store).



Proposed Site Plan



Scale - 1:500

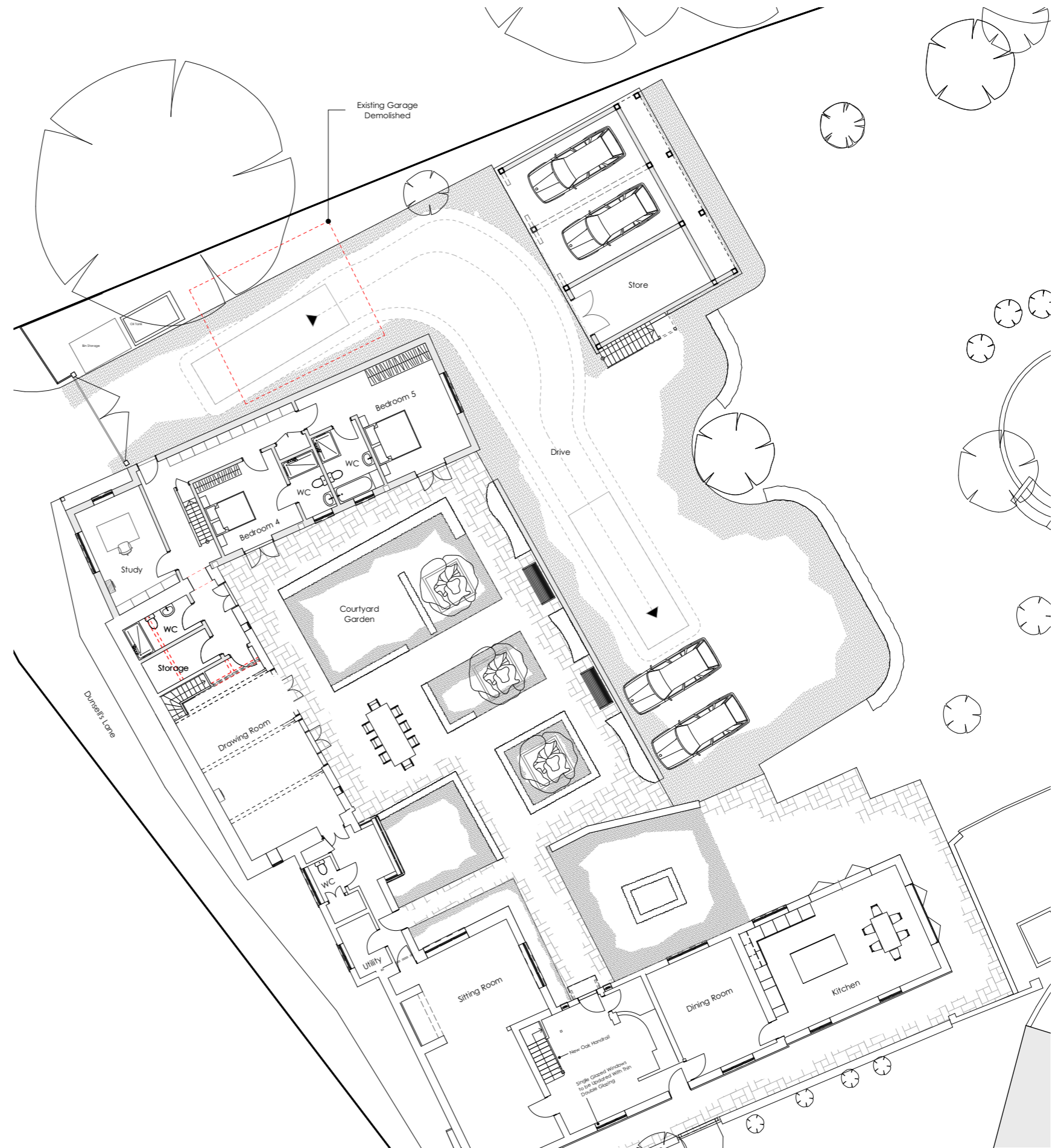


## 4.0 Summary of Proposals

### 4.2 Layout & Materials

The proposed ground floor plan shows the accommodation to be added within the new single-storey wing, which consists of two new en-suite bedrooms and a study, with a WC and store in the existing former cart shed where the current bedroom is located.

The new double garage and store is shown with stairs to a first-floor storage space to make use of the volume of the roof. A wood store is included on the North-Eastern side.



Proposed Ground Floor Plan

Scale - 1:200

0 1 2 4m





## 4.0 Summary of Proposals

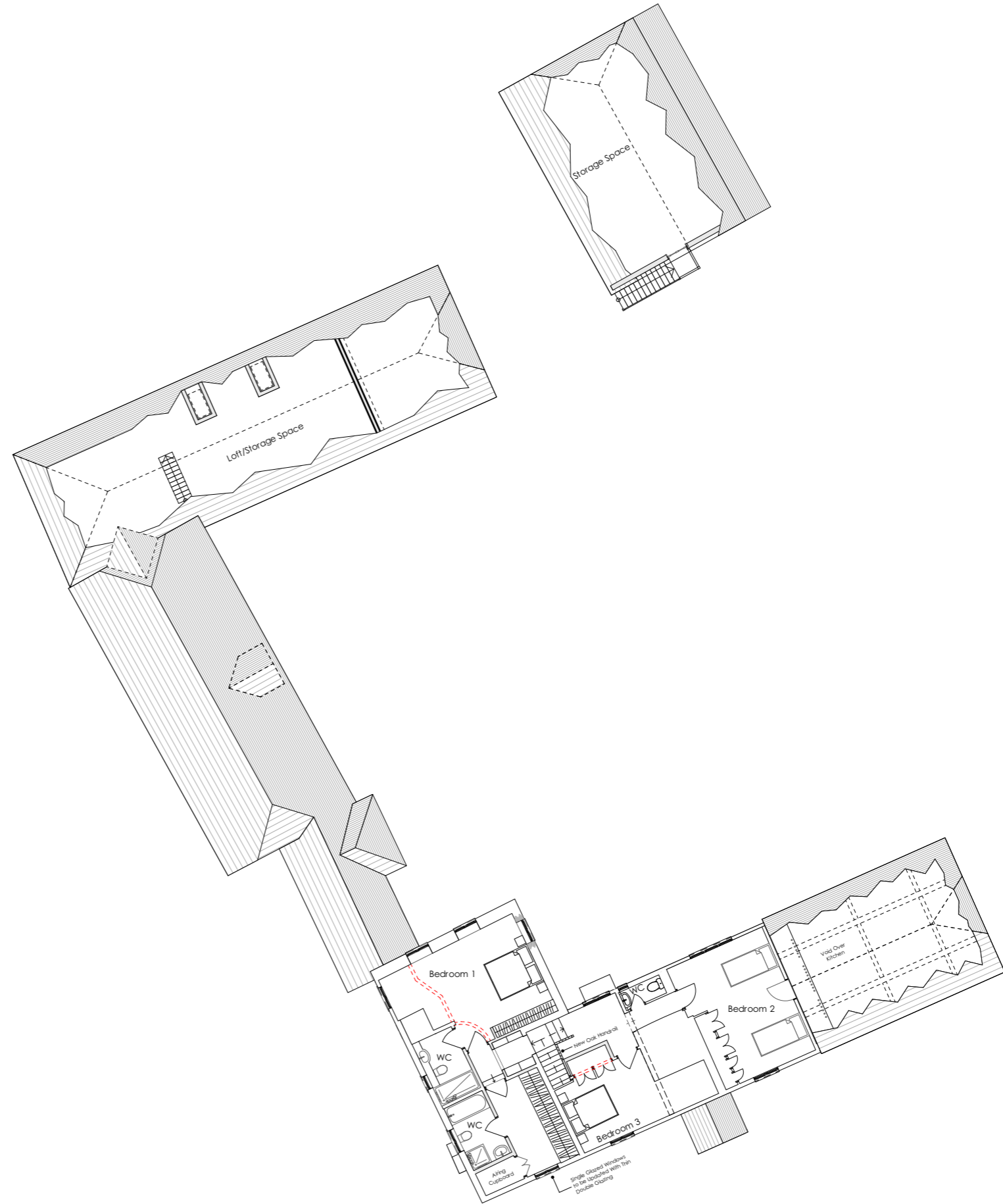
### 4.2 Layout & Materials

The proposed first floor includes storage spaces over the new single-storey extension and garage.

Within the first floor of the existing Farmhouse, the alterations include the removal of the modern en-suite to the North-Western bedroom and new studwork partitions to the South-Westernmost bedroom to provide a new bathroom and airing cupboard.

A new window is proposed to the North-Eastern wall of Bedroom 1 to provide a view over the garden.

To Bedroom 3 a new wardrobe is proposed to be formed in studwork, with doors set into the existing modern studwork wall.



Proposed Ground Floor Plan

Scale - 1:200

0 1 2 4m





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## 4.0 Summary of Proposals

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### 4.2 Layout & Materials

#### Layout

The layout is illustrated on the plans submitted with this application.

The proposals are described against the proposed plans on the preceding pages.

#### Materials

The chosen materials include brick, clay tiles, and timber cladding, ensuring a traditional palette which will be sympathetic to the existing listed building.

Details such as bonnet hips and exposed rafter feet have been carefully included to ensure a high quality and vernacular style which will fit in comfortably with the existing buildings.

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### 4.5 Ecology & Sustainability

#### Ecology

The ecology of the site has been assessed by CC Ecology, and their report accompanies this application.

#### Sustainability

The scheme includes for solar panels to the roof of the proposed extension, facing into the site, so that the energy needs of the site can in part be met by its own generation.

Facilities for the charging of electric cars will be included in the proposed garage.

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### 4.3 Access & Movement

#### Pedestrian access

The alterations will have no impact to existing pedestrian accesses to the site.

Within the site the new single-storey wing will allow for level access so that disabled occupants can be better accommodated and the dwelling will be able to serve residents in later life.

#### Vehicle access and parking

The alterations will have no impact to existing Vehicular access to the site, although the drive will be altered to wrap around the proposed extension.

The proposed garage will be of suitable proportions to accommodate modern vehicles and allow for under-cover electric vehicle charging.

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### 4.6 Landscape and Street Scene

The proposals have been carefully considered in the context of the setting of the listed building, conservation area, and wider landscape to ensure a design which will be in keeping with the existing vernacular language of Ropley village.

From Dunsell's Lane, the only immediately visible element would be the narrow Western-most end of the proposed extension.

The extension and new garage have been kept as low as possible to minimise their impact, including from St. Swithun's Way, which runs across fields to the North-East of the site.

The view of the proposals from St. Swithun's Way would be minimal. The significant slope downwards of the land beyond the Eastern boundary, the distance from the buildings, together with boundary hedge and planting to the garden means that the change to the buildings will either be invisible or not be unduly noticeable from St. Swithun's Way. The use of a traditional style and single-storey form to the extension and garage will also ensure that where these additions are visible, they appear sympathetic to the existing buildings and landscape.

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### 4.4 Scale

The proposed scheme aims to address the shortcomings of the existing dwelling, as described in detail in the accompanying Heritage Statement. This particularly relates to the current lack of balance between living accommodation and number of usable bedrooms.

The proposed new wing has been designed to be single-storey, with a lower ridge than that to the previously converted former cart shed to ensure subservience.

The garage has also been designed to be as low as possible whilst being large enough to accommodate modern vehicles. The roof has been brought down on the side of the log store, and a half-hip is included to the side of the Northern boundary, to minimise the scale of the building when viewed from beyond the site.

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### 4.7 Heritage

The assessment of significance for the listed building and consideration of this together with the conservation area are included in the Heritage Statement, which also includes historic mapping information.

The proposals have been developed with careful consideration in terms of their form against a knowledge of the former development footprint of the site when it was a working farm. Although not seeking to reinstate a previous iteration, the placement of the new wing and garage have been designed to respond to the historic layout of the site and give a feeling of the former courtyard arrangement.

The following page includes an overlay of the proposals against the former extent of the agricultural buildings as they existed in the twentieth century.

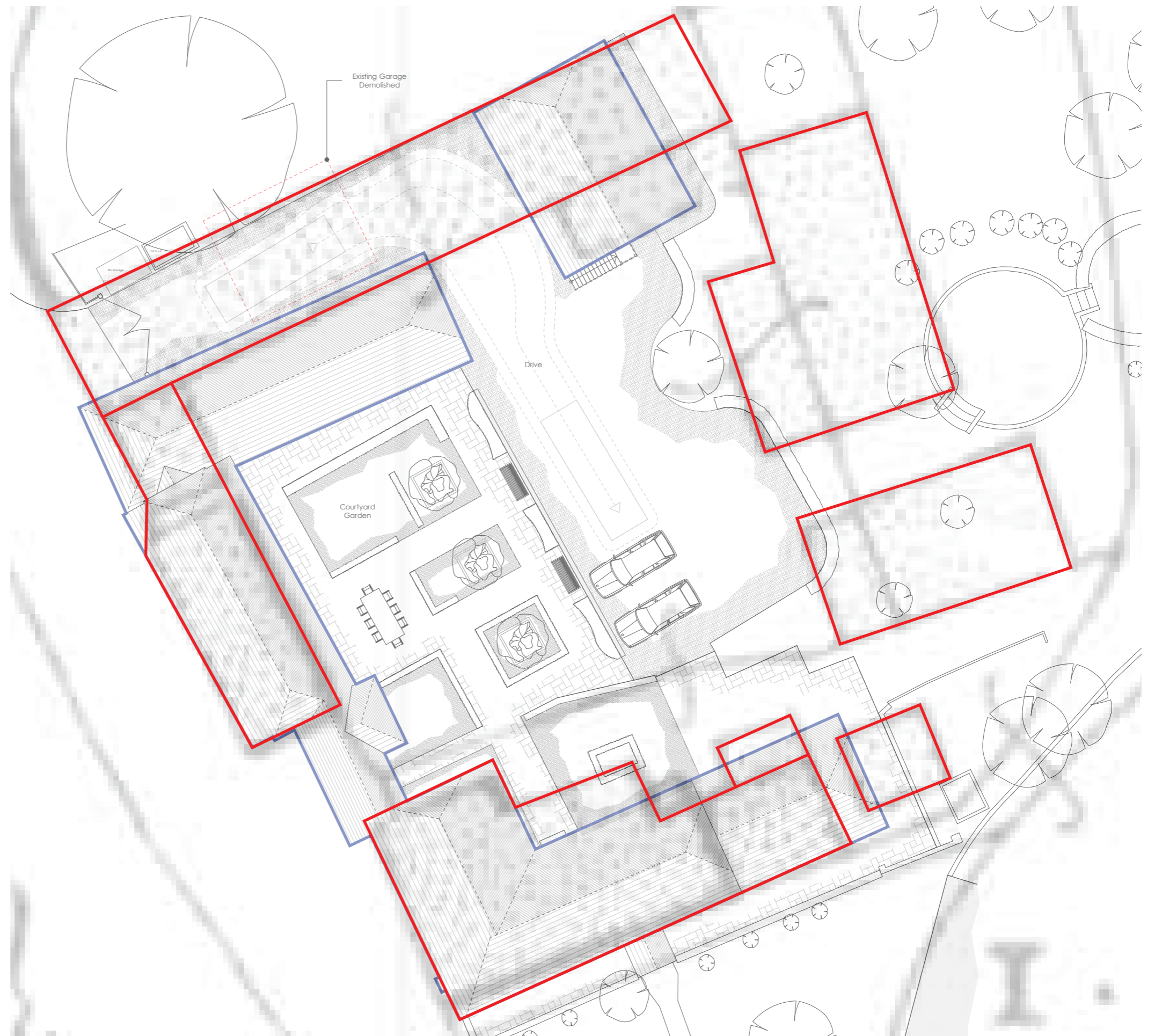


## 4.0 Summary of Proposals

### 4.7 Heritage

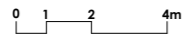
Whilst the full set of historic maps and research are provided in Heritage Statement, the plan included here illustrates an overlay of the current proposals (outlined in blue) with the arrangement and extent of the former agricultural buildings as they existed at the beginning of the Twentieth century (in red). Indeed, most of the former buildings shown here on the Northern and Eastern sides remained in existence, according to the historical record, until at least 1957.

This demonstrates the size of these former buildings and the degree to which they extended further to the East into the current garden.



Overlay of proposals with historic maps.

Scale - 1:200





## 4.0 Summary of Proposals

### 4.8 Appearance

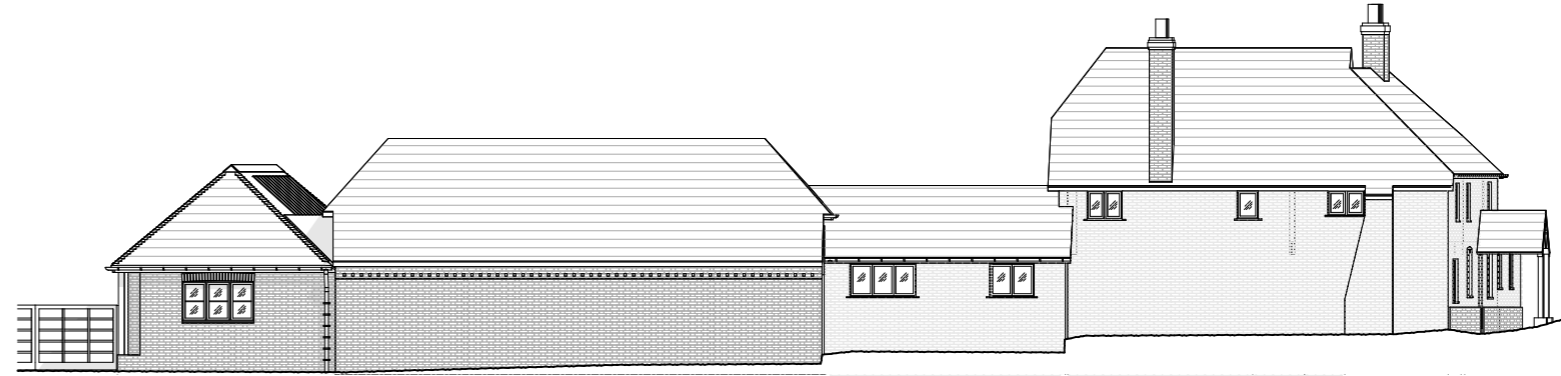
The appearance of the proposals is illustrated on the drawings which are included in the application pack. This includes the detailed individual elevations of the extension and garage elements.

Those included here are reduced reproductions of the contextual elevations, which show the proposed new wing together with the existing Farmhouse and former cart shed. These illustrate the relatively low ridge height of the newly proposed element against those of the house and cart shed.

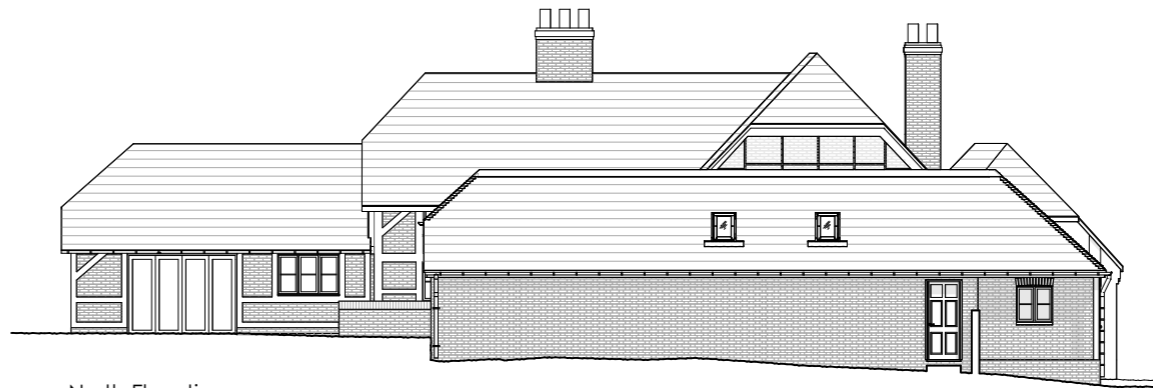
To the West elevation, which runs along the roadside of Dunsell's Lane, it demonstrates that only a small addition would be apparent from the public realm.



South Elevation



West Elevation

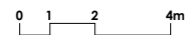


North Elevation



East Elevation

Scale - 1:200





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## 5.0 Consultation

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### 5.1 Pre-Application Submission

Following the initial pre-app submission (21921.999), during which the conservation officer undertook a detailed site visit, advice was received from the Local Planning Authority on the 9th October 2023.

This was a positive response, and it was very useful to have the meaningful engagement of the officer and their advice as to the way forward prior to preparing detailed proposals. The Assessment section of the response is provided below for ease of reference:

*Historic mapping suggests that the existing farmhouse once formed part of a courtyard of buildings which encircled a farmyard. Most of these agricultural buildings appear to have been demolished sometime in the 1960s, except for a reconstructed cart shed which now attaches to the dwelling and has been converted into living accommodation.*

*The existing first floor bedrooms suffer from an extremely low access corridor which renders them of limited functionality. The principle of providing an additional wing to provide more practical habitable space is in principle supportable.*

*As the attached former cart shed has been substantially reconstructed, the proposed extension would not likely result in a substantial loss in historic fabric at the connection point. Whilst elevation drawings have not been provided, it is understood the extension would be of modest, single storey height and have a subservient appearance to the existing dwelling. The overall layout of the proposed dwelling would to some extent replicate the historic farmyard arrangement which historically existed on the site.*

*The proposal does not raise any particular heritage concerns and an application would not be discouraged. Good design detailing will be important for the success of the scheme, especially in terms of choice of external materials and window and door details.*

*The interior works on the existing dwelling would appear to involve the loss of modern stud walls*

*and are unlikely to raise concerns. Similarly the proposed bedroom window would not likely be objected to subject to agreement on design. Timber framed single glazing would normally be expected on a listed building.*

*On the basis of the above we have prepared a fully developed design taking forward the positively received initial proposals, albeit with greater detail and the added clarity provided by a full survey of the existing site and buildings.*

*Illustrations of the proposals submitted with the pre-app can be found in the accompanying Heritage Statement.*

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### 5.2 Neighbour Consultation

The applicants have undertaken a series of meetings with neighbours and others to discuss their proposals in detail prior to making their application.

These have included the immediate neighbours, the Ropley Society, the East Hampshire District Councillor covering Ropley, and the Ropley Parish Council lead on planning matters.

The consultations included an opportunity for these consultees to see the proposed scheme and discuss this with the applicants.

Everyone consulted was grateful for the opportunity to see the proposals and discuss them prior to the submission of the planning application. In all cases they either voiced no objections or were actively supportive.



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## 6.0 Conclusion

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### 6.1 Conclusion

The proposal seeks to address a number of difficulties with the current dwelling, in a conservation-led approach which understands and responds to the special character of the listed building.

These include seeking to resolve the imbalance in living accommodation against the number of usable bedrooms due to the compromised nature of the existing house caused by the insertion of a later first floor into the earlier open-hall structure of the original house.

The addition of the new wing not only provides additional bedrooms, but also gives the opportunity to create these in a manner which will allow a wider range of occupants, such as the elderly or those with disabilities to visit or live in the property.

The design of the new elements has been framed in the context of the former agricultural buildings which once made up the site. The additions have been sited in areas of least significance to minimise any impact of the listed building, and have been kept low to ensure subservience between the existing and the new structures.

The materials chosen fit sympathetically with the vernacular of the area and will provide a high-quality addition to the site.

The inclusion of solar panels and garaging which can accommodate electric car charging has been included to address the climate emergency and allow this property to positively contribute to a more sustainable future whilst caring for the past.

We hope you can support this proposal.





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