

927

Stone Place

Stone Place, Passfield, Liphook, GU30 7RX
Design & Access Statement

Contents

1.0 Introduction

- 1.1 Site Location
- 1.2 Client Brief
- 1.3 Planning History
- 1.4 Pre-App Advice

2.0 Design

- 2.1 Use
- 2.2 Amount
- 2.3 Layout
- 2.4 Scale
- 2.5 Landscaping
- 2.6 Appearance
- 2.7 Planning Policy

3.0 Other Relevant Matters

- 3.1 Access & Parking
- 3.2 Trees & Landscape
- 3.2 Sustainability

4.0 Conclusion

1.0 Introduction

1.1 Site Location

Stone Place is a detached farm house located along Headley Lane, on the north side of Passfield. Headley Lane includes a number of stone properties and is approached from Liphook Road to the North and Passfield Road and Bramshott Road to the South. Stone Place can be entered through the front driveway off Headley Lane. There are also two side gate entrances from Headley Lane, on the west elevation, providing access to the front and rear garden. Stone Place is believed to have been built before 1900. The dwelling is predominantly stone work with brick quoins and detailing. The main pitched roof and garage block are both slate tiled; the adjoining boots/storage block has a clay tiled pitch roof. The property is located within both Hampshire County Council and East Hampshire District Council, and does not lie within a conservation area. There are no previous planning applications listed on the Local Authority Website.





1.2 Client Brief

The current arrangement of the property has a number of limitations which Snell David Architects were asked to assess and address. Limitations include the current position of the existing staircase which is located in a dark hallway off the entrance to the house additionally, the low ceiling heights and limited bedroom accommodation at first floor. Therefore, our clients are seeking an approval for the following works to their family home: demolition of the existing adjoining garage block to allow for the construction of a two-storey side extension, which will provide a new open plan kitchen/dining and living room with better connections to the existing garden, and a new master suite at first floor.

1.3 Planning History

There are no relevant planning applications on the site.

1.4 Pre-App Advice

On the 24th January 2023, we attended a Pre-Application meeting with East Hampshire District Council, which followed with the written recommendations from the Principal Planning Officer, Mary Bird. The principle of extending the dwelling was considered acceptable but some comments were raised over the design which we have reviewed and resolved in this application. These points have been detailed and explained in the relevant sections below (2.0 Design).

The planning officer also identified several planning policies from the local plan which are of importance to this proposal. These policies have been detailed and justified in the relevant sections below (2.7 Planning Policy).

2.0 Design

2.1 Use

The property's existing use is residential and this remains unchanged by the proposals.

2.2 Amount

The proposed works include;

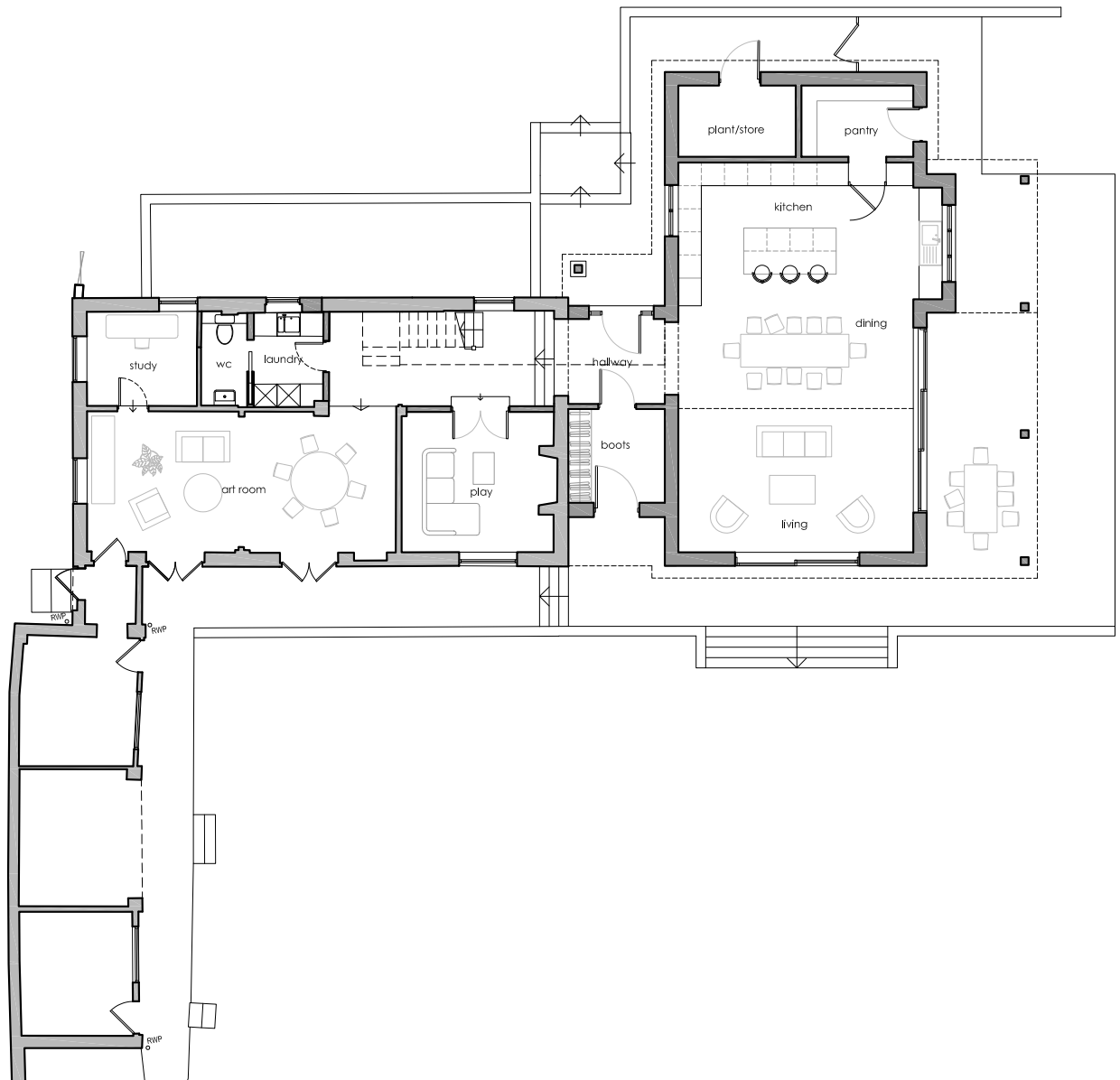
- Two-storey side extension
- Minor internal layout improvements
- Associated landscaping works

The existing property is two storey, with kitchen and lounge accommodation on the ground floor. Additionally, there are 4 bedrooms and a family bathroom at first floor. The proposals seek to re-model some of the internal spaces of the existing property, and extend to the side to provide a new open plan kitchen/living space with master suite above. The existing property provides 142.5m² including garage and boots room at ground floor and 76m² at first floor of GIA. The proposal seeks to add 90m² at ground floor, and 55m² at first floor.

2.3 Layout

In general, the proposals aim to provide a light touch to the adjustments in the layout in the existing house with minor alterations to the room types and general layout maintained. The proposals seek to move the entrance to the property to the link between the existing house and the extension, in order to provide a more spacious hallway connecting the existing house with the extension. A boots room to the rear of the link provides space for dirty boots when entering from the garden. The new stair in the link between the existing house and the proposals rationalises the circulation and internal floor levels which are varied.

The first floor has been adjusted to allow for the creation of the new stair link. The family bathroom and 3 of the bedrooms are retained, and a mezzanine landing links the existing hallway to the new master bedroom in the extension. The overall proposed number of bedroom remains the same as the existing house, with the addition of the side extension removing the smaller bedroom in the existing house and providing an improved master bedroom in the new area.



Ground Floor Plan as Proposed (not to scale)

2.4 Scale

The scale of the proposals are proportionate to the property and its substantial grounds. The proposal has been developed with reasonable enlargement of the dwelling form, and the proposals have no impact on the wider context due to the extensive greenery and distance between properties in this rural location. The height of the extension was discussed during the pre-application meeting and it was agreed that the proposals should be subservient to the main house. The extension has slightly lower eaves and ridge heights to the existing property to appear subservient to the main house, despite the limited headroom in the existing property. The extension shares roof pitches and creates a courtyard feel to the driveway whilst opening up to the field aspect on the outer side. The proposed extension is set below the main house which improves ceiling heights on ground floor.

2.5 Landscaping

The proposals seeks to make limited changes to the landscape, with the formation of a terrace to the new kitchen most notable. The addition of a slightly lowered ground floor in the kitchen is in keeping with the general changes in level within the existing property and allows connection to the extension terrace. The proposed patio area creates a place for alfresco dining for the family, as well as outdoor entertaining. Additionally, the relocation of the porch, creates improved privacy from the street, by creating further space for planting.

More widely the extension necessitates the removal of some smaller trees, as noted on the existing site plan.

2.6 Appearance

Minor alterations have been made to the host dwelling's front elevation to move the entrance centrally between the existing house and side extension, but in general alterations to the existing house have been kept to minimum.

The overall appearance of the proposed extension has been designed with sympathy to the existing house and local area. The proposed materials echo that of a barn or outbuilding, with timber cladding and stone work, which ties the extension into the style of the existing dwelling. The material palette of the elevations was discussed in the pre-application meeting, and whilst other materials were considered for the side extension, it was felt that the proposed design best matched the local vernacular of the countryside, as it fits comfortably with farm buildings in the surrounding area. There are also some good examples of timber clad residential dwellings on the neighbouring properties.



Front Elevation as Proposed

The link between the extension and existing house, has been faced in stone work, to connect the new aspects to the existing elevations whilst maintaining privacy from the street. The glazed roof on the new link allows light into the new hallway and mezzanine, creating a bright entry way to the house, a vast improvement from the existing entrance to the house.

The east elevation is timber clad, with crittal style glazing, which allows views out to the expansive garden from the new open plan kitchen/living space. The large sliding doors, allow easy access to the external terrace and better connections to the garden. The cat slide roof creates an external covered space, for outdoor gatherings and dining, which will allow the client to blur the boundaries between the internal and external spaces.



East Elevation as Proposed

At first floor, the crittal double doors open up from the master suite to a covered balcony, creating a private outdoor space with an amazing view of the fields beyond.



West Elevation as Proposed

From the street, there is no change to the existing elevations but the new two storey extension can be seen beyond the existing house. The mixture of timber cladding and stone on the west elevation break up the form, and the reduction of levels to the new side extension create a sense of subservience.



Rear Elevation as Proposed

The double height living space is reflected in the rear elevation, with crittal style sliding doors with glazed panels above. The timber framing is reminiscent of a traditional barn or farm outbuilding and the zinc roofing matches the colour of the existing slate roof, but gives a modern feeling to the extension.

The rear elevation of the existing house remains unchanged except for the infilling of a timber door and the addition of solar panels to the roof.

2.7 Planning Policy

There are a number of relevant planning policies that were raised during the pre-application discussion, that have informed this application. These have been summarised below:

CP1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

The proposed development will be carried out in a sustainable way to make best use of the existing property, adhering to policies within the Local Plan, in line with policy CP1.

CP2 - SPATIAL STRATEGY

All new development within this proposal will make the best use of the previously developed land and build within the existing built-up area surrounding the farm house, in line with policy CP2.

CP10 - SPATIAL STRATEGY FOR HOUSING

This proposal is accommodating the existing residential space through the redevelopment of the property. This makes best use of the existing settlement and reduces need for new housing developments, in line with policy CP10.

CP19 - DEVELOPMENT IN THE COUNTRYSIDE

The proposed development is small in relation to the site, making it appropriate in scale to maintain the landscape character and quality of the countryside, in line with policy CP19.

CP27 - POLLUTION

The proposal does not include excessive lighting, noise or emissions. The proposal is small in relation to the site, therefore there is no loss of privacy or excessive overshadowing, having no overbearing effect on the neighbouring houses, in line with policy CP27.

CP29 - DESIGN

The proposal is using a palette of materials that either match the existing property, or that are sympathetic to the local character. The scale of the extensions is sympathetic in terms of density, height and massing, as well as limited changes to the surrounding landscape, in line with CP29.

CP31 - TRANSPORT

The proposal maintains the existing parking and access from the road, not changing the connections to the main transport route, in line with policy CP31.

HE2 - IMPACT ON SCALE AND CHARACTER ON THE PROPERTY AND LOCAL AREA

The proposal is in keeping with the scale and character of the existing farm house property, through the use of matching/sympathetic material choices and lower relative eave and ridge heights. The solar panels have a minimum impact on the appearance of the building. The scale of the proposed extensions is relative to the plot size, reducing impact on the local area, in line with policy HE2.

3.0 Other Relevant Issues

3.1 Access & Parking

The vehicle access and parking arrangements for the property remain unchanged by the proposals. Whilst the under-sized garage is lost, there is off-street parking (as existing) retained for at least two cars.

3.2 Trees & Landscape

Any trees that will need to be removed to allow for the extension have been highlighted on the existing plans.

3.2 Sustainability

The application provides sustainability of use, as it allows the property to be suitably refurbished to provide a fully functioning serviced building to modern standards without the need for the occupants to move or build elsewhere. The enhancement of accommodation provided by this application should also allow future occupants to enjoy the dwelling and its facilities as a family home. The authority recognizes the benefit of extending dwellings to provide modern family dwellings maximizing the potential of sites to reduce the pressure of new building required elsewhere.

In terms of sustainable technologies and construction, the proposals include for the enhancement of the existing fabric u-values to the extent of the work area included in proposals. All new constructions will be designed in excess of the current Building Regulation u-value standards. The clients would also like to incorporate some sustainable systems to future proof their property. This includes solar panels on the roof which will not be visible from the street but will generate electricity for the property.

4.0 Conclusion

4.1 Summary

The improvements to the ground floor spaces through the side extension represent a substantial improvement to family living, whilst the adjusted hallway position and entrance better the circulation of the house. The new master suite provides much improved bedroom accommodation and the proposed plans in general provide much needed family space for the client's young family.

The proposals seek to make modest but positive change to the property, with forms and materials consistent with existing property and with sympathy to the surrounding area. As a consequence, it is hoped that the design will be viewed favourably by the Council.

snell | david
architects

Unit 1
3 Eastfields Avenue
Wandsworth
London
SW18 1GN
T:0208 870 3335

Scutches Barn
17 High Street
Whittlesford
Cambridge
CB22 4LT
T:01223 830 880

www.snell-david.co.uk