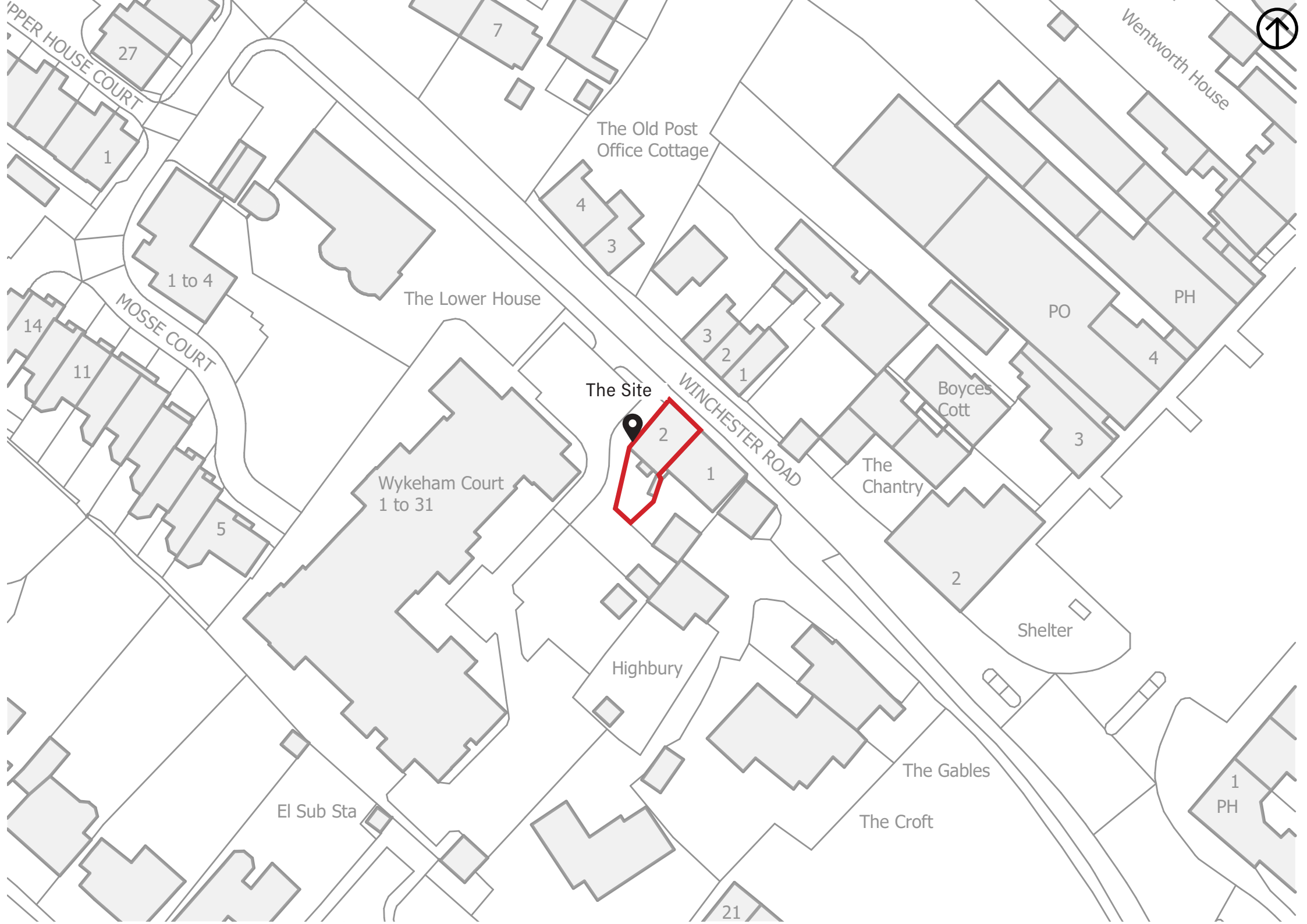




## 2 LOWER HOUSE COTTAGES, WINCHESTER ROAD, WICKHAM

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DESIGN, ACCESS & HERITAGE STATEMENT  
APRIL 2024



The Site



WINCHESTER ROAD

MOSSE COURT

The Old Post Office Cottage

The Lower House

Wykeham Court  
1 to 31

The Chantry

Boyces Cott

Shelter

PO

PH

Wentworth House

The Gables

The Croft

El Sub Sta

1  
PH

21

1 to 4

4

3

3

2

1

4

3

2

2

1

27

1

7

14

11

5

# INTRODUCTION

This document has been prepared on behalf of the client Mrs N. Tewkesbury in connection with the planning application at the subject address for the addition of tile hanging in rustic plain clay tiles to existing weather exposed brickwork on the south west elevation (rear gable). Such proposed works are necessary to prevent significant water ingress into the building on account of the existence of non water resistant masonry wall construction.

The proposed works are deemed minor but on account of the subject dwelling's location within the Wickham Conservation Area submission of a planning application is necessary.

The subject property comprises the northern most cottage of a pair of brick built semi-detached cottages dating from circa the mid nineteenth century fronting directly on to Winchester Road [A334]. The dwelling is located within Wickham's residential area (settlement boundary), approximately 70m walking distance from Wickham Square that offers a wide variety of amenities. Adjoining the north and west of the subject property is Wykeham Court, a large 2 and a half storey development of retirement apartments constructed in 2015.

There is no planning history for this address.



*Above: Side Elevation of No. 2 Lower House Cottages [north-west]*

# HERITAGE STATEMENT

## Heritage Statement

No. 2 Lower Cottages is not of any particular architectural or historic merit and is not of Listed status. It is located within the Wickham Conservation Area, first established in 1969. The boundary to the south of the Square was subsequently extended in 1985 to protect the open area of land surrounding the River Meon.

There are a number of Grade II and Grade II\* Listed buildings in the locale, the nearest being: Jane's Boutique [Grade II], The Square, list entry number: 1301312, The Gables and The Croft [[Grade II], Winchester Road, list entry number 1301177 both located approximately 50m south east and no. 2 Upper House Cottages [Grade II], Winchester Road, list entry number 1389499 located 30m, north west.

The area surrounding the property is predominantly housing varying from single storey flat roofs up to 2 and a half stories typically presenting in brick, clay tile hanging, render and timber cladding with mainly plain clay and slate roof tiles with some concrete tiles associated with more modern/ recent development; and some extensions with single storey felt covered flat roofs.

The subject dwelling is one of two semi-detached cottages, predominantly brick built in English bond with upvc double glazed windows under a plain clay tiled roof. To the rear of the property is a small garden, enclosed with brick piers and timber close-boarded fencing, accessed via a timber gate.

The proposed works of tile hanging to the rear gable with rustic plain clay tiles will have a neutral impact on the character and appearance of the Wickham Conservation Area.



Above: Photographs of no. 2 Lower House Cottages



# THE PROPOSAL

## The Proposal

The existence of old non cavity (solid wall) rear gable brick construction in a location of high exposure to driving rain has resulted in significant water ingress into the building. The application of rustic plain clay tile hanging is proposed because it is the best long term solution under the circumstances for the building fabric's preservation as well as for aesthetic and historic context reasons. The works comprise:

- The application of treated battens and counter battens (25mm x 38mm) to a breathable membrane to manufacture's recommendations
- Tile hanging in rustic plain clay tiles to harmonise

There are numerous examples of clay tile hanging in the Wickham locale as well as immediately adjacent to no. 2 Lower Cottages, including the neighbouring property no. 1 Lower House Cottages. The rear elevation is not visible from Winchester Road and will have no impact on the surrounding buildings.

Opposite are some examples of clay tile hanging very close by:

1. No. 1 Lower House Cottages - neighbouring cottage
2. Wykeham Court - Retirement Apartments to the north-west
3. Outbuilding next to no. 1 Lower House Cottages



Above: Examples of Clay Tile Hanging found adjoining and adjacent to the subject dwelling

# TECHNICAL

## Access & Highways

The proposals would not result in any increase of traffic to and from the site. There is existing off-road parking to the rear of the dwelling allowing the resident (s) to park and turn around to leave the site in forward gear.

## Landscaping and Biodiversity

The tile hanging of the rear gable will not impact on any adjacent landscape; the works proposed being minimal and which will not result in the loss of any ecological habitats.

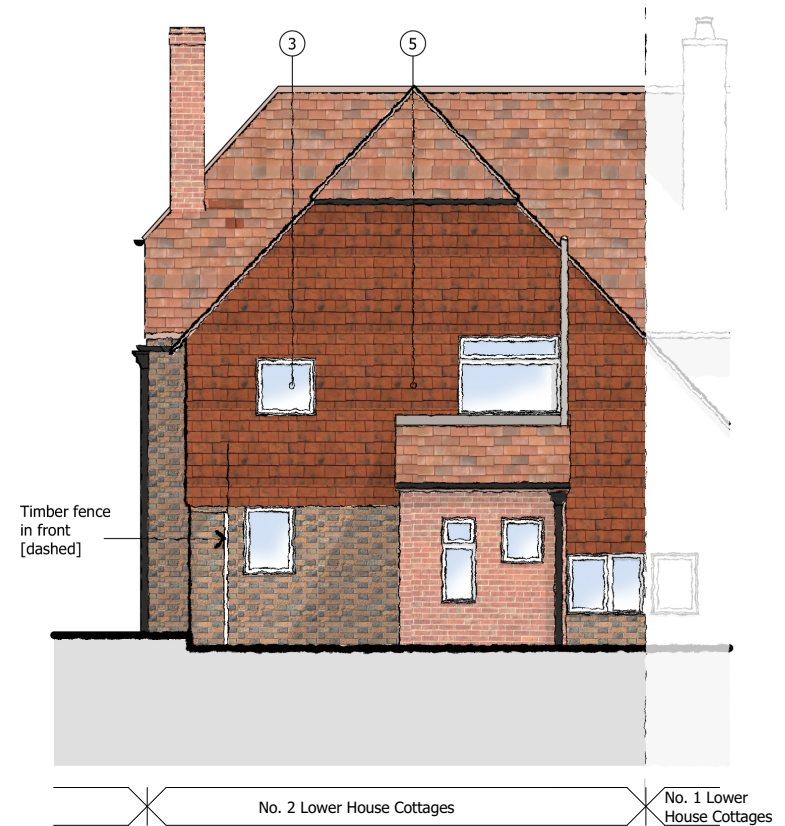
## Water Management Statement

The property is not going to be increased in size and so the proposal will have no impact on surface water run-off; and nor will it result in any additional pressure on water usage or on the existing foul drainage system.

## Materials Key

### 3. Existing Upvc Double glazed Windows

### 5. Proposed plain clay tile hanging



Above: Proposed rear elevation [nts]

# CONCLUSION

The proposal to tile hang the rear gable of no. 2 Lower House Cottages will majorly assist in preserving the original fabric of the building by stopping any further water from penetrating via the external masonry into its interior; protecting the building's future without detriment to its original character [see proposed elevation on the previous page].

The proposal fully complies with all the relevant policies within the local plan.

