THE
Genesis Design
STUDIO
CHARTERED ARCHITECTS

YEW TREE COTTAGE
OLD BURSLEDON

GRADE II LISTED
DWELLING
REPLACEMENT
CONSERVATORY

Heritage and Design Statement for Listed Building Consent

JOB No. 7780

May 2016

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1. Introduction

This planning application is for Listed Building Consent to replace an existing PVC framed conservatory with a new conservatory structure.
A site plan showing the position of the application property is shown below.



2. Historic Background

The detached dwelling was listed as a Grade II structure in 1955 for its special architectural and historic interest. It is listed under registry number 1203657.

The following extract is taken from the English Heritage listing :-

Yew Tree Cottage SU 40 NE 8/55 5.12.55.
C18. Two storeys. Three windows. Red tile roof. Brick walling in Flemish bond (red with blue headers) first floor band on mouldeed brick dentils, cambered ground floor openings. Modern casements above sashes. Boarded door
Listing NGR: SU48843009435.

Photographs of the property are shown below and existing plans overleaf.



View of front elevation from garden

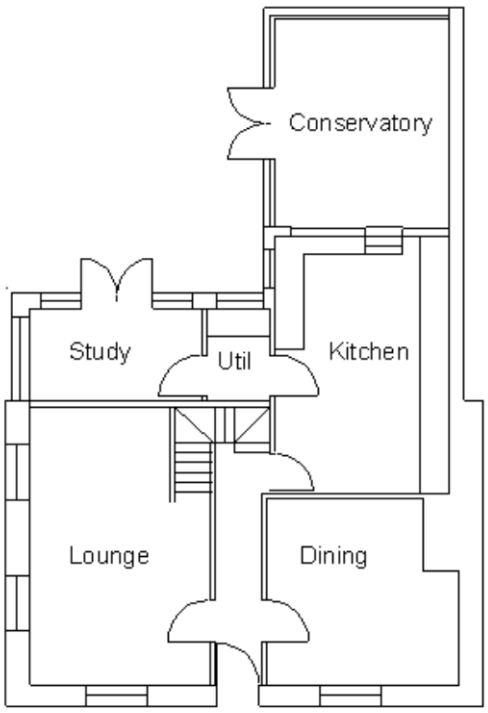


View from access road

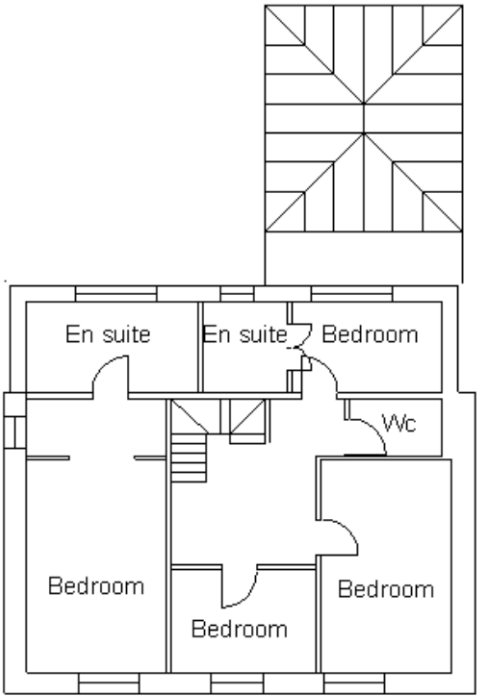


View of existing rear conservatory

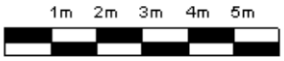
3. Existing Plans



Ground Floor Plan



First Floor Plan



Scale

4. Property Analysis

This property is located within the centre of the conservation area of Old Bursledon. It is believed that the original part of the building dates back to circa 1500 and was the residence for the head gardener at Greyladyes Estate. Many exposed timber beams remain together with the old open fire/ cooking space.

In more recent years the property has been extended to the rear on both floors to provide an extended kitchen and upper floor bedroom accommodation. A search of the planning history records a series of applications from 1988 for extensions and a garage, ground and rear extensions in 1996, a side extension in 1997 and a rear conservatory in 1999. The most recent application was for the construction of a two storey rear extension and roof alterations in 2005. A photograph of the recent rear extension with the existing conservatory is shown below.

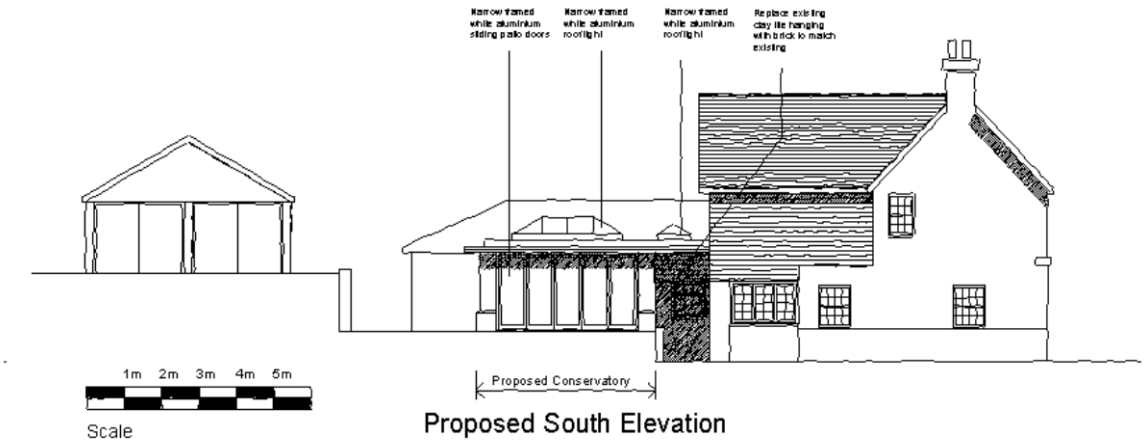


5. Proposed Works

This application is to replace the existing conservatory with an alternative structure on the same footprint. An area of vertical tile hanging is to be replaced by brickwork.

6. Design Proposal

The replacement conservatory is to incorporate full height sliding glass patio doors to make better use of the existing patio. The north west wall facing the garage is to be a solid brick wall in brick to match existing. A new flat roof is to incorporate deep overhanging eaves with new narrow frame aluminium rooflights. The reduced roof glazed area will make the internal space more comfortable by reducing heat loss in the winter and solar gain in the summer. The proposed south elevation is reproduced below



Proposed South Elevation

Works to the listed building are summarised as follows

1. Demolish existing pvc framed conservatory and existing flat roof
2. Construct new brick cavity walls with brick plinth to north west elevation
3. Construct new flat roof in single ply roof membrane with glazed rooflights.
4. Install new white narrow framed aluminium patio doors
5. Replace an area of vertical tile hanging with brick to match existing.