

Design Access and Heritage Statement

Yew Tree Cottage High Street Bursledon Hants SO31 8DL



Introduction

The site is located at Yew tree Cottage High Street Bursledon and can be accessed by a private driveway directly from High Street. Our client's brief involves the replacement of the existing PVCu white conservatory with a polycarbonate roof with an orangery of the same size using the existing base and brickwork

Context

The site occupies a plot and sits within the conservation area of old Bursledon. Previously home to George Fox the estates bailiff of Mrs Shawe Storey of Elm Lodge (previously Bursledon Lodge)

Yew tree cottage dates from the 18th Century and is described as "Two storeys. Three windows. Red tile roof. Brick walling in Flemish bond (red with blue headers) first floor band on moulded brick dentils, cambered ground floor openings. Modern casements above sashes. Boarded door"

Proposals

It is proposed to remove the existing white PVCu conservatory with a white polycarbonate roof, which is showing signs of degradation and is at present leaking with a more modern orangery which will retain the original base and brick walls, but offer a more rectangular slim grey frame system as a juxtaposition to the property itself.

Access to the garden will remain through the new bi folding doors these will be slim aluminium with low thresholds for inclusive access

Materials and finishes

The proposals seek to implement the new extension with an appropriately contemporary design that contrasts with the architectural language of the main building. The white PVCu conservatory with the polycarbonate roof which is incongruous to the property will be removed in favour of a modern and understated structure that presents a more rectilinear elevation. The Bifold doors will be aluminium in anthracite grey with matching slimline PVCU anthracite grey window, a slim line EPDM rubber roof with a small glass lantern. A simple grey fascia will hide a concealed gutter system within



Example Orangeries



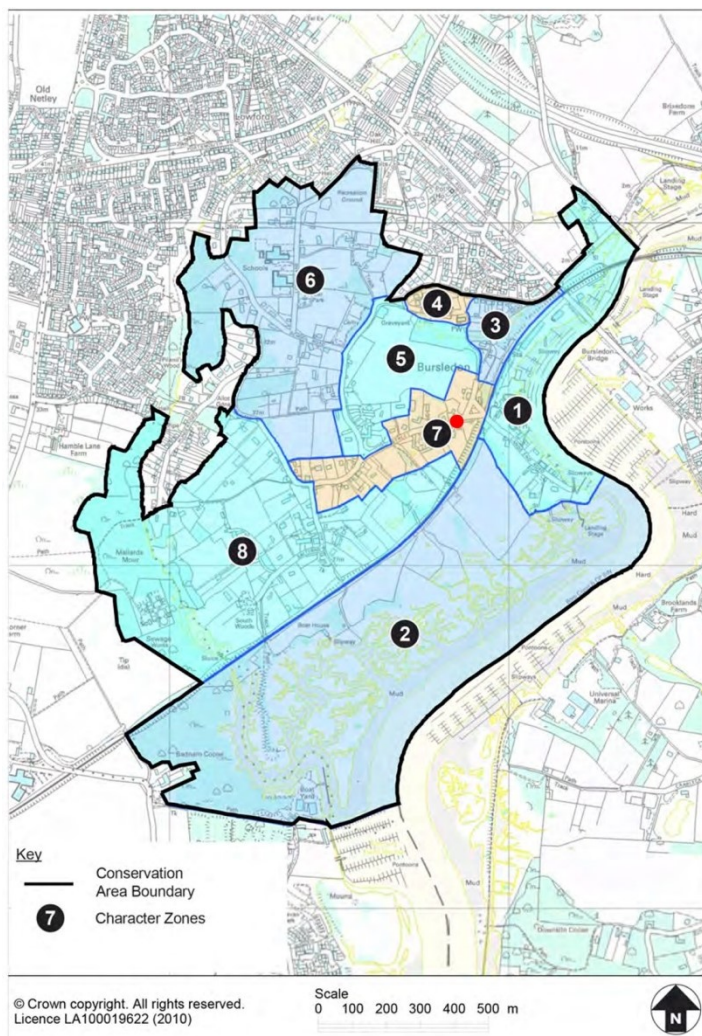
Doors proposed

Policy

National

This document has been compiled with reference to section 16 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework (2019), and advice contained within Historic England's Conservation Principles, Policies and Guidance (2008) relating to the development of historic structures

Local



The current Old Bursledon Conservation Area Appraisal and Management Proposals supplementing planning document, was adopted in 2012, and sets out to describe the important character features of the conservation area, which was designated in 1982

The wider Conservation Area as seen fig A, is broken down into 8 defined character areas, Yew Tree Cottage falls into zone 7, High Street , which is characterised as being the historic core of the village, and is the centre of the Conservation Area as a whole

Fig A

Flood risk assessment

The Flood Map provided by the Environment Agency shows minimal risk of flooding in the vicinity of the site and High street in general. As the proposals seek no changes to the layout of the property, increase of its occupancy or alterations to the way the building is accessed, we are confident there will be no additional risk of harm to users of the site in an extreme flooding event

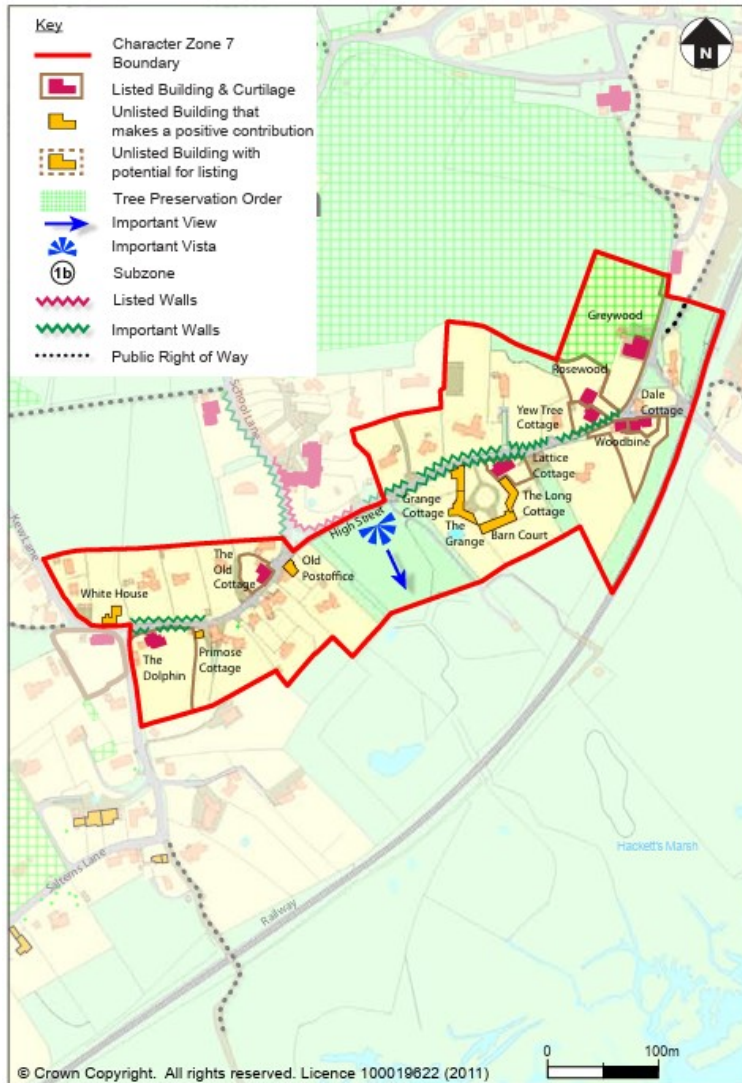
In **summary**, the Flood Risk Assessment (FRA) finds that the proposed development is safe and in accordance with the requirements of national and local planning policy, in that: (i) The development is safe; (ii) The development does not increase flood risk; and, (iii) The development does not detrimentally affect third parties.

Conclusion

The slim line contemporary approach provides a design that does not visually compete, with the historic or architectural character and appearance of the listed building. The simplicity found in the design, allows for the continued interpretation of the historic, evidential or aesthetic value of the rear elevation. Having regard to the above, and applying the statutory tests required under Sections 66 and 72 of The Planning (Listed Building and Conservation Area) Act, 1990, it is considered that the proposed works would preserve the listed building, and its setting. Design/Impact on heritage asset Section 66 of the Listed Buildings and Conservation Areas Act 1990 (as amended) places a duty on the LPA to have special regard to the desirability of preserving a Listed Building or its setting or any features of special architectural or historic interest in which it possesses. Section 72 of the same Act places a duty on the LPA to pay special attention to the desirability of preserving or enhancing its character or appearance. To satisfy this test the proposal must preserve the character or appearance of the conservation area, leaving it unharmed. Policy CS17 of the Core Strategy states that all development must be designed to respond positively to and be respectful of the key characteristics of the area, including heritage assets, landscape, scale, form, spaciousness and the use of external materials. The proposal replaces an existing modern conservatory structure to the rear of the property. The single storey extension would be of an appropriate scale and appearance. The amended slim line contemporary approach is considered to be an acceptable design solution as it provides a design that does not visually compete with the historic or architectural character and appearance of the listed building. It is therefore considered that the proposed extension would be acceptable in design terms and would preserve the special architectural or historic interest of the Grade II listed building as well as preserve the character and appearance of the Conservation Area.

Impact on residential amenity The application site is set within a substantial plot and the proposal replaces a building already in situ so would not affect neighbouring occupiers any more than the present building. Therefore, it is not considered that the extension would result in any significant impact on the amenities of the surrounding occupiers in terms of loss of light, increased sense of enclosure, overshadowing or loss of privacy. The proposal looks to maintain the status quo with regard to the main property avoiding damaging the original façade in any way. The orangery will seek to make a bold statement in its own right without detracting from the qualities of the original property

The current proposals for the works are deemed to conform to those policies outlined in the Local Development Framework and Conservation Area guidelines regarding use of sympathetic materials and the preserving or enhancing the character of the area.



Map 13. Zone 7 - High Street

Heritage Statement

Yew tree Cottage is a grade 2 listed building within the Old Bursledon Conservation area. The property built in the 18th Century has been added to over the years. It is tile hung to the rear with timber windows and doors with a tiled roof over. It is not proposed to touch the main asset as the proposal is to replace the conservatory added in the late 1990s

Proposed Works

The original conservatory was added by the previous owners in 1999 and is a white plastic reverse Edwardian style with a box gutter and white polycarbonate roofing. It is shown as being passed by planning L/18323/012/01 and was part of an application for a kitchen extension and landscaping. Our Clients the Moseley's were keen to update the look of the rear of the property to a cleaner and more accessible building. They are keen that the replacement Orangery adds value to the rear of the house. The slim line contemporary approach will provide a design that does not visually compete, with the historic or architectural character and appearance of the listed building



Rear picture Yew Tree Cottage

Impact on the asset

The Orangery will have a plastered ceiling, other than that all walls will be left as they are and the feature wall internally will be not touched. By reusing the original walls and base there should be minimal damage in carrying out the replacement.



Side picture of existing