



WITCHER CRAWFORD
ARCHITECTS & DESIGNERS

Design & Heritage Statement



Figure 1 - Proposed Southern Elevation

Lincolns, Boyatt Lane

Proposed Orangery

WITCHER CRAWFORD ARCHITECTS
1 Winnall Valley Road, Winchester, Hampshire, SO23 0LD
www.witchercrawford.co.uk

Contents	page
01 Site Address	03
02 Introduction	03
03 Existing Site and Building	03
04 Planning History	05
05 Planning Policy Considerations	05
06 Proposed Works	06
07 Materials	07
08 Landscape	07
09 Impact on Neighbours	07
10 Ecology	08
11 Access & Refuse	08
12 Conclusion	08
13 Site Photographs	09

Accompanying Drawings & Information

W1789 P01 Existing Site Plan
W1789 P02 Existing Basement Floor Plan
W1789 P03 Existing Ground Floor Plan
W1789 P04 Existing First Floor Plan
W1789 P05 Existing West and South Elevation
W1789 P06 Existing East and North Elevation

W1789 P10 Proposed Site Plan
W1789 P11 Proposed Basement Floor Plan
W1789 P12 Proposed Ground Floor Plan
W1789 P13 Proposed First Floor Plan
W1789 P14 Proposed West and South Elevation
W1789 P15 Proposed East and North Elevation

1.00 Site Address

1.01 Lincolns, Boyatt Lane, Otterbourne, SO50 4LJ

2.00 Introduction

2.1 This application proposes : -

- A single-storey orangery extension to the Southern elevation of Lincolns, a dwellinghouse on Boyatt Lane.

3.00 Existing Site & Building



Figure 2 - Existing South elevation

3.10 The existing house at Lincolns is a Georgian property from the early 1800's, which was originally part of the Lincolns Farm Estate.

3.20 The property has a traditional Georgian character in terms of its proportions, detailing and symmetry, with alterations and an extension from the Victorian period (late C19th). It is constructed from English bond brickwork, with a clay tile roof with bonnet hips. The principal elevation contains polychromatic brickwork where burnt headers have been used to highlight a string course. The South elevation is clad in hanging clay tile.



Figure 3 - Existing West (principal) elevation

- 3.30 Tall, white-painted timber box sash windows fenestrate the property and are positioned forward of the reveal which indicate their date from the 1800's, whereas the later Victorian extension contains white-painted timber casements. A decorative portico surrounds the front door and embellishments to the property suggest an influence of the Regency style. The house has a modern iron and lead canopy across the principal elevation.

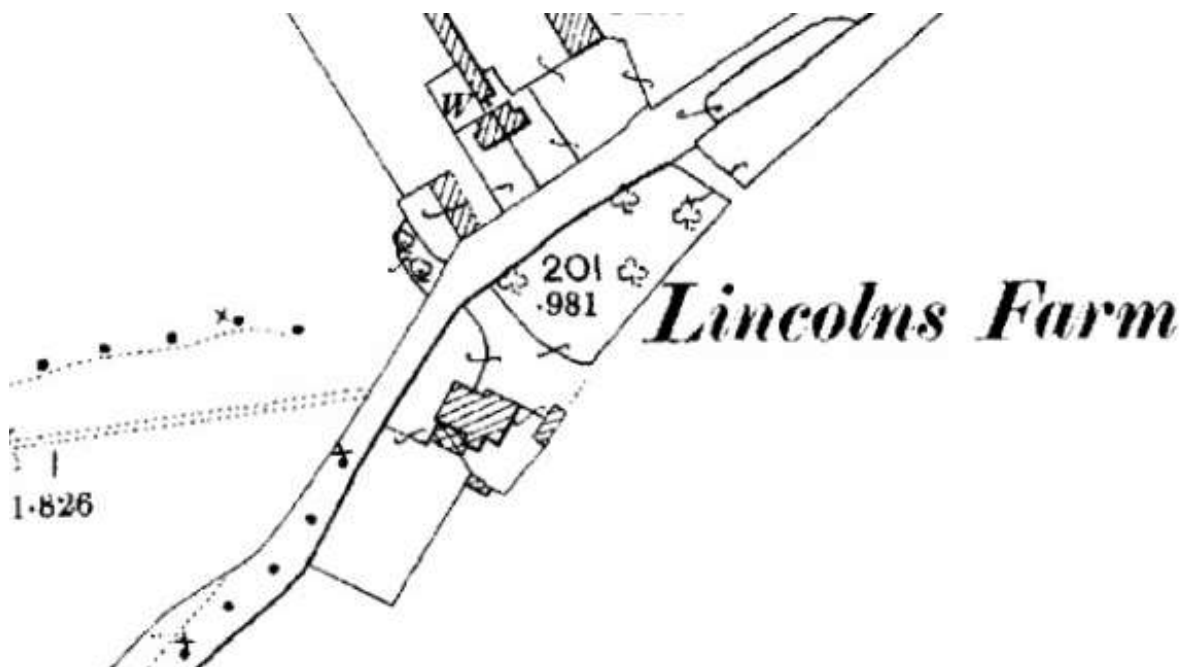


Figure 4 - Map of Lincoln's from 1890

- 3.40 The property once had a glasshouse on its Southern elevation, according to the earliest available records dating back to 1890 (Figure 4 - highlighted in crosshatch). This is also evident by the surviving basement in this location, constructed from brick barrel vaults and containing a coal chute, which indicates that the basement was likely used to heat the glasshouse.

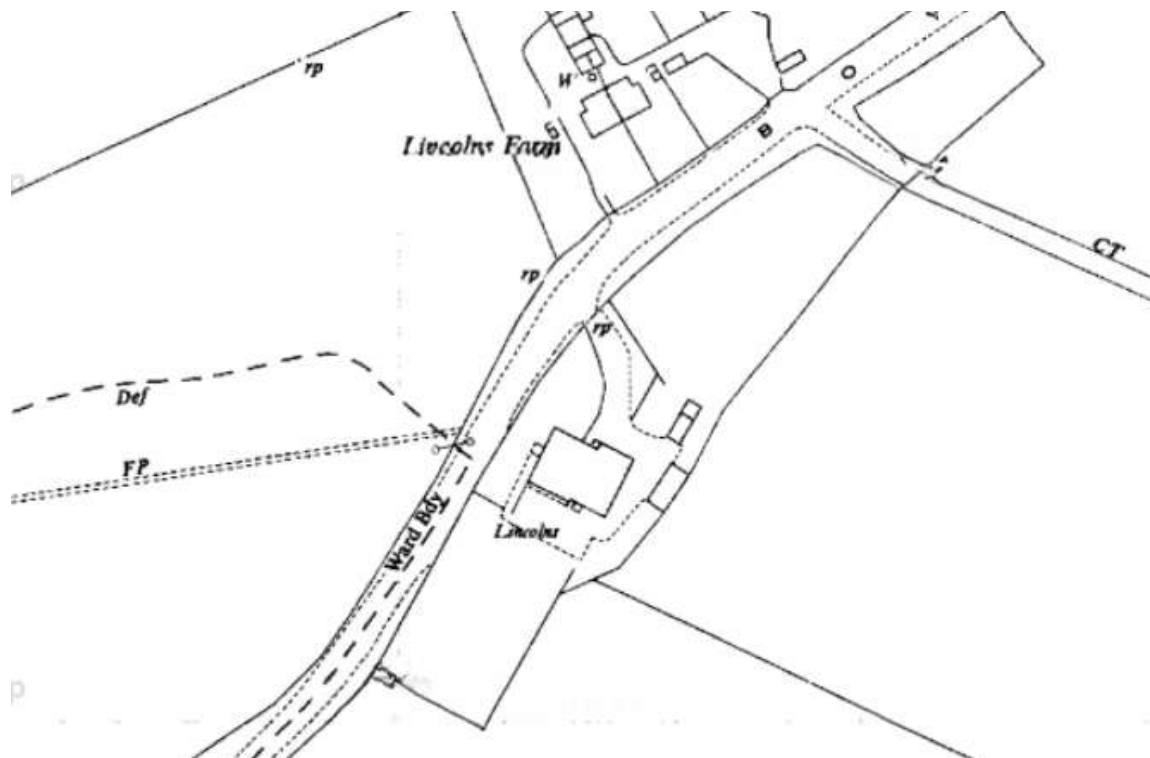


Figure 5- Map of Lincolns from 1950's-1960's

- 3.50 An outbuilding at the North side of the site was constructed in the early C20th. Figure 5 suggests that the glasshouse was subsequently demolished between the 1950's - 60's, as it is omitted from the survey map dating from this time.
- 3.60 The property has been determined a Locally Listed Heritage Asset by Eastleigh Borough Council (EBC), likely due to its age and for its "authenticity" and "vernacular significance", given as criteria for local listing by EBC.

4.00 Planning History

- 4.1 There is no recorded planning history related to works to the property.

5.00 Planning Considerations

- 5.1 The following planning policy considerations have been made for this proposal :-
- 5.11 **Eastleigh Local Plan: Policy S8, Historic Environment** - to conserve and/or enhance the Borough's heritage assets in a manner appropriate to their significance.
- 5.12 **Eastleigh Local Plan: Policy DM26, Residential extensions and replacement dwellings in the countryside** - the extension or replacement dwelling will not be disproportionate in size to the existing dwelling, neighbouring properties or in relation to its plot.

5.13 **NPPF Section 16: Conserving and enhancing the historic environment** - new development of historic assets making a positive contribution to local character and distinctiveness.

6.00 Proposals

6.01 The proposed adds a new orangery extension to the Southern elevation of Lincolns.



Figure 1 - Proposed Southern Elevation

6.02 The orangery is to be built in the location of the C19th glasshouse which was demolished during the 1950's-60's. The footprint of the proposed is broadly equivalent in size and location to that of the original greenhouse, referencing an original feature of the house.

6.03 The proposed orangery is designed to complement the existing house by borrowing traditional glasshouse details of the period, and accord with NPPF Section 16: to conserve and enhance the historic environment. Its scale and proportions, expressed with its columns and tall glazed doors with window bars, take precedent from late Georgian architecture. The large cornice and embellished roof lantern also decorate a house of this stature.

6.04 The existing basement is to be reused and preserved through external tanking work whilst the foundations for the new orangery are being dug. A new internal staircase is proposed to provide stair access to the basement which will ensure its continued maintenance by improving its functionality and usability. The refurbished basement will be used as a wine cellar and corking room.

6.05 Two brick flanking walls either side of the orangery ensure privacy, limiting any views to and from Boyatt Lane.

7.00 Materials

- 7.01 The orangery is to be constructed from brick to match the existing property, with painted timber columns and entablature detailing. A powder-coated metal lantern will crown the roof. The roof of the extension will be a modern lead grey single-ply membrane.



Figure 6 - Proposed West Elevation

8.00 Landscape

- 8.01 Visual alterations to landscaping once these works are complete are minor, with levelling work and a new patio proposed to accommodate the new orangery. New native species hedging will be planted alongside the West-facing brick wall.

9.00 Impact on Neighbours

- 9.01 Lincolns is distanced 65m South of the nearest neighbour and any views between are heavily screened by mature vegetation.
- 9.02 There are no nearby neighbouring buildings to the South of the property on the side of the proposed orangery, presenting no concern of overlooking or privacy.
- 9.03 A new hedge is proposed to the West elevation to screen the new orangery from Boyatt Lane to soften its view from the road, which is a lightly trafficked dead-end used mostly by pedestrians. This elevation will be unfenestrated, presenting no issue of privacy or overlooking.

10.00 Ecology

10.01 A biodiversity checklist has been completed alongside this application.

11.00 Access & Refuse

11.01 There are no changes to access & refuse arrangements with this application.

12.00 Conclusion

12.01 The proposed orangery references the existing C19th glasshouse on the South elevation of Lincolns. Eastleigh Local Plan Policy S8: Historic Environment and Policy DM26, Residential extensions and replacement dwellings in the countryside, have been referenced in the design, with the proposed orangery designed in the same location and with a broadly similar footprint.

12.02 The orangery has been designed to preserve and reflect the traditional character of Lincolns through its detailing and proportions. The tanking work to the existing C19th basement, which will be carried out during the orangery's foundation work, will improve its functionality and ensure its future preservation. The proposed will therefore accord with NPPF Section 16: Conserving and enhancing the historic environment.

12.03 Lincolns is an isolated property located on the lightly trafficked, dead-end Boyatt Lane. The house is heavily screened from the once-associated Lincolns Farm buildings to the North and is distanced from any neighbouring properties to the South. Therefore, the new orangery presents little visual impact to its surroundings.

13.00 Existing Photographs



Figure 7 - Existing East Elevation



Figure 8 - Long view of South Elevation from garden



Figure 9 - Approach to Lincolns from Boyatt Lane to the South



Figure 10 - Approach view of Lincolns from driveway at the intersection to Boyatt Lane