

Highclere House, Shalbourne

Design and Access Statement

Detailed description of proposed works

This statement forms part of an application for planning permission and listed building consent for building work at Highclere House, Shalbourne. Included in this document is additional information to supplement the information given on the application form.

The proposed work consists of two separate projects, there are:

1. The construction of a single-story extension to the kitchen at the rear of the property, backing onto the existing patio. The construction proposed will be an oak framed structure with glass infill and a slate tile roof.
2. The demolition of a very poorly built 'garden room' as detailed in a previous application, with a replacement of a single-story brick walled and pitched clay tile roof room with a window front and back, built on a wider footprint than the existing garden room of an extra one metre in width as detailed in the plans.

Highclere house is a Grade II listed building on the east side of Kingston Road. It is within the Shalbourne Conservation Area and the North Wiltshire Downs AONB. The main and original part of the house faces west towards Kingston Road and is of timber frame construction with brick infill under a thatched roof. In the early 1990s a two-story extension was built on the east side of the house; this is of brick construction with a thatched roof. There is also a small section of single-story construction on the north side of the house that has a combined clay tiled, and slate tiled section of roofing.

Access to the house is via a private shared access lane running off Kingston Road and along the northern boundary of the property.

Planning History

In January 1990 permission was granted for some internal alterations and the insertion of a door in the south external wall.

In January 1991 permission was granted for the construction of the two-story extension.

In October 2010 permission was granted for the demolition of a lean-to greenhouse on the south elevation of the house and its replacement with a garden room.

Construction of a kitchen extension

The extension will be entirely built off the existing 'modern' portion of the property which was constructed as an extension in the 1990s. No part of this extension will require modification of the original part of the house. Please see photos 1,2,3 and 4 attached below.

The construction will be an oak framed single-story extension with glass infill and bi-fold doors built on a dwarf wall around two sides of the structure, with the remaining side having glass down to patio level. The roof will be a shallow pitched slate roof,

The materials suggested for this extension are in keeping with the timber framed house, with the glazing infill designed to allow light through the extension and onto the existing areas and windows of the original portion of the property. The slate roof will allow for a reduced roof pitch on the single-story structure, and as slate has already been used on the property at the rear porch it is thought as an appropriate material. None of this construction will be visible from the front of the property and is discreetly obscured by hedging in the rear garden of the property from any neighbours.

The existing patio which was constructed as part of the extension works in the 1990s will be dug back to allow the footprint of the extension. Wider steps onto the remaining patio will be constructed in similar patio stones that are currently laid. The remaining patio space will still be adequate and a large enough space to accommodate a large garden table and seating.

Demolition of existing 'garden room' and replacement with larger brick and tile built room.

To the south gable end wall of the house there is currently a garden room which was built in replacement of a greenhouse after permission was sought in 2010 (E/10/1143/FUL). Permission was granted and approved for a much more significant structure than was built. The approved permission was for a clay tiled pitched roof oak and glass structure; however this was never constructed, and subsequent permission was sought and approved for a simple glass and timber garden roof with a dwarf wall some 5 years later. This was seemingly built as a low budget option with the sale of the property in mind, as it is of poor construction and serves little purpose due to its restrictive dimensions. Please see picture 5,6 and 7 below.

The proposal in this planning application is to revisit the previously approved design of a clay tiled pitched roof room with the addition of brick-built walls as to add further width of 1 metre in order to make this a usable space.

The construction of this room will be from suitable brick to match the existing 1990s extension, with Flemish bond style of brickwork. This brick although sympathetic to the original house, can clearly be differentiated from the original property. In addition, the clay tiled roof proposed for this extension will clearly differentiate itself from the original building. The two windows, one front and the other rear will be of wooden frame, double glazed construction much like the windows in the 1990s part of the property.

Due to the proposed room being of single story and located at the end of the house, which is primarily hidden from view, the visual impact will be insignificant from the front of the property.

The path that runs alongside the current garden room will be moved 1 metre further to the south to run along the wall of the newly proposed room.



Picture 1



Picture 2



Picture 3



Picture 4



Picture 5



Picture 6



Picture 7