



Mr & Mrs Jones

Supporting Design, Access & Heritage Statement:

Single Storey Front and Rear Extensions
The Orangery, Hook Park Road, Warsash, Hants., SO31 9LH

21st August 2026



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1.0 Introduction

- 1.1 This document is written in support of an application submitted to Fareham Borough Council for Householder and Listed Building Planning Permission to extend an existing dwelling in Hook Park, Warsash. The application is made by Plum Architects Ltd on behalf of the property owners, Mr and Mrs Jones, and is lodged via the Planning Portal.
- 1.1 Besides this statement the application consists of the following:
 - Drg No. PA26-120:01 Plans & elevations as existing
 - Drg No. PA26-120:02(A) Plans & elevations as proposed
 - Biodiversity checklist
- 1.2 The application fee in the sum of £548 plus £91.00 handling charge has been paid via the Planning Portal payment system.

2.0 Brief

- 2.1 The brief called for alterations to a previous, but only partially implemented, approval (ref: P/24/1029/FP and P/24/1030/LB) following the sale of the property to new owners.
- 2.2 The primary reason for the proposed changes was to ensure that the property held relevance as a family home and offered a better relationship with its grounds.
- 2.3 Of specific importance was the requirement to form a usable living room that accessed the private rear garden, correcting the perceived barrier created by the approved scheme.
- 2.4 As a secondary concern, the front porch was to be altered to give coat storage and offer a less public central circulation zone.

3.0 Site and Surrounding Area

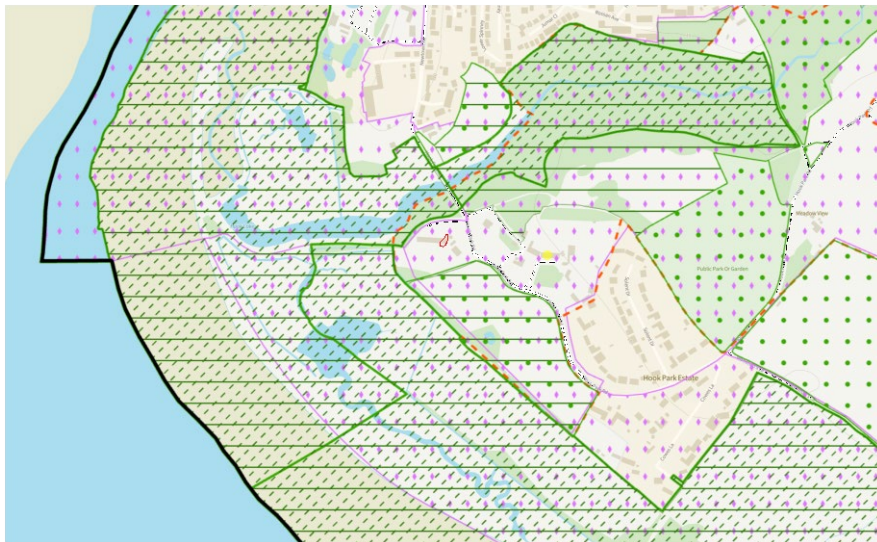
- 3.1 The application site comprises a level but somewhat irregularly shaped parcel land approximately 860m² in size.
- 3.2 It is positioned within the campus of the former Hook Park Estate which consists of a number of individual dwellings created from existing structures in a parkland setting and partly within a walled garden to the rear.
- 3.3 The estate itself lies to the south of the conurbation of Warsash and to the northeast of Hook Park Road as it leads between Warsash and the Mid C20th residential enclave of Hook Park Estate to the south.
- 3.4 Southampton Water runs approximately 400m to the west, close to its convergence with the Solent.



Aerial Photo (Google)

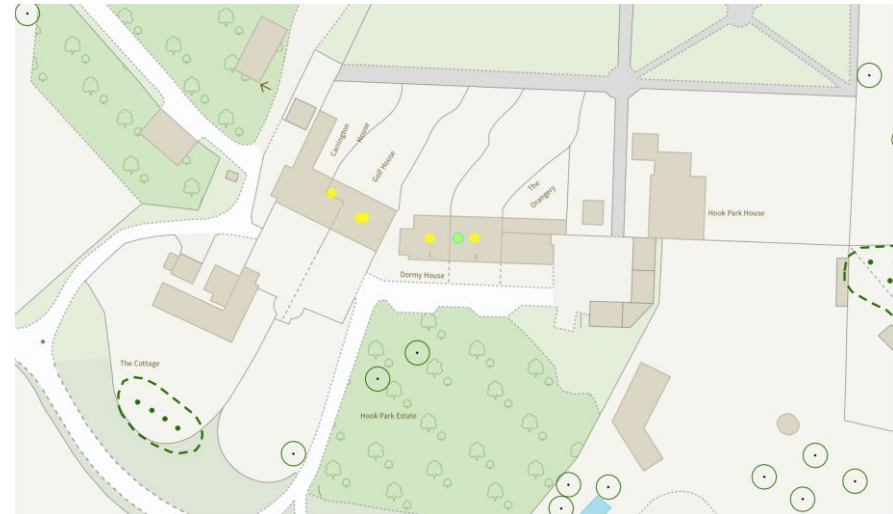
4.0 Site Analysis

- 4.1 The application site lies beyond the established settlement boundaries of Warsash and Hook Park Estate as defined in the Fareham Borough Local Plan 2037 (April 2023).
- 4.2 It is between Sites of Importance for Nature Conservation (SINC) to the west, east and north, as well as Local Natures Reserves which cover a large part of the Southampton Water and Solent foreshore.
- 4.3 Similarly, it sits outside of a Site of Special Scientific Interest and SPA, SAC and RAMSARS areas which also wrap around the Hook Park Estate.
- 4.4 The site does fall within part of a larger area defined as a Historic Park and Gardens which comprised the former Hook Park. The campus of structures around the application structure sits at the western end this park whilst the majority remains woodland that separates Warsash and the Hook Park Estate.
- 4.5 The greater region, including the western half of the Newtown suburb to the north and all of the Hook Park Estate including the application site, are set within a designated Area of Special Landscape Quality



Fareham Borough Local Plan Policy Map Extract

- 4.6 No TPO listed trees are located within falling distance of the application site.



Fareham Borough TPO Map Extract

- 4.7 None of the site falls within a recognised flood risk zone as defined on Environment Agency flood risk mapping.



Environment Agency Flood Risk Mapping

5.0 Heritage Assessment

- 5.1 The application sits within the former Hook Park grounds. This is designated as a Historic Park.
- 5.2 The original Hook House mansion burnt down in 1903, but a number of outbuildings and later structures remain.
- 5.3 The Orangery is unusual in that it straddles the Grade II listed brick perimeter walls of the formal gardens to Hook House. These were first listed in November 2007 (ref: 1392315). The listing describes them as “probably late C18 and certainly present by 1868”.
- 5.4 They stand 3.5m high and are constructed from a local red brick in English bond (alternating courses of stretchers and headers), capped with a stone coping. They would originally have enclosed almost 1 hectare comprising fruit trees, lawns and formal bedding laid out in four distinct quadrants.
- 5.5 The wall is missing to the much of the southwestern section where Dormy adjoining The Orangery, and Golf House and Carrington House beyond, are positioned.
- 5.6 The latter properties were originally known as Old Dormy House (but originally listed as Hook Park). It is a Grade II listed structure (ref: 141668) and was originally the stables to Hook House.
- 5.7 The Orangery itself is noted in the listing as “not in its original condition; having been rebuilt on its original site in the C19 or C20, and the interior has been altered in conversion to accommodation”.



6.0 Planning History

- 6.1 The greater area has an extensive planning history with the site having been subdivided into seven separate dwellings that include a number of outbuildings.
- 6.2 The Orangery was subject to a successful application submitted in July 2024 references P/24/1029/FP and P/24/1030/LB. This proposed a new, single storey, entrance foyer to the southeast, abutting the listed wall and a new, single storey, bedroom suite including en-suite bathroom and a utility room to the north. Again, this abutted the listed wall.
- 6.3 A number of internal changes were proposed with one requiring an opening through the listed wall.
- 6.4 Much of the internal work was completed however the two external extensions have yet to be undertaken. It is primarily a slight reworking of these which form the basis of the revised application.

7.0 Proposals

7.1 Layout

The proposals seek to create a more usable iteration of the extant approval. The front entrance retains the same height and form but includes a brick end section to provide storage that the current layout lacks. A glazed connection with the existing structure remains as before but the overall area of glazing is restricted to avoid excessive solar gain and to provide better internal privacy to the central circulation zone. It abuts the listed wall below the coping as before ensuring it remains a subservient feature and again is finished in a standing seam zinc roof. The rear extension covers a similar expanse along the listed wall but protrudes further into the private rear garden. The proposed footprint covers some of the area currently taken up by a timber summerhouse. Indeed, the proposed extension stops almost 1m short of the northerly façade of the summerhouse and along a similar building line to the east. By replacing a bedroom at the rear (as previously approved) with the main living space, the gardens are able to be better integrated. In the previous iteration, the rooms to the lean-to acted as a barrier to the gardens. The increased depth removes the option to extrude the current lean-to slate covered roof across. Instead, another standing seam, fully hipped, zinc roof covers the area. It is shallow pitched with a lower overall height than the adjacent structure and sits well below the top of the listed wall ensuring visual subservience.

7.2 Heritage Impact

Internally, the changes remain as previously approved. A new opening through the listed wall is required in the same position to give access to the revised living area behind. An opening through a masonry return between the listed wall and the glazed orangery section is also repeated to give access from the new main entrance. All other internal changes are superficial or relate to elements that do not impact the listed wall. A slight reduction in the rear facing window to the new utility is required to locate a boiler however this creates symmetry with the French doors which was previously lacking. Externally, the changes remain visually subservient. All new elements finish below the level of the listed wall stone coping and are smaller in scale than the elements they abut. The existing rear elevation is felt to be of poorer visual quality, and the proposed extension creates interest whilst remaining subservient. It is intended to read as an echo of the main orangery structure. As before, the structure is heavily

screened by the mature trees to the south or shielded by the listed wall.

7.3 Amenity

As the rear extension covers a similar footprint as an existing summerhouse, no impact beyond the site is experienced.

7.4 Landscaping

No changes to the general topography or landscaping are proposed.

8.0 Sustainability

8.1 The changes will require compliance with the June 2022 implementation of Part L1 of the Building Regulations. New elements will therefore be of significantly better performance than used on the original dwelling. It is proposed to offer the following element U-values: roof 0.11W/m2K, walls 0.18W/m2K, floors 0.13W/m2K.

8.2 New lighting will be by means of mains voltage, low energy, led units.

8.3 Natural light is introduced deep into the plan by means of concealed rooflights added along the central spine corridor.

9.0 Highways

9.1 No new pedestrian or vehicular access is proposed into the site.

9.2 The existing parking provision offered to the front will remain unaltered.

10.0 Accessibility

10.1 The existing site approach is retained but the formation of a new entrance gives the ability to create a stepless threshold.

10.2 The rationalisation of the internal spaces ensures manoeuvrability is improved to the garden facing rooms.

10.3 New light switches, power sockets and appliance controls to be located within the tolerances required by Part M.