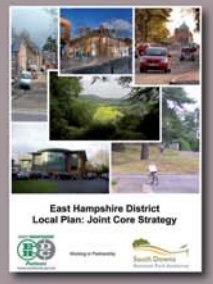
PLANNING POLICY









CURRENT PLANNING POLICIES

THE FORMER TRELOAR SCHOOL SITE LIES PREDOMINANTLY WITHIN THE SETTLEMENT BOUNDARY OF UPPER FROYLE WITH THE EXCEPTION OF LAND TO THE SOUTH OF THE CURRENT BUILDINGS.

DEVELOPMENT CONTROL FALLS UNDER THE JURISDICTION OF BOTH EAST HAMPSHIRE DISTRICT COUNCIL (EHDC) AND FROYLE PARISH COUNCIL.

THE MAJORITY OF THE SITE LIES WITHIN THE UPPER FROYLE CONSERVATION AREA, AND IS PRESENTLY COVERED WITHIN THE CURRENT EAST HAMPSHIRE DISTRICT LOCAL PLAN (ADOPTED 2006).

LOOKING FORWARD, EDHC ARE DEVELOPING A NEW JOINT CORE STRATEGY IN PARTNERSHIP WITH THE SOUTH DOWNS NATIONAL PARK AUTHORITY, SETTING A PLANNING FRAMEWORK UP TO 2026.

FURTHER GUIDANCE

TO ENSURE ANY DEVELOPMENT IS SUSTAINABLE AND ENHANCES THE DISTINCTIVE, DIVERSE QUALITIES OF THE AREA, GUIDANCE WILL BE TAKEN FROM POLICIES CONTAINED WITHIN OTHER PUBLICATIONS SUCH AS THE EHDC 'COUNTRYSIDE DESIGN SUMMARY' AND THE RECENTLY PUBLISHED NATIONAL PLANNING POLICY FRAMEWORK (NPPF).

SITE DEVELOPMENT GUIDELINES

WHILST A NON-STATUTORY DOCUMENT, THE SITE DEVELOPMENT GUIDELINES (ADOPTED APRIL 2012) PREPARED BY THE DISTRICT COUNCIL SETS OUT BROAD PRINCIPLES FOR CONSIDERATION, AGAINST WHICH ANY PROPOSED PLANNING APPLICATION BE WILL BE ASSESSED. ANY PROPOSALS WILL NEED TO BE BASED UPON A SOUND HISTORICAL ANALYSIS AND LANDSCAPE ANALYSIS AND WILL INCLUDE;

- EXEMPLARY APPROACH TO DESIGN PROPOSALS
- HISTORIC ASSESSMENT DESIGN APPROACH TO DEVELOPMENT
- RESPECT OF ARCHITECTURAL VERNACULAR
- BIO-DIVERSITY & ECOLOGICAL ASSESSMENTS
- LANDSCAPE & ARBORICULTURAL ASSESSMENTS
- FLOOD RISK ASSESSMENT

PLANNING HISTORY

THE PLANNING APPLICATION HISTORY OF THE SITE (SINCE 1949) IS DIRECTLY RELATED TO THE FORMER TRELOAR SCHOOL WHEN THE TRELOAR TRUSTEES PURCHASED THE LAND.

THE MAIN TRELOAR SITE HAS BEEN SUBJECT TO 69 PLANNING, LISTED BUILDING AND TREE APPLICATIONS BETWEEN 1949 AND 2008.

IN BRIEF, THE DEVELOPMENTS COMPRISED;

1950'S - DINING HALLS AND A SWIMMING POOL
1960'S - NEWTON DAVIS COMPLEX
1970'S - UPGRADES TO BURNHAM HOUSE
1980'S - OAST HOUSE MEDICAL CENTRE
1990'S - HEYWOOD HOUSE COMPLEX
2000'S - PIKE HOUSE & NEW KITCHEN/DINING COMPLEX



EXISTING SITE BLOCK PLAN OF UPPER FROYLE
(Not to scale)

VILLAGE CONTEXT

ARCHITECTURAL CONTEXT



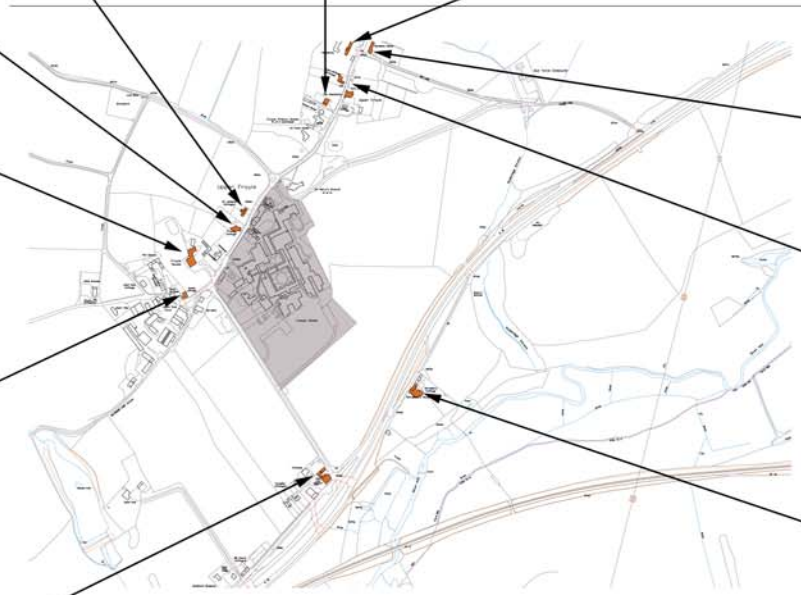












Architectural Context

Upper Froyle is an attractive village with a mix of substantial buildings in large grounds intermingled with more modest dwellings and buildings.

Properties are generally set back within individual plots or courtyards, many of which have individual feature detailing providing a diverse mix of buildings.

A rich palette of local building materials has been used throughout the village including Malmstone (chalk), oak, clay and slate roof tiles, clay tile hanging, timber cladding and red bricks from Bentley or Selbourne.

The proposed development will draw on this palette and architectural context, taking account of the historic significance of the site and its surrounding locale, to provide a sensitive and high quality environment, which whilst new, will sit comfortably within and enhance the village scene.

LOCAL MATERIAL PALETTE


Natural slate roof finish


Clay tiled roof


Variety of chimney types


Timber cladding & weatherboarding


Corbelled red brick eaves detail


Projecting floor corbel detail & plain clay tile hanging


Diagonal brick infill


Fish tail clay tile hanging


Red brick, English Garden Bond


Chalk, 'Malmstone'

AREA PRECEDENTS


Upper Froyle


Upper Froyle


Lower Froyle


Lower Froyle

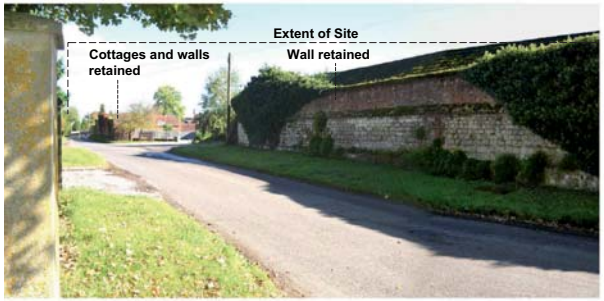

Beech, Alton


Upper Farringdon, Alton

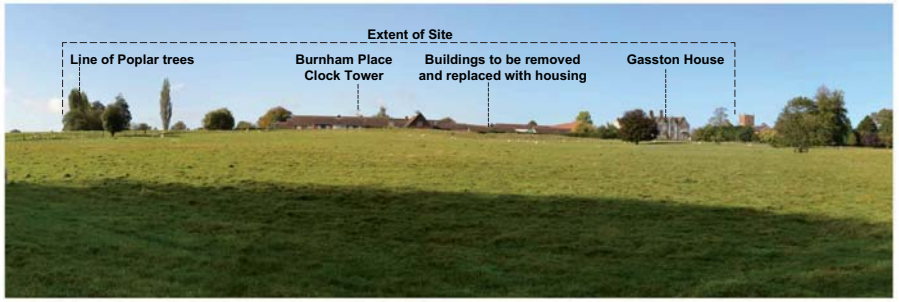

Nr Alton



LANDSCAPE & VISUAL SETTING



Key Viewpoint 1 - View from within Upper Froyle looking southwest towards the site



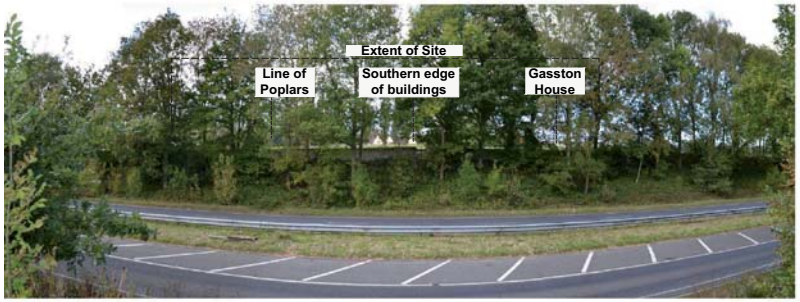
Key Viewpoint 2 - View from public footpath looking northwest towards the site



Key Viewpoint 3 - View from within road leading into Upper Froyle looking northeast towards the site



Key Viewpoint 4 - View from south looking north towards the site



Key Viewpoint 5 - View from A31 looking north towards the site



Key Viewpoint 6 - View from public footpath looking east towards the site



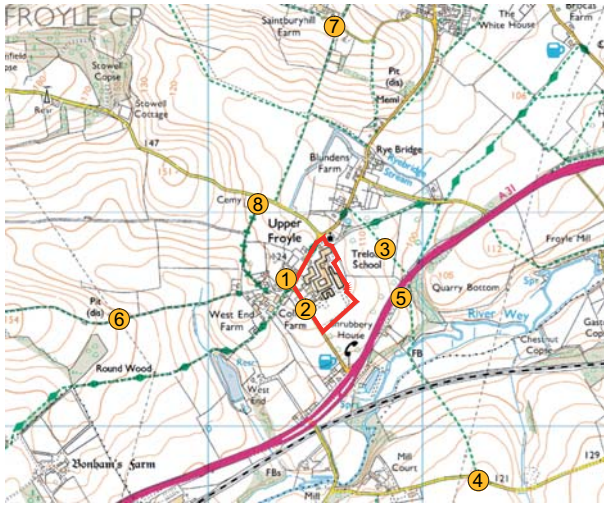
Key Viewpoint 7 - View from Saintbury Hill looking south towards the site



Key Viewpoint 8 - View from public footpath north of Upper Froyle looking south towards the site

The visual setting of the site within the surrounding landscape has been carefully considered throughout the design process. There are a number of residents, public footpath users and road users who have existing views of the site, ranging from those immediately adjacent to those with longer, more open views across the landscape.

For the purposes of this consultation, 8 key viewpoints have been selected to demonstrate the range in views towards the site.



Locations of the Selected Key Viewpoints

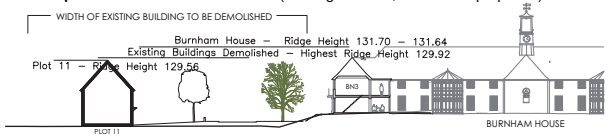


The adjacent plan indicates existing and proposed features that will aid in improving the visual appearance of the site when viewed from the outskirts or surrounding area.

Features:

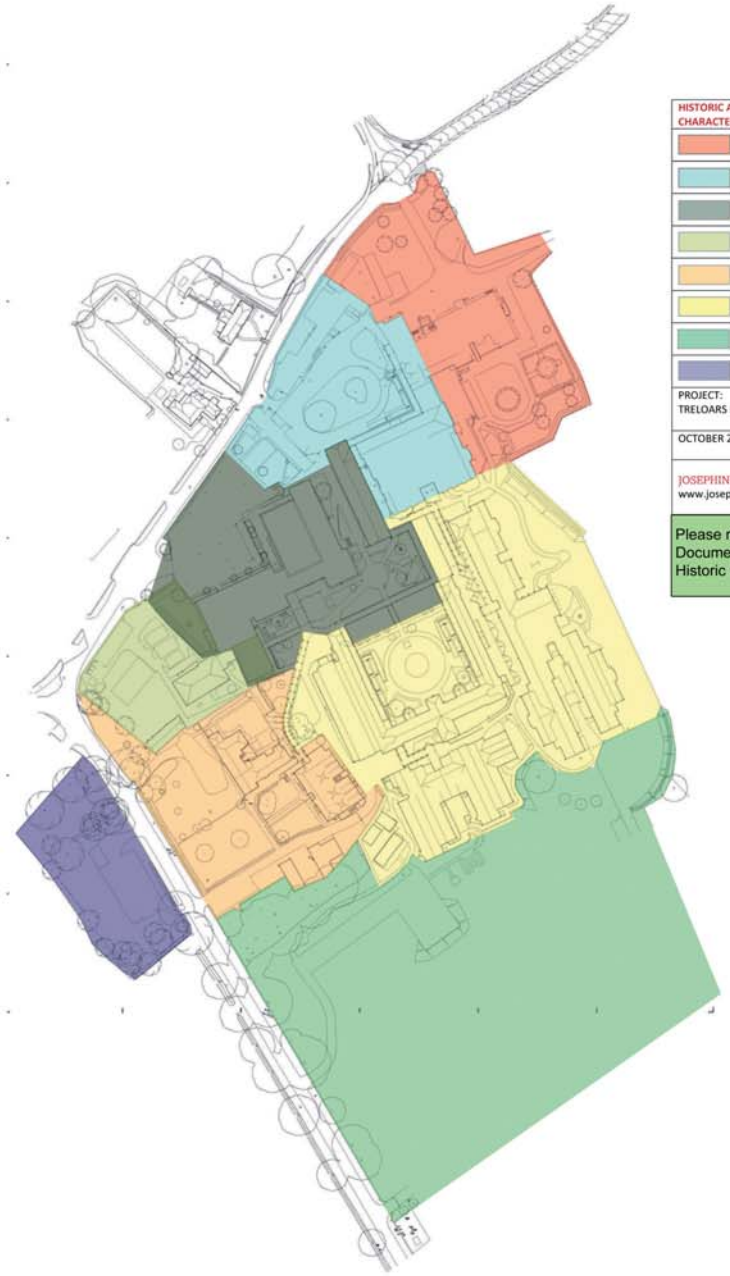
- Improved landscape surrounding Gasston House to respond to listed building
- Village Green in north replacing large tarmac car park, visual improvement and community feature.
- Large building mass of school removed and replaced with lower density housing.
- Existing buildings of visual merit retained such as Gasston House, Burnham clock tower, Oast Houses, Jephson House, Froyle Place Cottages and Manor House.
- Additional trees in southern open space to filter views of houses and create parkland setting.
- Large area of open space retained in the south.
- Existing trees retained which provide character and screen buildings.

Landscape Overview - features of value (existing retained, removed & proposed)



Section Through Site from Burnham House - demonstrating a positive change in view

HISTORIC AREA CHARACTERISATION



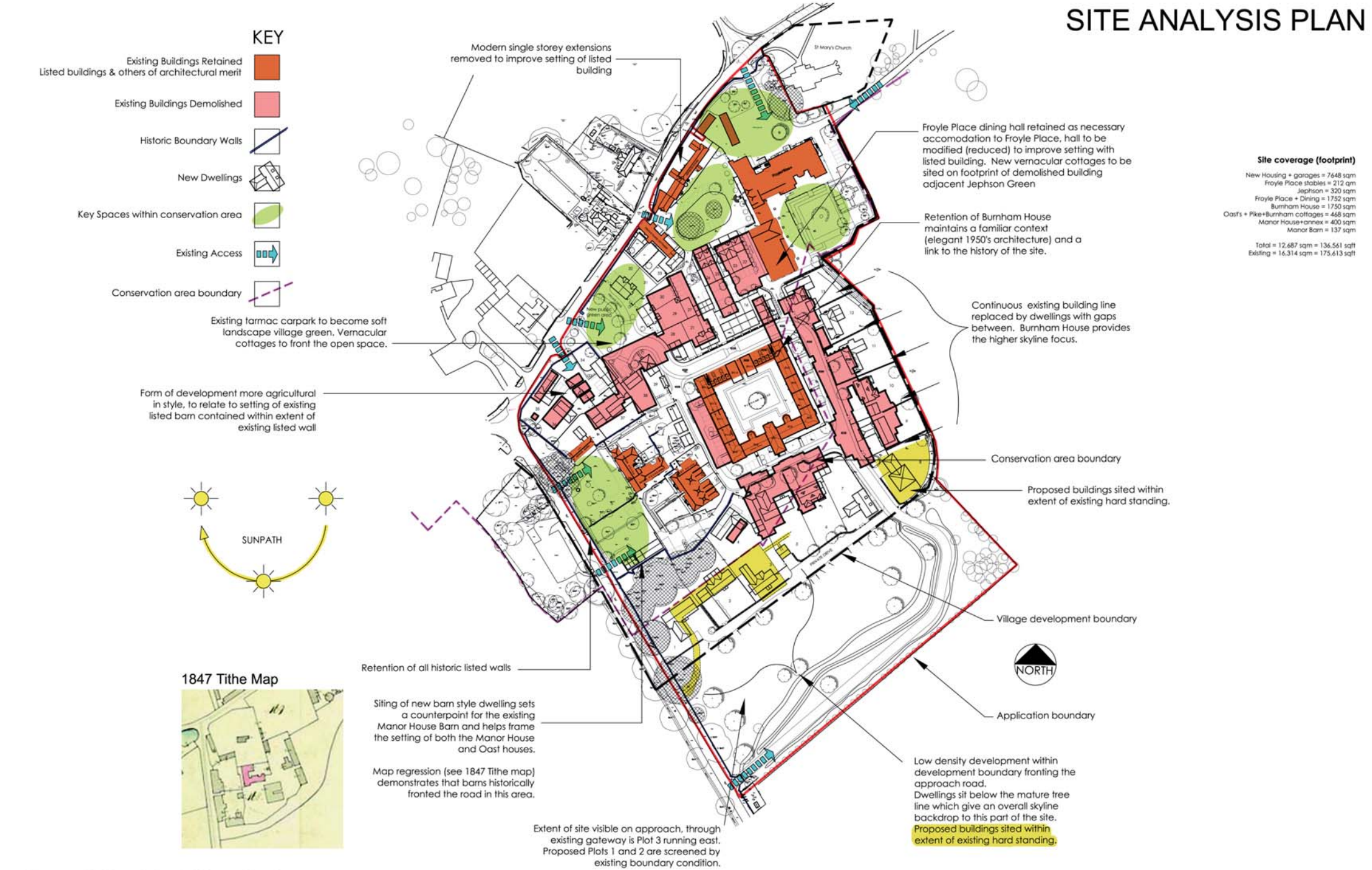
HISTORIC AREA CHARACTERISATION CHARACTER AREAS	
	AREA 1: FROYLE PLACE & GARDENS
	AREA 2: FROYLE PLACE COTTAGES & BARN
	AREA 3: NEWTON DAVIES COMPLEX
	AREA 4: MANOR HOUSE WALLED GARDEN
	AREA 5: MANOR HOUSE, MANOR HOUSE BARN & OASTHOUSES
	AREA 6: BURNHAM HOUSE, HAYWARD HOUSE & PIKE HOUSE
	AREA 7: LAND TO THE SOUTH OF PIKE HOUSE
	AREA 8: PARKING AREA
PROJECT: TRELOARS HISTORIC BUILDINGS & AREA ASSESSMENT	
OCTOBER 2012	JBHC/2120902
JOSEPHINE BROWN HERITAGE CONSULTING www.josephinebrown.co.uk	

Please refer to 'Heritage Assessment Document' for detailed analysis of Historic Character Areas

EXISTING SITEPLAN



SITE ANALYSIS PLAN





Former Treloar School, Upper Froyle
Regeneration Proposals

• Upper Froyle Property Investments Ltd • WesternDesign Architects • Hyland Edgar Driver • Josephine

CHARACTER AREA 1.
FROYLE PLACE AND GARDENS

EXISTING SITE PLAN



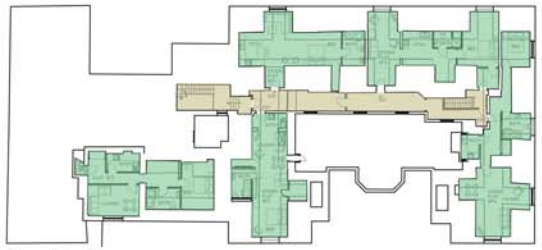
PROPOSED SITE PLAN



Ground Floor Plan
Scale 1:250



Residential
Public
Country Club, Private



Second Floor Plan



First Floor Plan

- Restore Listed House
- Enhance House setting with modest new landscaping to frame the north elevation
- Enhance landscape setting with regenerated formal landscape garden to south
- Modify large extension to south of main House to create more subservient element and more sensitive transition between modern and historic buildings
- Retain and enhance framed open space to east of the house
- Reuse building as country club hotel and residential apartments

HISTORIC PHOTOGRAPHS







Circa 20th century



Circa 17th century

EXISTING PHOTOGRAPHS





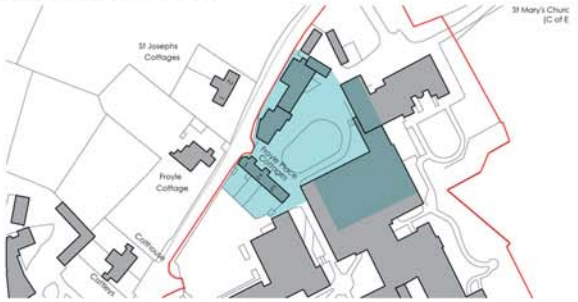






CHARACTER AREA 2.
FROYLE PLACE COTTAGES & BARN

EXISTING SITE PLAN



PROPOSED SITE PLAN



EXISTING BUILDINGS



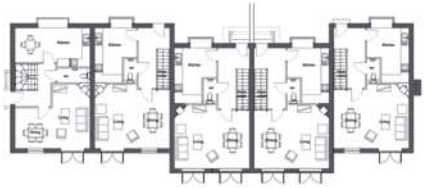
IMAGES EXTRACTED FROM: HTTP://FROYLE.COM/GALLERYUF70/UFR70GALL.HTM

JEPHSON HOUSE



PROPOSED GROUND FLOOR PLAN - scale 1:100@A1









- Retain listed buildings and those others of architectural merit
- Demolish modern buildings to south of the courtyard
- Remove unsightly ramp structure from the façade of Froyle Place
- Replace demolished buildings with domestic scale vernacular cottages to enhance the setting
- Enhanced landscape planting provided in front of all buildings
- Provide new village shop



PROPOSED COTTAGES & VILLAGE SHOP



Indicative street scene of plots 22-26



Indicative street scene of Converted Stables

CHARACTER AREA 3.
NEWTON DAVIES COMPLEX

EXISTING SITE PLAN



PROPOSED SITE PLAN



EXISTING PHOTOGRAPHS

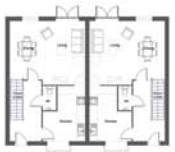








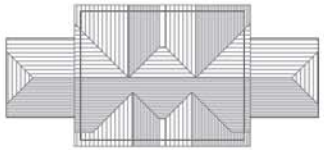
Plot 31 and 32



Ground Floor Plan



First Floor Plan



Roof Plan

- Retain historic walls.
- Demolish low quality buildings.
- Create new 'Public Green' area on site of former car park. Children's play area to be incorporated into the space with natural wood finish play equipment.
- Enhanced landscape planting.
- Provide good pedestrian links to village.
- Reinstate historic courtyard wall alignment with new structures where modern buildings have eroded original space.
- New dwelling reinforcing original courtyard wall alignment also enhances the public green area.
- New medium density housing surrounding the Public Green enhance the domestic setting and sense of place.

Plot 31 and 32



West Elevation



South Elevation



East Elevation



North Elevation

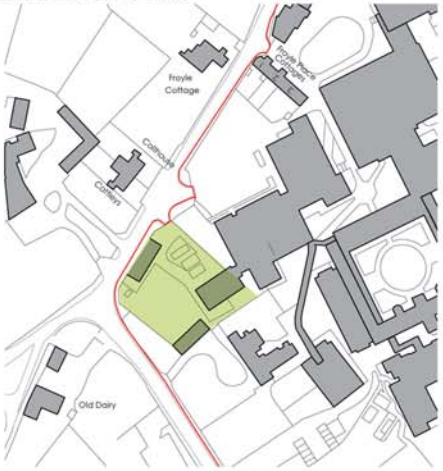


Indicative street scene of new Public Green

CHARACTER AREA 4.

MANOR HOUSE WALLED GARDEN

EXISTING SITE PLAN



HISTORIC MAPS







- Retain historic walls.
- Demolish low quality buildings.
- Reinstate historic courtyard wall alignment with new structures where modern buildings have eroded original space.
- New dwelling reinforcing original courtyard wall alignment also enhances the adjacent public green area.
- New buildings designed in an agricultural style to respond to character area.
- New Contemporary barn style building adjacent Manor House and Manor House Barn gives a counterpoint to the historic structures.

PROPOSED SITE PLAN



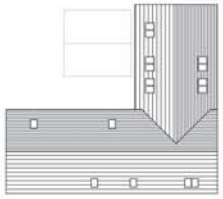
Plot 37 Scale: 1:200



Ground Floor Plan



First Floor Plan



Roof Plan









EXISTING SITE



Plot 35 Scale: 1:200









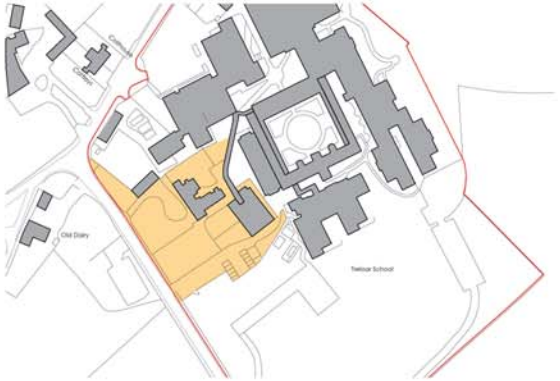




CHARACTER AREA 5.

MANOR HOUSE, BARN & OAST HOUSES

EXISTING SITE PLAN



PROPOSED SITE PLAN



Character Area 5 – Manor House, Manor House Barn & Oast-Houses

- Maintain Manor House as 2 no dwellings ad convert Manor House Annex to a dwelling.
- Retain existing Oast-Houses and convert to residential use with minimal external alterations.
- Convert Manor House Barn to a single dwelling.
- Demolish low quality storage buildings adjacent historic walls.
- Erect new Contemporary barn style building to the south of the Manor House to give a counterpoint to the historic barn structure to the north and frame the setting of the listed buildings. The new dwelling is located in an area that historically had large barn structures sited on.



1847 Tithe Map

Map regression (see 1847 Tithe map) demonstrates that barns historically fronted the road in this area.

Plot 40



North West Elevation



South West Elevation



North East Elevation



South East Elevation



Ground Floor Plan



First Floor Plan

EXISTING PHOTOGRAPHS



Manor Barn circa 1960 - 1970



Manor Barn - existing photograph



Oast Houses circa 1960-1970 - 4th Bay not constructed



Oast Houses - existing photograph

Manor Farm



South East Elevation



South West Elevation - showing extension



South West Elevation



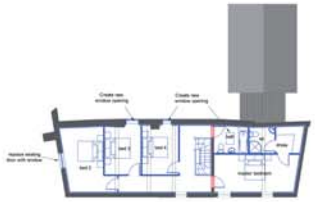
Ground Floor Plan



North East Elevation



North West Elevation



First Floor Plan

CHARACTER AREA 6.
BURNHAM HOUSE, HAYWARD HOUSE & PIKE HOUSE

EXISTING SITE PLAN



PROPOSED SITE PLAN



EXISTING PHOTOGRAPHS

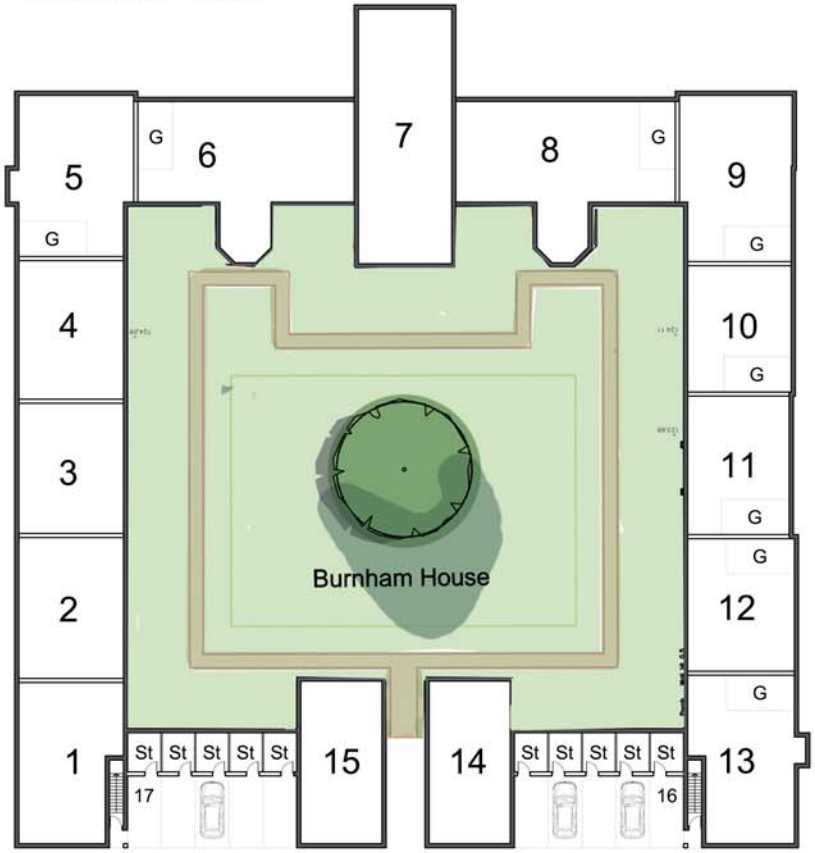








Burnham House Scale 1:200



Ground Floor Plan



Proposed Elevation



Indicative street scene of Burnham House



Typical Ground Floor Plan

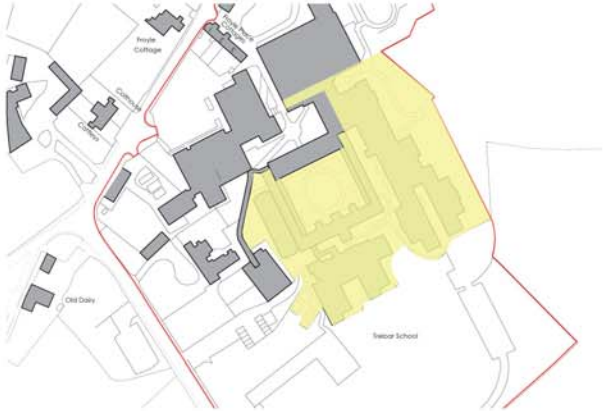


Typical First Floor Plan

- Retention of Burnham house maintains a familiar context (elegant 1950's architecture) and a link to history of the site
- Demolition of Hayward and Pike house to enhance setting of Burnham house
- Convert to residential use
- Remove low quality extensions and single storey elements
- Enhance landscape setting of building
- Create replacement frontage along northern boundary to enclose formal garden area
- Enhance road elevations to provide active frontage, with front door access

CHARACTER AREA 6.
LAND TO EAST OF BURNHAM

EXISTING SITE PLAN



PROPOSED SITE PLAN



EXISTING SITE PHOTOGRAPHS

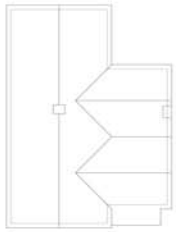





Plot 9


Ground Floor Plan


First Floor Plan


Roof Plan


Garage Plan

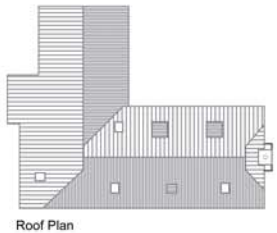
- Remove existing buildings that have a continuous building line and replace with low density dwellings with gaps between.
- Burnham House provides the higher skyline focus beyond the new housing, when viewed from the wider parkland setting.
- Enhanced landscape planting
- Dark skies lighting strategy (no street lights)

Plot 11


Ground Floor Plan


Firrst Floor Plan


Second Floor Plan


Roof Plan

Plot 9


Front Elevation


Rear Elevation


Flank Elevation


Flank Elevation


Front Elevation Rear Elevation Flank Elevation Flank Elevation

Plot 11


Front Elevation


Rear Elevation


Flank Elevation


Flank Elevation

CHARACTER AREA 7.

LAND TO THE SOUTH OF PIKE HOUSE

EXISTING SITE PLAN



PROPOSED SITE PLAN



EXISTING PHOTOGRAPHS









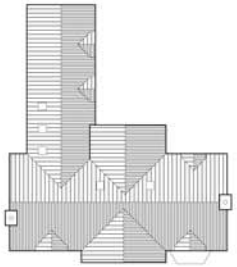
Plot 3 Scale 1:200



Ground Floor Plan



First Floor Plan



Roof Plan

Plot 5 Scale 1:200



Ground Floor Plan



First Floor Plan



Second Floor Plan



Indicative street scene of plot 3

- Remove existing buildings
- Create low density development within development boundary fronting the approach road, to help maintain the character of the area
- Dwellings sit below the mature tree line which give an overall skyline backdrop to this part of the site
- Proposed buildings sited within extent of existing hardstanding
- Extent of site visible on approach, through existing gateway is Plot 3 running east Proposed Plots 1 and 2 are screened by existing boundary condition
- Enhanced landscape planting to reinforce the sylvan setting



Indicative street scene of plot 5

APPLICANT'S PREVIOUS DEVELOPMENTS

HISTORIC BUILDINGS

The applicant has extensive experience in developing and renovating historic and listed buildings, to a very high standard

COUNTRY CLUB - TORQUAY












WISPERS PARK- HASLEMERE





MANOR HOUSE - TORQUAY

