



Rosemead, Bedhampton

Heritage Statement

Introduction

This document has been produced in support of a householder planning application for a rear and flank extension, together with a new bay window, to an existing property in Edward Gardens, Bedhampton.

The extensions are to provide a larger kitchen / garden room at the rear, together with a home office and utility area to the East side of the property. The house is located within the Old Bedhampton Conservation Area and this statement will explore the impact the proposals may have upon the house and the character of the area surrounding the site.

Site Description

The property is one of four detached houses on the north side of the cul-de-sac, with the road wrapping around the West and North sides of a local listed building known as The Manor. It is a pleasant leafy area with a rural ambience. Please refer to the maps overleaf for the site location in the context of the Conservation Area and its relationship to the listed building.

The property is on the North boundary of the Conservation Area, with the rear of the house facing outwards from it. Consequently, the Edward Gardens elevations are of higher importance, providing an element of the setting to The Manor. Any additions and extensions fronting this road must take care to preserve and contribute to this character.

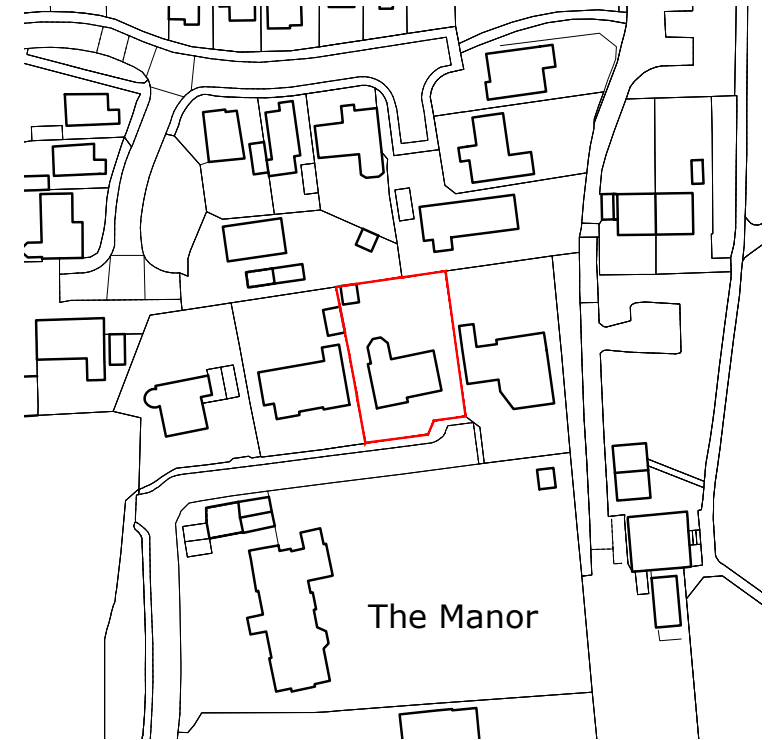
Summary of Proposals

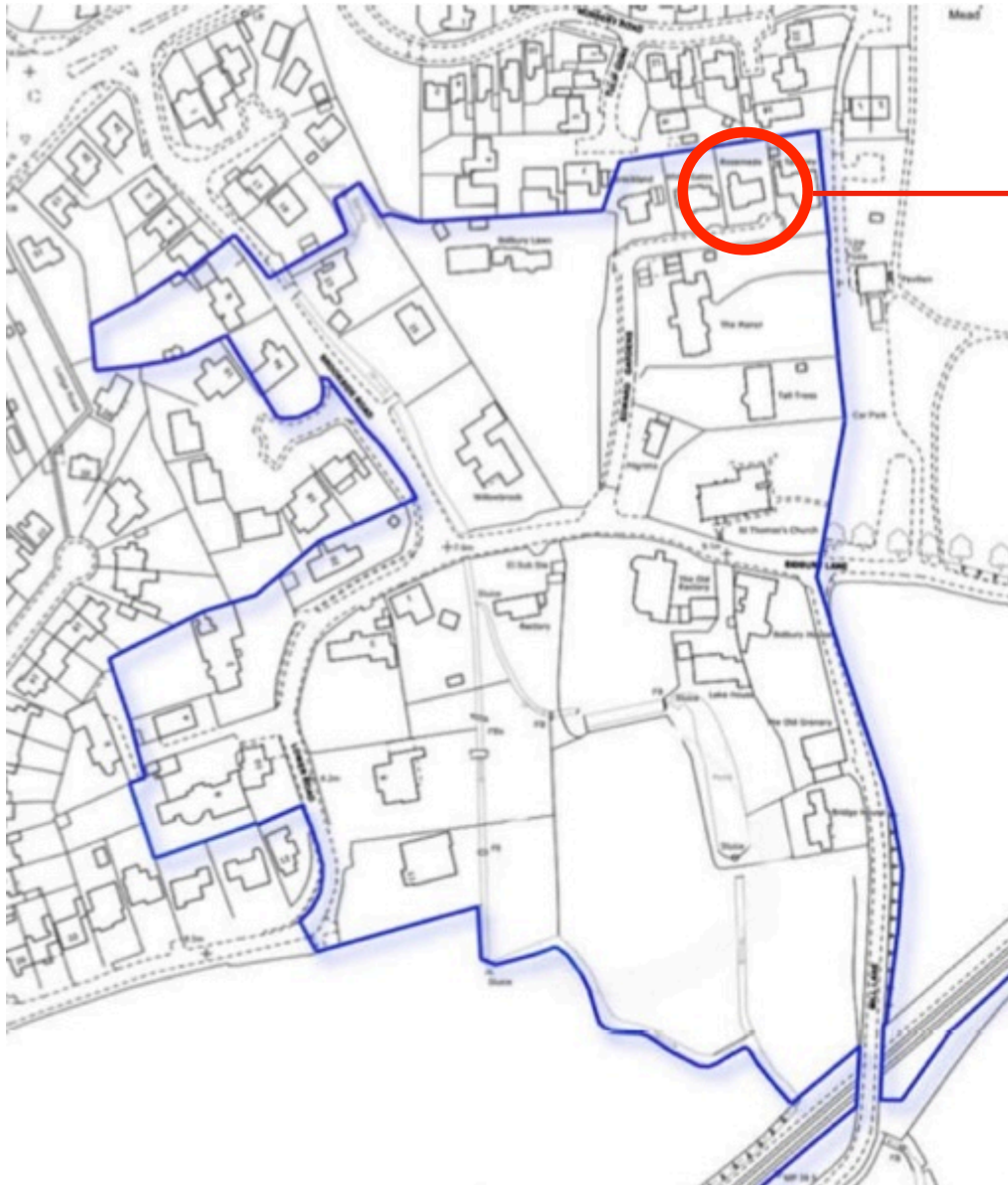
It is proposed to open up the rear of the ground floor plan and add an extension, in the modern style, for the full width of the house and to a depth of 3.5m. The enlarged area will accommodate an improved kitchen space, with an open plan living / dining room set beneath large roof lights.

The flank extension, accommodating the office and utility spaces, is to be set back from the frontage and will take a simple, mono pitched, roof form of a matching brick and roof tile. The garage door, currently providing access to a small store, is to be removed and replaced with a bay window of a matching style to the existing window on the west side of the house.

An access path is to be retained between the flank extension and the boundary. The scale and style of the extension will be very much in keeping with the prevailing character of the street.

In conclusion, we believe that the alterations proposed both preserve and enhance the character of the Conservation Area and should prove capable of officer support.





Site
Location



Heritage Assets Map - listed buildings coloured red



The front elevation on Edward Gardens



The existing rear elevation of Rosemead



The existing garage entrance and side access to Rosemead from Edward Gardens



The existing West boundary and relationship with White Gates



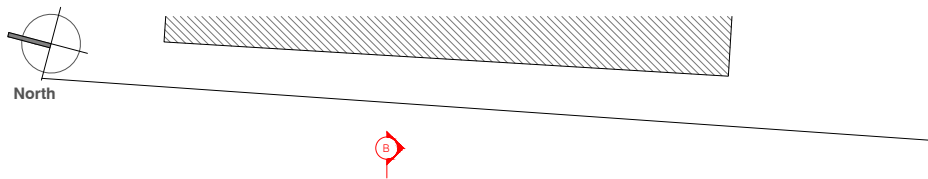
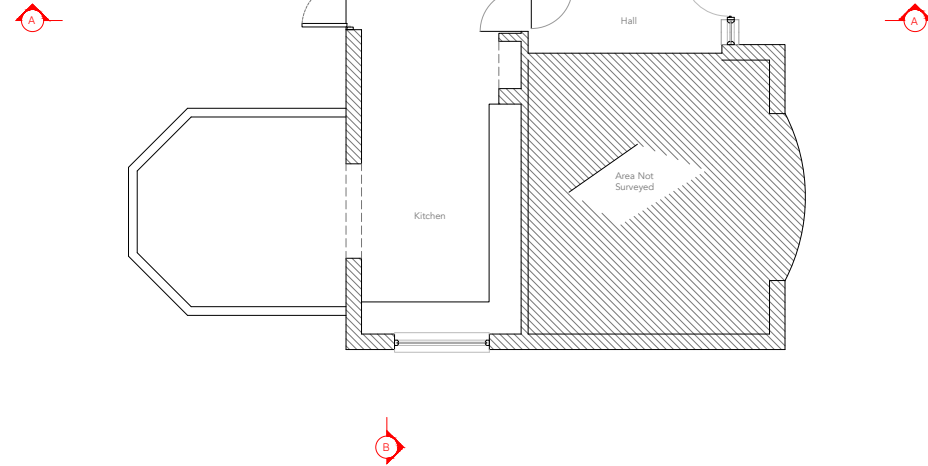
The existing West boundary and relationship with The Spinney



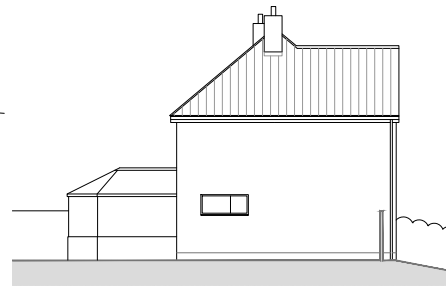
Rosemead and The Spinney



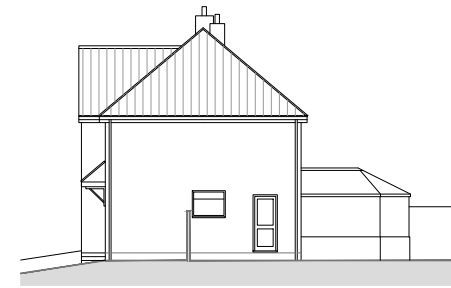
Rosemead in the context of Edward Gardens



Existing Ground Floor Plan _ 1:50



Existing West Elevation _ 1:100



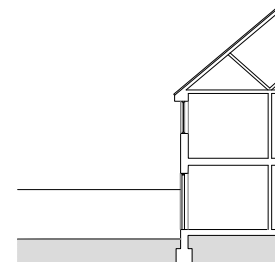
Existing East Elevation _ 1:100



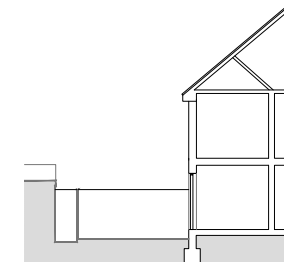
Existing South Elevation _ 1:100



Existing North Elevation _ 1:100



Existing Section AA _ 1:100



Existing Section BB _ 1:100

Scale: 1:50@A1



notes

Permission is granted to scale from this drawing for the purpose of Local Authority Planning Approval only. In all other circumstances, DO NOT scale from this drawing, please contact this office for any additional information required. Contractors, Sub Contractors and Suppliers are to check all relevant dimensions and levels of site and building before commencing any shop drawings or building work.
Ordnance Survey information is reproduced under Crown Copyright 2016 ©. All rights reserved. Licence number 1000047474
This drawing is the copyright of D84 architects ltd ©

RIBA 
Chartered Practice

P1 Preliminary Issue	25.04.25
revisions	date

Project
**Rosemead, Edwards Gardens
Bedhampton**

Title
**Existing Floor Plan, Sections
and Elevations**

Status
PRELIMINARY

Drawn	Checked	Date
KR		Apr '25

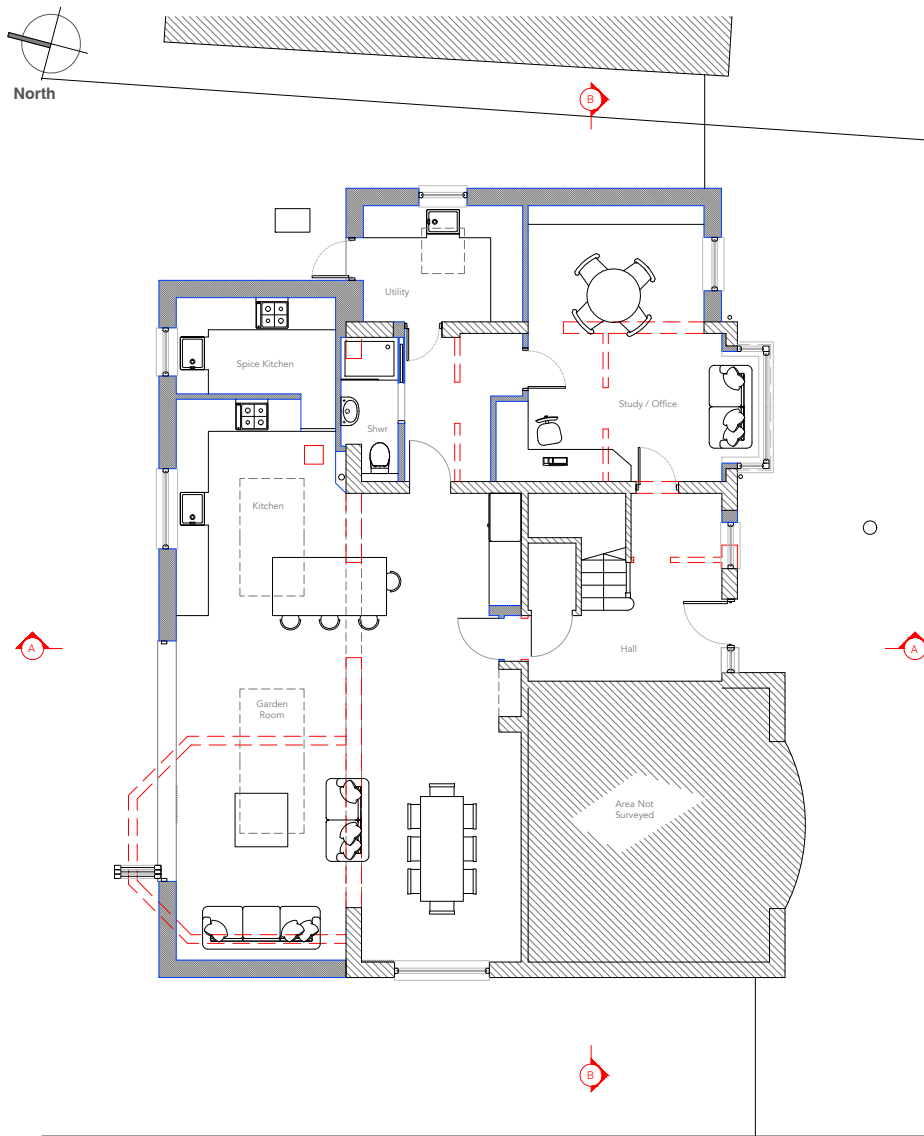
Project No.	Scale
D8425_17	varies@A1

Drawing No.	Rev
D8425_17/05	P1

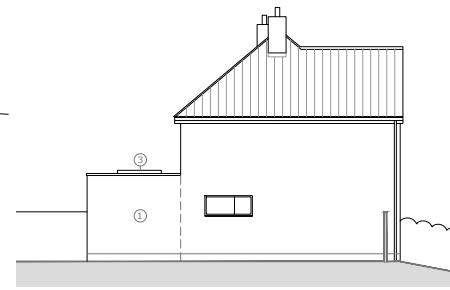
D84

CHARTERED ARCHITECTS

Telephone	Email
+44 (0)2392 177850	mail@D84architects.co.uk
	Web
+44 (0)7790 322989	www.D84architects.co.uk



Proposed Ground Floor Plan _ 1:50



Proposed West Elevation _ 1:100



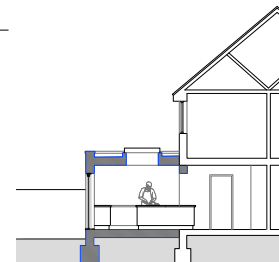
Proposed East Elevation _ 1:100



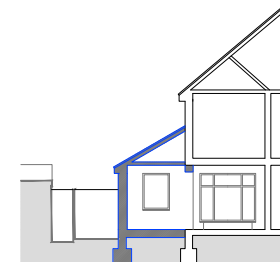
Proposed South Elevation _ 1:100



Proposed North Elevation _ 1:100



Proposed Section AA _ 1:100



Proposed Section BB _ 1:100

- ① Rendered masonry rear extension with parapet roof
- ② Flank extension in brick to match existing
- ③ Flushglaze rooflight
- ④ Bifold door to client selection
- ⑤ Bay structure with brick and window to match existing
- ⑥ Flank extension roof tile to match existing

Scale: 1:100@A1



Scale: 1:50@A1



notes

Permission is granted to scale from this drawing for the purpose of Local Authority Planning Approval only. In all other circumstances, DO NOT scale from this drawing, please contact this office for any additional information required. Contractors, Sub Contractors and Suppliers are to check all relevant dimensions and levels of site and building before commencing any shop drawings or building work.
Ordnance Survey information is reproduced under Crown Copyright 2016 ©. All rights reserved. Licence number 1000047474
This drawing is the copyright of D84 architects Ltd ©

RIBA 
Chartered Practice

Walls

-  Existing structure (retained)
-  Existing structure (demolished)
-  New Construction

P3	Issued for Planning	23.07.25
P2	Window amended	15.07.25
P1	Preliminary Issue	08.07.25
revisions		date

Project

Rosemead, Edwards Gardens
Bedhampton

Title

Proposed Floor Plan, Sections
and Elevations

Status

PRELIMINARY

Drawn	Checked	Date
KR		Jul '25

Project No.	Scale
D8425_17	varies@A1

Drawing No.	Rev
D8425_17/10	P3

D84

CHARTERED ARCHITECTS

Telephone
+44 (0)2392 177850
+44 (0)7790 322989

Email
mail@D84architects.co.uk
Web
www.D84architects.co.uk