

HERITAGE, DESIGN AND ACCESS STATEMENT

**PROPOSED SINGLE STOREY EXTENSION TO CREATE
GYM AND HOME OFFICE AND NEW ENTRANCE GATES**

at

Hoe Moor House
Dodwell Lane
Bursledon
Southampton
SO31 1AB

for

MR AND MRS N WILSON

by

Coast Architecture Ltd

June 2023

1.0 THE EXISTING SITE

- 1.1 Hoe Moor House is a detached Grade II listed building located in Dodwell Lane, Bursledon. The house was listed in 1998 and is described as follows by British Listed Buildings: *House. Circa 1830s. Buff-coloured brick with stone dressings. Slate hipped and gabled roof. Axial stacks with groups of diagonally-set and polygonal shafts. PLAN: Asymmetrical plan with entrance on the north front and garden front to south. Tudor style. EXTERIOR: 2 storeys. Asymmetrical 3-bay north entrance front with gables left and right, the right projecting, the gables with stone coping, kneelers and moulded strings; 2 and 3-light moulded mullion windows with hoodmoulds and small-pane casements on first floor; at centre first floor a gabled oriel with moulded corbelling and 3-light window with 3-centred arch lights, below is a 3-bay brick porch with Tudor arches. 2-bay left-hand [E] return and 3-bay rear [S] garden front with similar gabled oriels with moulded corbelling, 3-light windows with 3-centred arch lights and loops in the gables; ground floor bay windows with moulded cornices, those on south elevation canted. INTERIOR: Intact joinery, including panelled doors, moulded architraves and window shutters; moulded plaster ceiling cornices, chimneypieces and staircase.*
- 1.2 The house is accessed via a private road leading off of Dodwell Lane which is bordered by several other large houses. The main entrance is on the north-west elevation and includes a large gravel driveway area and various trees and shrubs. The north-east and south-west elevations of the house overlook the gardens and countryside beyond largely due to its raised position.
- 1.3 The house was extended around 1999 when the existing garage was demolished and a new extension was built that incorporates a double garage, store and living accommodation (L/35419/001/00). Recent planning history also includes planning permission and listed building consent in 2017 for the 'Erection of detached two storey outbuilding, single storey side extension, erection of 2.4m high brick wall, installation of outdoor swimming pool, replacement of existing tennis court with surface (F/16/79093).



Fig.1 – Photograph of Hoe Moor House north-west elevation with garage extension on the right.



Fig.2 – Photograph showing the garage extension at Hoe Moor House.



Fig.3 – Photograph showing area to the side of the garage extension.



Fig.4 – Photograph showing the area to the side of the garage extension.



Fig.5 – Photograph showing the 'link' between the garage extension and the main house.



Fig.6 – Photograph looking north showing the existing entrance from the private road on to the gravel driveway at Hoe Moor House.



Fig.7 – Photograph taken from the private road looking south towards the entrance with Hoe Moor House in the background.

2.0 PROPOSAL

- 2.1 The proposal is to erect a single storey extension that is attached to the side of the garage extension and to install new entrance gates to the driveway. The extension will include a gym, home office and wc/shower room. Externally, it has been designed to be in contrast to the style and character of the house by using more contemporary materials and design features. This is intended to still compliment the overall appearance of the house, whilst being sympathetic to the surrounding area.
- 2.2 The proposed extension will comprise of external cladding, black framed crittall windows and doors, as well as a flat single ply membrane roof which will include a matching perimeter capping to the overhang. Its height and proportions have been designed to be subservient to the main house and adjacent garage extension.
- 2.3 The entrance gates will be located where the existing private road meets the gravel driveway. They have been designed to be sympathetic to the surrounding area and are similar in size and appearance to other gates located along the private road. There are structural posts on either side of the double gates which will be electronically operated for easy access and exit. Additional planting will also be added to help soften their appearance.

3.0 ACCESS

- 3.1 Disabled Access – The alterations to the property will comply with Part M where applicable.

4.0 CONCLUSION

- 4.1 The proposed single storey extension is located in the same area of the site as the previous permission for a two-storey outbuilding. However, in contrast it is much smaller in size and is much more sympathetic to the house and garage extension. Its more contemporary appearance will deliberately set it apart from the style and character of the house, whilst still being sympathetic and enhancing its overall appearance.
- 4.2 The proposed new entrance gates are similar in size and style to other neighbouring properties and will complement the approach to Hoe Moor House.