

Heritage, Design and Access Statement
44 Winchester Street, Botley, Southampton. SO30 2AA.

Proposed erection of rear extension and associated works.

This Heritage, Design and Access Statement accompanies a Householder Planning Application submission to Eastleigh Borough Council Planning Authority; prepared by The Steven Barlow Partnership (TSBP Architecture) on behalf of Mr. and Mrs. Phillips and is submitted in support of a Householder Planning Application for the erection of a rear extension and associated works, including renovation works to existing windows and double doors.

The application site is located on the east side of Winchester Street between the Botley Fire Station and 42 Winchester Street. The application property comprises a large two-storey detached dwelling dating from c.1840 and is located within the Botley Conservation Area (Zone 4 – Winchester Street).

Several properties in the Conservation Area in Winchester Street are listed:
Winchester Street (east side) No.'s 2, 4, 8, 38 (Hope House) and
Winchester Street (west side) No. 3, 5, 7, 19.

It is considered the Listed Buildings stated above will be unaffected by the proposed works.

Proposed Works -

The original frames to the remaining existing windows and external doors (to frontage) are to be retained, with the single glazed units replaced with new double glazed units.

The remaining works involve the construction of a part single and part two-storey full width rear extension, at a maximum depth of 4m from the original rear external wall of the property.

The Gross Internal Area (GIA) of the new extension at ground floor level is 37m² and at first floor level 23.72m², totalling 60.72m² (GIA). The maximum height of the single storey element to top of parapet wall coping stonework would be 4m. The first-floor level eaves height is to match existing, with the new ridge level slightly lower than the existing main pitch roof forming a subservient extension to the host dwelling.

The extension is to comprise of an open plan kitchen, dining, snug area and a playroom, with an additional bedroom with en-suite at first floor level accessed off the existing staircase; under a 'Plain' tile pitched roof.

The new exterior walls are to comprise of facing brickwork to match in type, colour and texture, those of the existing original dwelling as far as practicable. New windows are to be double or triple timber framed vertical sliding sash windows, set in appropriate reveals with a white framework colour.

At ground floor level new external doors are to comprise of double or triple glazed aluminium framed doors, set in appropriate reveals, with a dark grey/anthracite colour framework.

Several trees are listed for removal which will form a separate planning/tree removal application to the Local Authority. This application is to be accompanied by an application site plan and tree report/statement.

A new set of timber driveway gates are to be installed as part of the proposed works. The existing car parking arrangements would be unaffected by the proposed extension works and would remain as existing.

In conclusion, the proposed application works are designed to satisfy the various applicable policies; to reflect and respect the immediate surrounding properties. The plans, elevations and details submitted as part of the planning documents illustrate the design principles adopted would result in an appropriate form of restoration and extension works that would preserve the character and appearance of the property and the Botley Conservation Area.