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architecture

DESIGN, ACCESS & HERITAGE STATEMENT

FOR

**10 SOUTHLEIGH ROAD
WARBLINGTON, HAVANT
HAMPSHIRE, PO9 2RS**

Client

Ms S Pennington & Mr C Pope

Job No. 11031

**DESIGN, ACCESS & HERITAGE STATEMENT
FOR
10 SOUTHLEIGH ROAD, WARBLINGTON
HAVANT, HAMPSHIRE, PO9 2RS**

Site Address 10 Southleigh Road, Warblington
Havant, Hampshire, PO9 2RS

Applicant Ms S Pennington & Mr C Pope

1.0 Introduction

1.1 This Design, Access & Heritage Statement is in support of a Planning Application to construct a new timber framed building in the garden of a Grade II listed building for use as a garage, store and home office.

1.2 Reference should be made to the planning submission drawings for details of the proposals, ref:-

- 11031-101C - Site Plan
- 11031-100A - Location Plan
- 11031-103D - Plans & Elevations
- 11031-104A - Street Elevation
- Design, Access & Heritage Statement

2.0 List Description

2.1 Grade: II
Date Listed: 21 July 1975
English Heritage Building ID: 135495
OS Grid Ref: SU7271106234
OS Grid Co-Ords: 472709, 106229

2.2 10 Southleigh Road, Warblington is a former symmetrical pair of cottages - C18. Brick, with a thatched roof, 2 storeys, 4 windows. Hipped roof, extending to lower eaves at the end outshots, catslide at the rear. Red brick walling in Flemish bond with blue heads, up to a former eaves level, and above this red brickwork in Flemish bond; boarded walling to the outshots, casements, 2 plain boarded doors.

3.0 Proposed Development

3.1 The proposal is to construct a new timber framed building in the garden of a Grade II listed building for use as a garage, store and home office incidental to the existing building.

3.2 Ground Floor

Storage and garage accommodation will be provided at ground floor level with a staircase accessing the first floor.

3.3 First Floor

The first floor accommodation will consist of a home office and storage with velux rooflight to the rear elevation.

3.4 Exterior

The external walls will be of timber frame construction with weather boarding to match boarding on the cottage.

4.0 Assessment of Setting/Surroundings

- 4.1 The cottage is located in a residential area of mixed properties, fronting onto Southleigh Road. The rear of the site backs onto the Avenue Tennis Club. The cottage is set in its own garden with lawned area to the north, cottage garden to the west (front), small terrace to the rear (east) and vegetable garden and vehicular gravel drive to the south.

5.0 Consultation

- 5.1 We have held discussions with Rachael Hebden at Havant Borough Council Planning Office.

6.0 Design

- 6.1 The proposed building will be located to the South East corner of the site, behind the front line of the cottage utilising the existing drive area and vehicular access.
- 6.2 It is proposed to use stained timber weather boarding to the external walls, set off a brick plinth. The roof will have plain tiles.

7.0 Access

- 7.1 Pedestrian access to the site is from Southleigh Road via the existing gate. Vehicular access is from the south as existing. There will be paved access to the front door and rear door and from the gravel drive.
- 7.2 Access for the disabled will be provided in accordance with the requirements of the Building Regulations.
- 7.3 Emergency access is fully available from Southleigh Road.

8.0 Heritage Statement

8.1 Setting

The cottage is located in a residential area of mixed properties, fronting onto Southleigh Road. The rear of the site backs onto the Avenue Tennis Club. The cottage is set in its own garden with

lawned area to the north, cottage garden to the west (front), small terrace to the rear (east) and vegetable garden and vehicular gravel drive to the south.

8.2 Significance

Historic - the property was once a symmetrical pair of cottages C18.

Cultural - there are no known community functions on the site.

Architectural - the property is an 18th century thatched cottage with hipped roof extending to lower eaves at the outshots, with rear catslide roof. The front elevation is in red brick walling in Flemish bond with blue headers up to a former eaves level, with red brick walling above this in Flemish bond.

Archaeological - there are no known archaeological details close to the site.

8.3 Features

Special features that are relevant are the existing facing brick walls and chimney stack which are to be retained.

8.4 Impact

The proposed building is set away from the cottage, in the South East corner of the site and behind the line of the cottage. The new building will sit in front of the large brick elevation to the Avenue Tennis Club.

9.0 History

Planning consent was granted for this garage, store, home office building in 14 May 2012 – APP/12/00070. This has now lapsed and we are applying to renew this approval