

61 Esher Grove, Waterlooville. Hampshire PO7 6XG
PROPOSED EXTENSION and ANNEXE
All to become a dwelling to support multi-generational living under single ownership.

DESIGN STATEMENT & PHOTOGRAPHS

To set 61 Esher Grove in context relevant photographs (with a key to the location from which they were taken) are appended to this document.

Proposed Scope:

The proposed works to the main dwelling house include:

- the removal of the single storey front/side extension (which extends in an ad-hoc manner into the western garden).
- rationalization of the existing front dormers and rooflights to create cleaner design lines in a more contemporary form.
- creation of a modest front hall extension integrally designed within the Front Elevation
- incorporation of the rear dormer within the roof envelope.

As the plot is generous by local standards, the proposals seek to enlarge a single garage which is currently sited in the eastern garden / driveway – subsuming this into an extended Garage / Annexe.

Site / Plot:

Currently there are generous ancillary / garden spaces to the west and east of the Main Dwelling. These proposals seek to improve the utilization of the large plot with the creating of an enlarged Garage / Annexe to the east of the main dwelling – the remainder of this land being committed to car parking and utilitarian functions (being linked directly to the Utility Room).

The western side of the plot, itself generous in proportion, would form a private garden to support both the main house and the Annexe (surrounded on the south; west and north by established / mature hedges).

Street Scene:

61 Esher Grove has the fortunate location of being a corner plot (to Esher Grove and Summermead Drive).

There is considerable space separation to the neighbour 59 Esher Grove (to the east).

Esher Grove is a wide road with grass verges and pedestrian footpaths to both sides – providing good separation from the property to the north (which is actually located in Summermead Drive – being number 2). Number 2 does not relate to any properties in Esher Grove as it is orientated to front Summermead Drive (refer to drawing 1254_08).

To the south The Falcon Public House is a significantly larger two-storey property and is set at a distance with a dominant gable (without windows) facing the applicant's property.

Building Lines:

With reference to drawing 1254_08:

As denoted by the magenta line: the front façade of 61 Esher Grove (as existing) sits in front of the general building line to properties to the east. In the context of the site the relationship of no 61 to these properties is broken by the distance to no 59 and the substantial mature perimeter hedge (which the applicants propose to retain in perpetuity).

As denoted by the green line: the west façade of no 61 relates very loosely to the distant property no 4 Summermead Drive – this relationship is unchanged by proposals.

Scale / Mass:

The proposed design has been developed to provide a low rise two-storey dwelling. The ridge of the proposed is very similar to the height (and line) of the existing ridge.

To create a sense of entrance, and offer the space in the Hallway to accommodate shoes and coats, the proposed entrance has been pulled forward of the existing façade. This measured and considered feature creates articulation of the façade (visual interest) although would be masked at ground level by the existing mature hedge which the applicants propose to retain as part of their privacy screen from the street.

Occupation:

The proposed dwelling will remain under the sole ownership of the applicants.

Bedrooms 1 to 3 support the applicants and their 2 pre-teen children.

Bedroom 4 offers intermittent accommodation for a non-dependant adult sibling.

Bedroom 5 / Study (with WC; basin and shower available from the Hall) at Ground Floor suitable to support long part time stays by an elderly single parent (otherwise living part time overseas).

The Annexe has a small breakout space; WC; basin and shower; and a gallery bed-space tucked into the roof space – designed to provide full time accommodation for a teenage dependant sibling.

All occupants would be reliant on and would utilize:

- o food prepared in the main family Kitchen (only 1 Kitchen akin to the rulings for a single rateable property).
- o primary living space in the Day Room and Lounge.
- o having Laundry processed in the Utility / Laundry / Larder
- o a single family garden to the west of the Main Dwelling.

The Annexe:

Would share services (Electricity; Water; Sewerage Connection) with the Main Dwelling – there will be no sub metering.

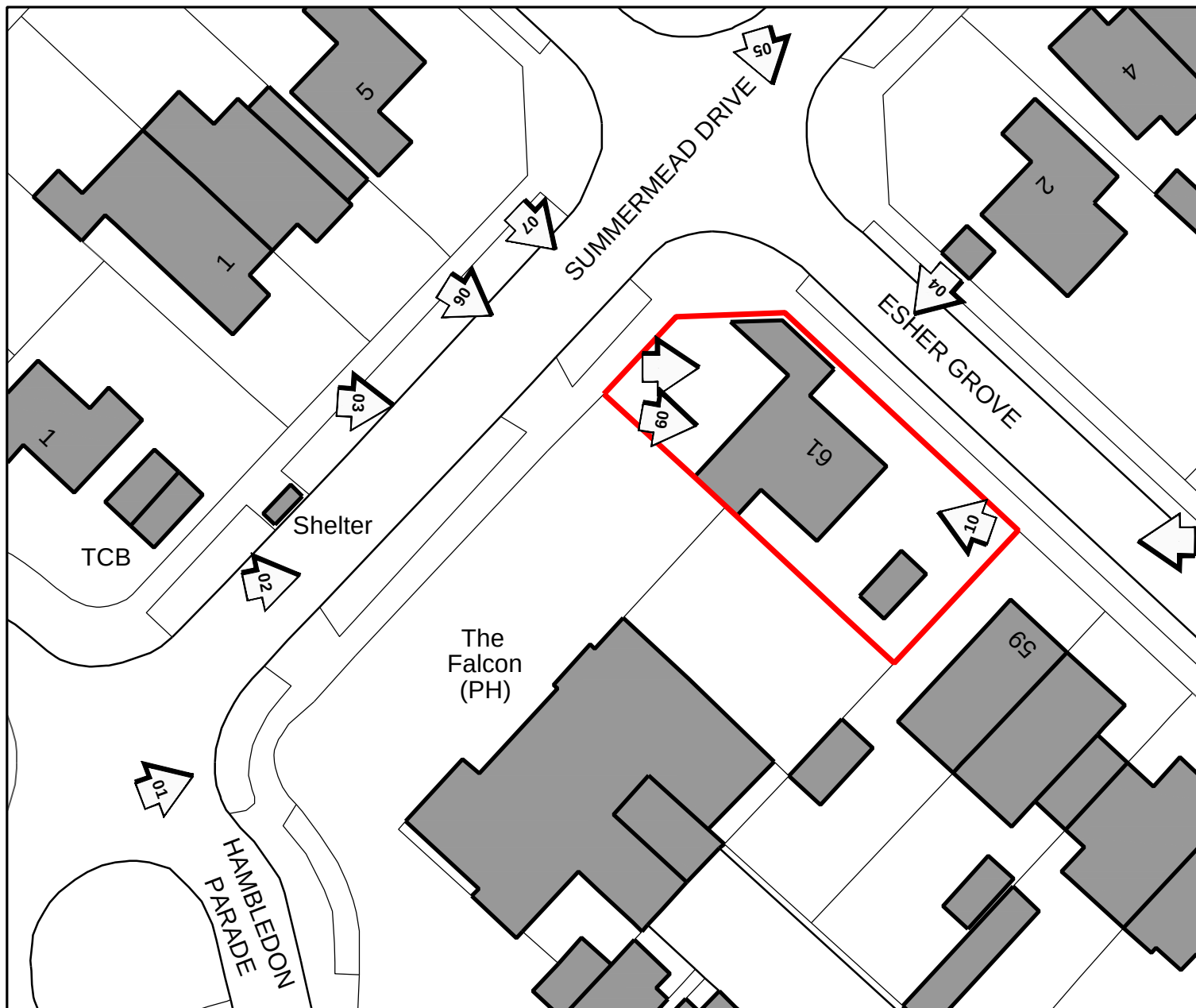
Is not large enough to have its own Kitchen (so cannot operate as a functional dwelling independently of the Main House).

Is ancillary to the Main House in all ways.

Parking:

Drawing 1254_07 denotes 3 number 2.4m x 4.8m car parking spaces to the east of the main dwelling.

Drawing 1254_20 also shows 2 number garages which are in excess of 2.4m x 4.8m providing additional onsite car parking potential.



KEY TO PHOTOGRAPHS





01_IMG_0406_Looking North East from Hambledon Parade junction



02_IMG_0410_Looking North East Across The Falcon Car Park



03_IMG_0411_61 Esher Grove South and West Facades



04_IMG_0416_61 Esher Grove North and East Facades



05_IMG_0461_61 Esher Grove North and West Facades



06_IMG_0492_61 Esher Grove West and South Facades



07_IMG_0493_61 Esher Grove West Facade



08_IMG_0985_West Facade and Outbuilding from Garden



09_IMG_0986_West Facade from Garden



10_IMG_1086_East and North Facade from Driveway



11_IMG_1094_North Facade Obscured by Hedge