



ARCHITECTS

BBD Architects Ltd
Horsefair Arch
The Horsefair
Romsey
SO51 8EZ

01794 524200
info@bbd-architects.co.uk

1650: Design & Access Statement

Planning application for
Church House, Catherington Lane, Waterloooville PO8 0TE

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Director: Laurence Wright BA (Hons) Dip. Arch. ARB. RIBA

Website: www.bbd-architects.co.uk

Company number: 5858914

The Architects in this practice are registered as such under the Architects Act 1997

Church House, Catherington Lane



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This document discusses the proposed development at Church House, Catherington Lane, Waterloooville.

The site is a small ancillary store that serves the main dwelling of Church House. The site is accessed directly from Catherington Lane and adjoins a car port as well as an annexe and store to the north west corner of the property boundary.

The proposed scheme maintains the existing external fabric of the store whilst updating the internal appearance to provide good thermal performance and a space to be used for rented/holiday accommodation.



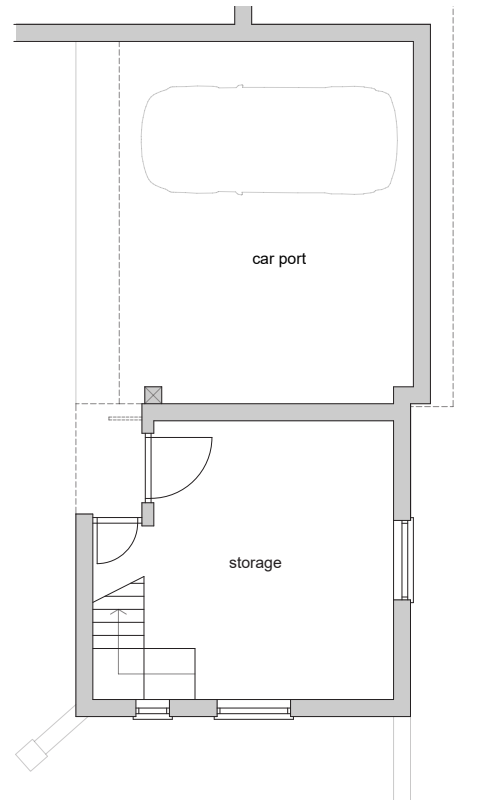
Site Overview ▲

Introduction

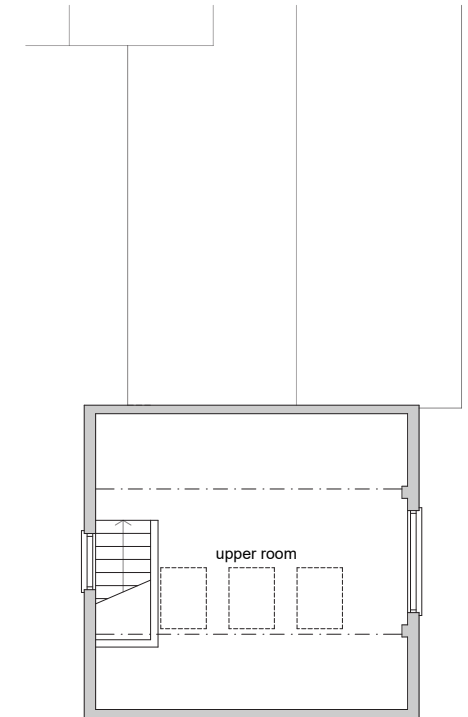
The building is a 1.5 storey space with usable loft space above a storage area.

The ground floor features a number of openings, notable two main doors to enter the building on the southern elevation. Windows overlook both Catherington Lane and the field to the north (also owned by the client).

Above is a small loft space with windows on the north and south elevation to make the most of the vantage point. The loft space is basked in natural light with the windows as well as three existing rooflights. The internal finish of the existing building is painted plaster on the ground floor and exposed timber frame above, highlighting the poor quality of insulation currently installed. The proposed scheme will need to re-insulate the loft space above as well as to provide new insulation below to convert it into habitable space. The open-air car port to the west separates the store from an annex, further storage and other ancillary spaces.



Existing Ground Floor Plan ▲



Existing First Floor Plan ▲

Note all drawings on page are not to scale.

Existing

Church House, Catherington Lane

The proposed scheme provides two key improvements;

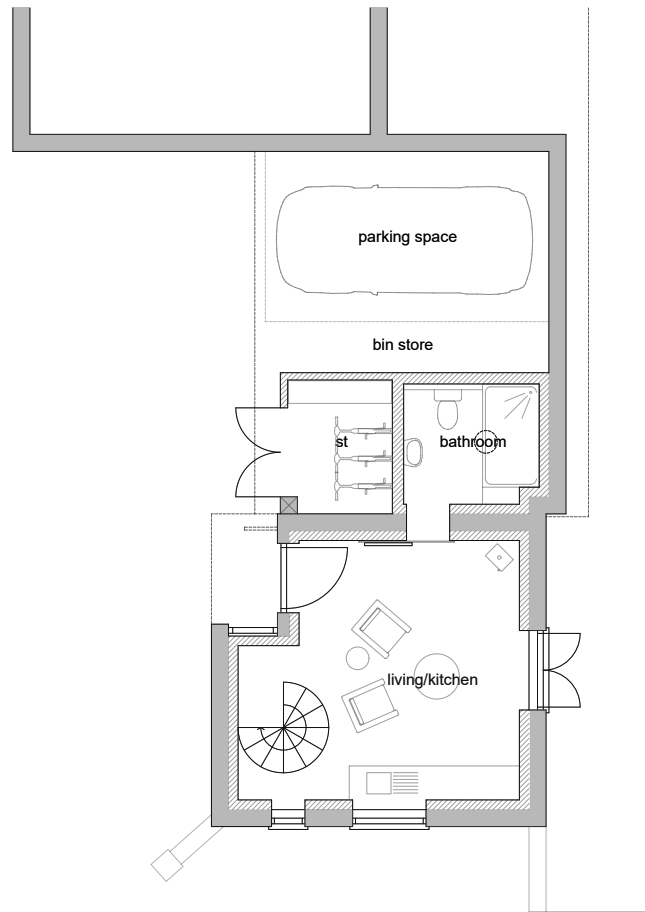
- The existing building fabric is retained, introducing new insulation and finish to the ground floor in order to improve the thermal performance. The client is keen to use this space as a B&B/accommodation in the future and a comfortable, habitable space is key to that. The first floor insulation will be removed and replaced with a new skilled finish to convert the whole building into a liveable space.
- The introduction of a new bathroom and store, borrowing from the generous car port to the west, provides the future B&B with a good sized bathroom and allows the smaller first floor to be fully occupied with a bedroom that takes advantage of the great views across the countryside. The ground floor houses a cosy living space with small kitchen and spiral staircase to maximise the usable floor space available.

The existing elevations are largely retained from the existing, the only alterations introduce a pair of French doors on the ground floor, as well as the new store visible from the driveway. This store will occupy some existing storage for the client as well as multiple bicycles.

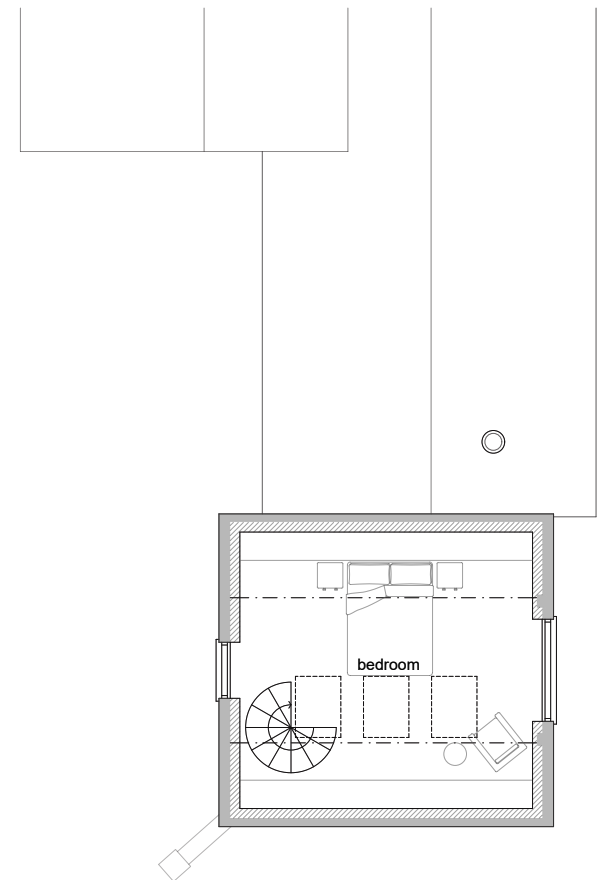
Note all drawings on page are not to scale.

Proposal

Church House, Catherington Lane



Proposed Ground Floor Plan ▲



Proposed First Floor Plan ▲

The proposal at Church House, Catherington Lane, looks to create a cosy, intimate and beautiful B&B in the heart of the South Coast. The sensitive intervention of the proposal retains the unique character of the house and offers great views out towards the surrounding countryside.



View of Church House from Catherington Lane ▲

Conclusion

Church House, Catherington Lane