

## Osborne House West - Design and Access / Planning Statement

Osborne House West is the rear portion of a substantial Georgian home divided into two dwellings many years ago. The house is located close to the centre of Liphook, hidden away and accessed by a shared tarmac driveway. It has a white rendered exterior and slate roof. The windows and doors are timber framed and of a variety of styles and ages. As is typical of such a home, the room layout is a mish mash of ideas and historical updates, and the owners intend to sort out a number of issues and anomalies with a conservative program of minor alterations.

The proposed works consist of:-

1. Repositioning and enlarging the French door access to the garden.
2. Alterations to the room layout and room repurposing on the ground and first floors.

The only visible alteration, from the outside, is the repositioning of the French doors to centralise under the bedroom window above, and the addition of two glazed panels on either side. The panels will be manufactured to precisely match the door style.

On the ground floor it is intended that the dining room becomes the kitchen and that the existing kitchen becomes a study. Also a WC will be added to part of the utility room. All water supply and drainage will be linked into existing pipework with no disturbance to the structure of the house.

A new doorway will be created to the new kitchen from the hallway and the existing one blocked up. The door, architrave and other detailing will be repurposed. Another doorway between the lounge and the new kitchen will be created. Again all architrave and detailing will be repurposed from elsewhere or crafted to match.

On the first floor one of the bathrooms will be repurposed as a bedroom and an en suite formed in a corner of bedroom one. All water supply and drainage will be linked into existing pipework with no disturbance to the structure of the house. The removal of the hot water tank in one of the cupboards will enable the creation of a laundry area. All water supply and drainage will be linked into existing pipework with no disturbance to the structure of the house.

The culmination of these changes will create an historical home fit for family life in the 21st century.