

# DESIGN & ACCESS STATEMENT



Project Title : Itchen Abbas House, Itchen Abbas Winchester Hampshire  
SO21 1BQ  
Applicants : Dr and Mrs W Rakowicz  
Date : August 2021  
Project Ref : 897

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Statement in support of Householder Planning Application

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## APPLICATION DESCRIPTION

Single storey side kitchen extension,  
Two storey rear staircase extension,  
Use of part of house as self contained accommodation.  
External Alterations

## DRAWINGS

	Site Location Plan
897 / 01	Block Plan
897 / 02	Existing Site Plan
897 / 03	Proposed Site Plan
897 / 04	Proposed Ground Floor Plan
897 / 05	Proposed First Floor Plan
897 / 06	Proposed Roof Plan
897 / 07	Proposed Elevations 1
897 / 08	Proposed Elevations 2
897 / 09	Proposed Sections
897 / s1	Existing Ground Floor Plan
897 / s2	Existing First Floor Plan
897 / s3	Existing Roof Plan
897 / s4	Existing Elevations 1
897 / s5	Existing Elevations 2

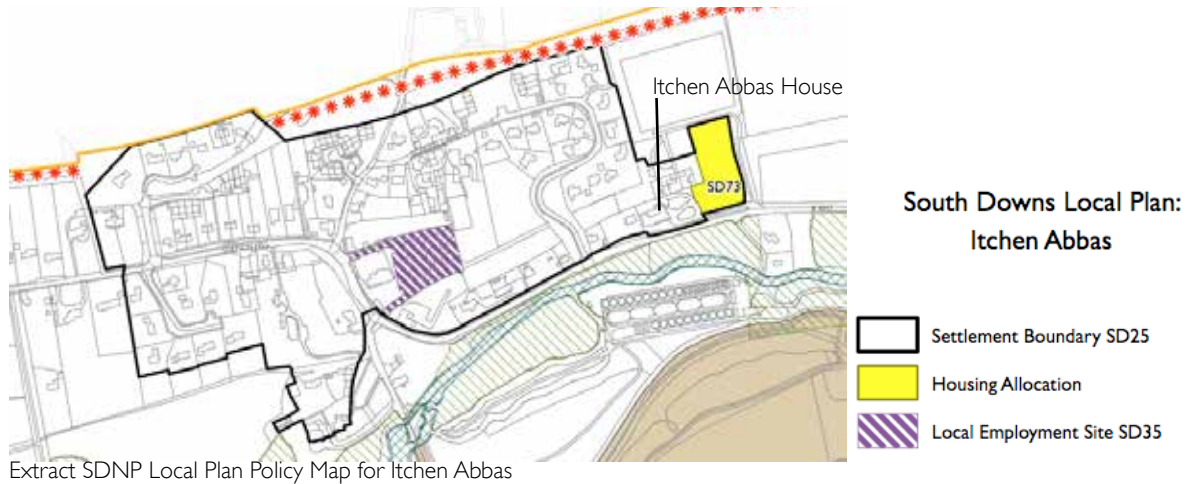
## SITE LOCATION



## BACKGROUND

Itchen Abbas House is a large detached two storey house to the east of the village. It is not listed or cited 'of special interest'.

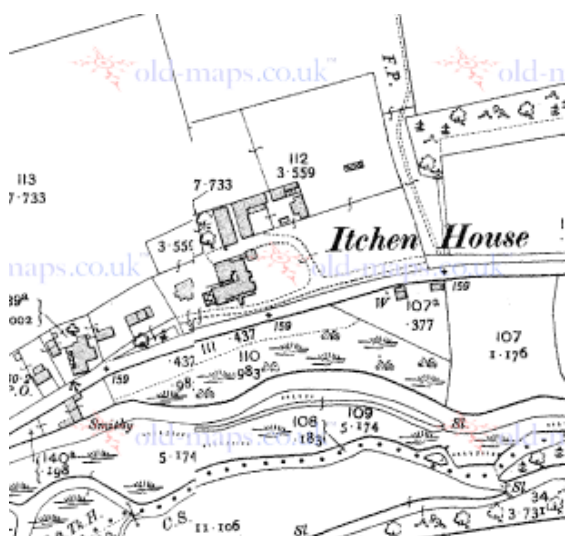
The property is within the South Downs National Park, within the Village policy boundary and not within a Conservation Area.



The 1909 OS plan identifies the property as 'Itchen House' and at that time it included Itchen Cottage and Clock Cottage, (assumed to be converted out buildings / stables) to the north plus the land to the Dower House to the east. It would appear that there was an 'in/out' access, which can still be seen on an aerial photo dating from 1947. The access was separated when the Dower House was built and now there is just one access from the east.

A later two storey wing was built to the west, judging from old OS maps at some point after 1909 and before 1947, with the ground floor used as a Ball Room, plus two bedrooms over. The style of this part differs from the main core, although rendered with a slate roof as elsewhere.

The house has been altered in places since but no major extensions and certainly not enlarged post 18.12.2002.



1909 OS



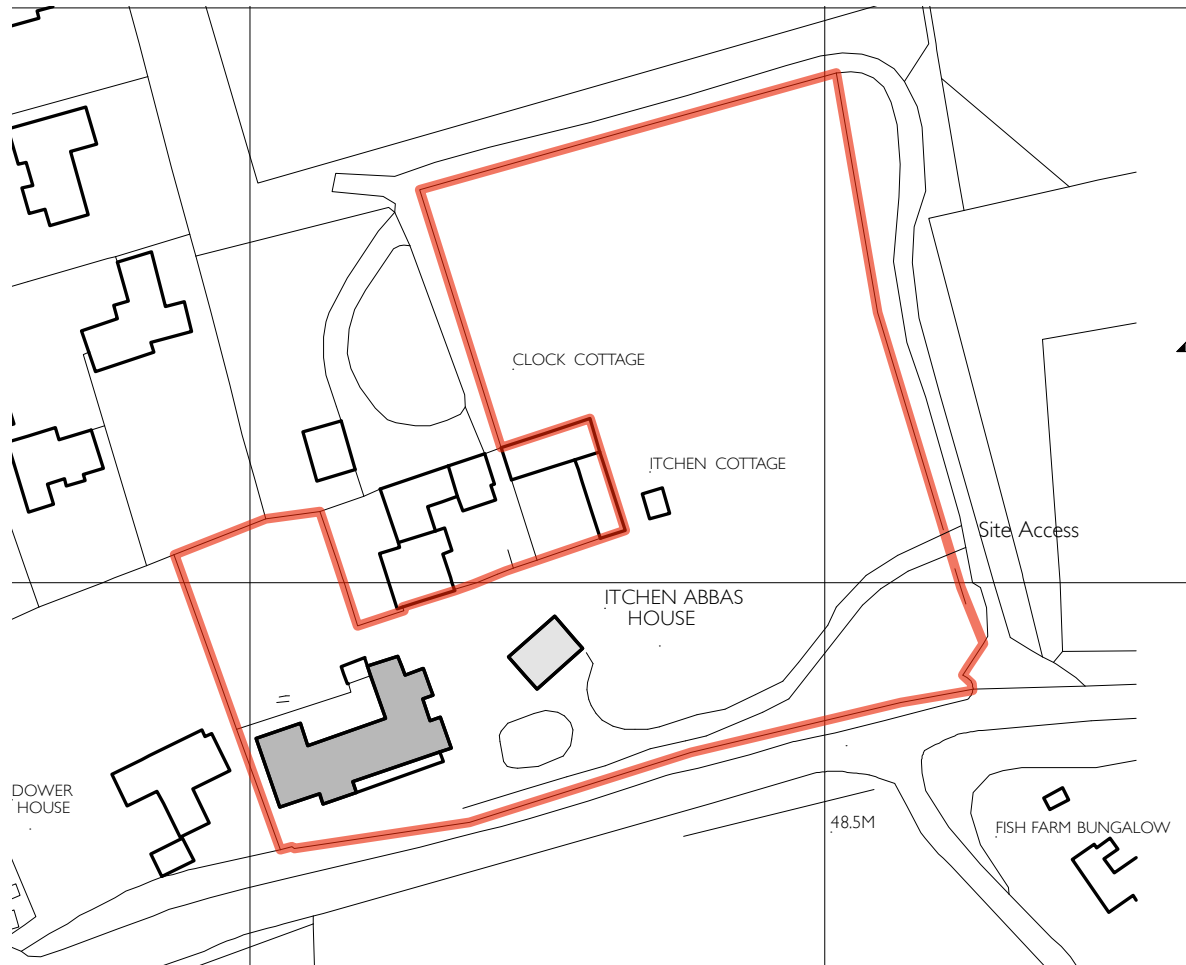
Aerial Photo circa 1947

The current curtilage to Itchen Abbas House comprises 1 hectare (2.48 acres) and the floor area of the existing house = 577 sq. metres.

The house is situated mainly to the west of the property, with a circular drive leading to an oak framed car port. There is ample driveway space for several cars plus turning.

The land slopes up from the river valley to the south, with the rear garden terraced and cut into the topography. There are no trees on the site that are significant to the proposals.

#### SITE LOCATION PLAN



Current Photo from the driveway - looking north west

## REQUIREMENTS

### 1. Ancillary Accommodation / Annexe

The applicants require accommodation for elderly parents - a 2 bedroom self-contained unit (where the second bedroom would be a study / occasional guest room).

The applicants have considered various options:

- build on and around the site of the garden shed (behind the garage),
- build over the garage,
- convert/rebuild the garage and provide alternative garaging,
- convert part of the existing house.

### 2. House Extensions / Alterations

The internal layout of the house is not very satisfactory, dating from the days of servants and lacks natural light in certain areas. There are two existing staircases, both of which are quite narrow. The kitchen is relatively small. There are also a variety of window types and styles.

The requirement, therefore, is to provide a master plan for the re-ordering of the house, introducing as much light as possible, improving the main staircase and extending kitchen / family area.

## PROPOSALS

On the basis that the existing house has excess floor area to the families' requirements, it has been decided to utilize part of the existing house for the elderly parent's annexe. Furthermore, it has not been easy to find a suitable location for a new building that is close to the house and will not be construed as a separate dwelling.

The former 'Ball Room' wing to the west is well suited for this purpose, with the addition of a new entrance plus staircase. The wing can be self contained, whilst also connected to the house at both ground and first floor levels. The annexe would have 2 bedrooms + 2 bath / shower rooms but designed so that the second bedroom can be used by guests of the parents or the family.

The alterations to form the annexe would be carried out at the same time as the proposed re-ordering of the remaining parts, namely:

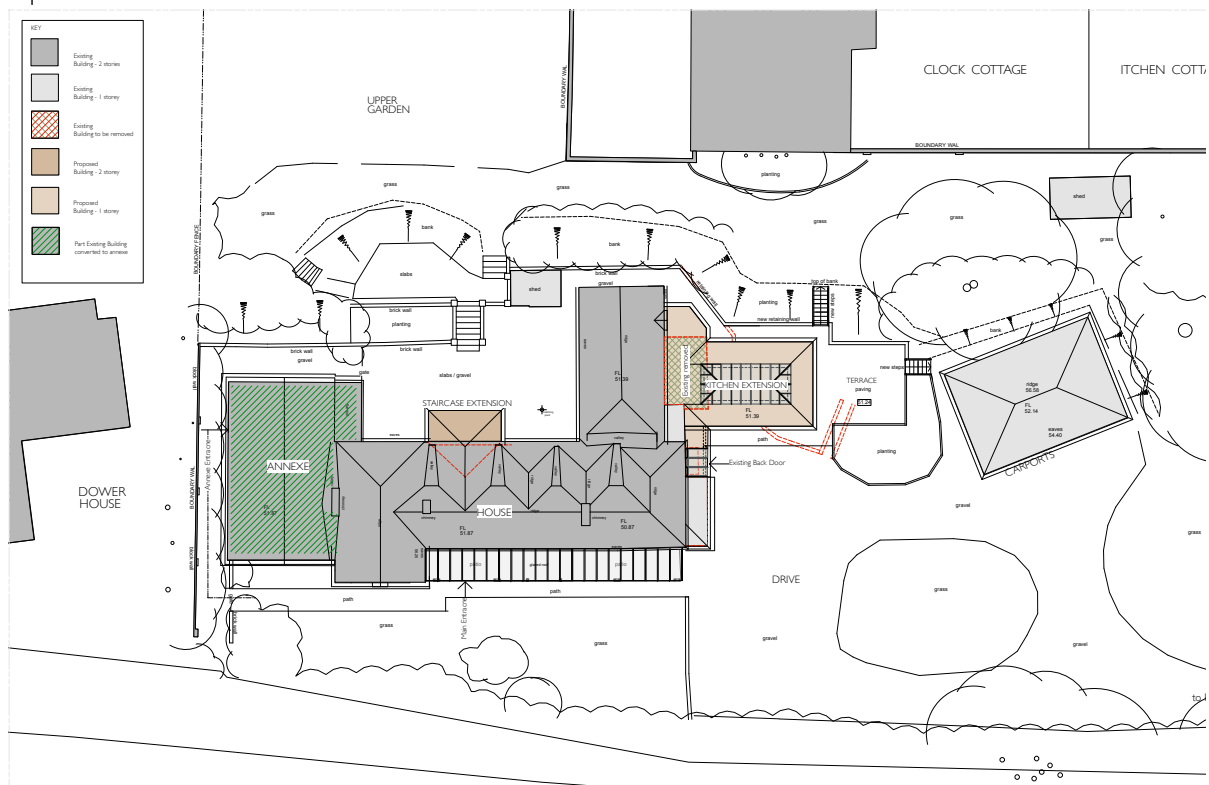
- New main staircase that accesses the corridors at both levels on the north side. Existing staircases to be removed. The extension is located to replace an ugly part on the back of the house, designed so that an existing hipped roof extends northwards and a raised parapet wall is removed. Feature picture window.
- In conjunction with the new staircase, the main entrance would be moved to the south, with one room becoming a generous hallway, centrally placed within the house. (It is thought that the original house entrance was in this area).
- The existing entrance on the west side would remain, but will become a 'back door' leading into a boot room area. New glazed porch that echoes the existing glass verandah on the south side.
- Single storey family room extension off the kitchen - to the east, designed to let in morning light, with a new adjacent external terrace, formed by extending an existing retaining wall to the north.
- Glazed french doors added to the north elevation into rear courtyard.

- Additional window to east facing bedroom 5 over dining room and new side windows to bedroom 2. Other minor window alterations and replacements.

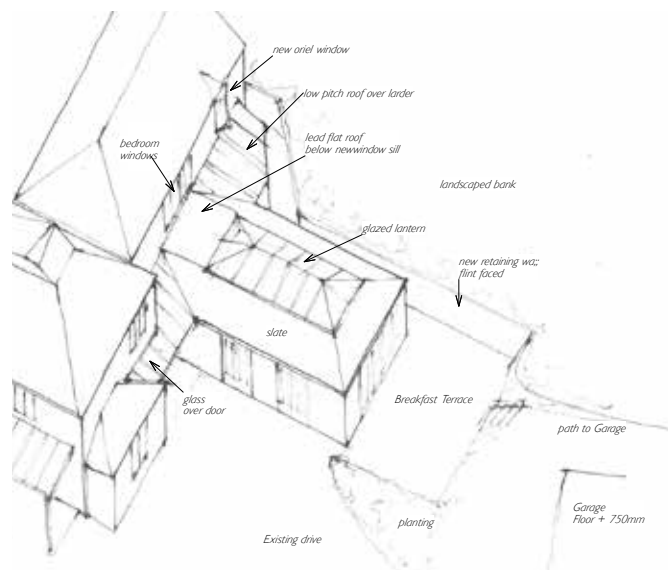
- Relocate master bedroom to rear wing over the kitchen with window alterations plus new bathroom with oriel window. Open up ceiling internally, exposing roof trusses.

- Consolidate / add new bathrooms to serve other bedrooms.

The net result provides a good sized family house with a master bedroom, 3 children's bedrooms plus bath / shower rooms and a guest bedroom - in addition to a two bedroom / 2 bathroom annexe. The annexe is designed so that the second bedroom can be used by guests of the parents or the family. The plan also allows for the re-integration of the annexe back into the main house in the future if ever required.



Extract drawing 897/03 Proposed Site Plan

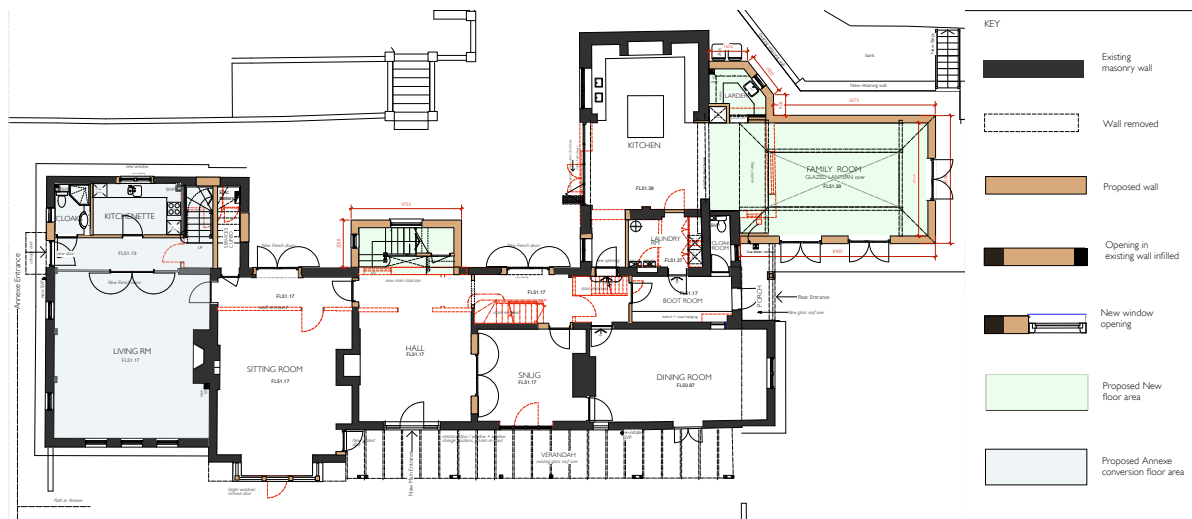


Design sketch view - Kitchen Extension (may vary in detail)

FLOOR AREAS (Net GIA , sq. metres.)

	Ground Floor	First Floor	Total
Existing House	296	281	577
Part to be removed	10		-10
Staircase Extension	8	8	+16
Kitchen Extension	50	---	+50
<b>Total As Proposed</b>	<b>364</b>	<b>289</b>	<b>653</b>

Maximum increase in floor area allowed under SDNP policies SD30 & SD31  
 = +30% over the floor space that existed on 18.12.2002.



Extract drawing 897 / 04 showing increase in floor area

ACCESS

No changes to the existing access or parking arrangements are proposed.

The house has in excess of 3 car parking spaces plus a double carport.



SITE PHOTOGRAPHS

1. East Side:  
Site of Kitchen Extension



2. North Side:  
Site of Staircase Extension



3. South Side:  
The 'Ball Room'

