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Design Statement

Prepared by Metroscape Design Ltd for November 1st 2012

This design statement has been prepared in support of a Conservation planning application for the construction of a front porch at for Mr & Mrs R Barrow the owners at Salterns Lane, Bursledon, Hampshire SO31 8DH. The proposal is for a small enclosed porch/open canopy entrance. A planning application is only required because the house is within a conservation area.

1. Background to existing property

   The property is a large nineteenth century house set in substantial grounds off Salterns Lane in the parish of Bursledon and is within the Old Bursledon conservation area. The property has in the past been segregated into 2 houses, nos 1 & 2 Brownhill and split further with a first flat (2a) over part of no 2. The frontage is open and gravelled for a car parking area but is sheltered to the north eastern boundary by a group of mature trees under group protection. Further access to the side to a garage to the rear also serves as a right of way to fields to the north of the property. (Refer to photograph)

2. Proposals for new porch construction

   - The proposal is for a brick built partly enclosed/partly open porch to facilitate a new front access to no 2 Brownhill. Currently the dwelling has no identifiable front entrance with the only access being via a back door to the rear, meaning that the owners have to cart shopping, etc all the way round to the rear access.
   - The proposed porch will be set well back, approx 2.5m from the frontage of the main property, built onto an existing side extension where the existing kitchen is currently located.
   - As the main parking is to the front (where entrance porches exist for nos 1 & 2a Broewnhill) it seems sensible to provide a new storm porch, as shown, which will also give this dwelling its own identifiable entrance also.
   - The porch construction will comprise of mainly brickwork with a plain tiled roof, all matching the existing property. It will incorporate an open timber canopy roof with oak support posts as shown. Materials for the window glazing and frames will have to be agreed with the conservation officer.
   - As part of the proposal there will also be modifications to the south western (rear) elevation of the property, with plans to enlarge the existing small window and replace the existing back door with a patio style door opening.

3. Impact of proposed porch construction

   - There are no houses opposite the property and nos 1 & 2a Brownhill will not be directly affected by the proposed porch as it will be located around to the side of the property & not be in direct view, only when entering the parking area from the rive will it be visable.
   - There is no loss of parking facilities and the track width for the right of way to the rear has been considered for any access and maintenance.
   - The new construction is not considered to undermine the mature trees located to the north eastern boundary although this may require further investigation as to exact construction of any foundations, etc.

4. EBC Planning/Conservation Inquiries

   - No discussions have been made with Eastleigh Borough Council Development Control Planning or conservation on the design proposal as it was not considered to be required in this case.

5. Conclusion

   There will be no detrimental impact on the general character and nature of the area and it is considered that this modest porch construction will create a more consistent and natural appearance to the house that will not intrude upon or impact on the existing properties of Brownhill.

Appendix

Site Photos – September 2012 - MDL



Pic 1 – View of frontage to no 2 from entrance drive



Pic 2 – View of frontage of no 2 & 2a (flat) entrance



Pic 3 – View of side extension to rear (Kitchen)



Pic 4 – View of access & right of way & NE boundary



Pic 5 – View of side extension to main house



Pic 6 – View of kitchen block & access to rear