DESIGN & ACCESS STATEMENT REVISION A

PROPOSED TWO STOREY AND SINGLE STOREY EXTENSIONS TO LINK HOUSE WITH EXISTING GARAGE AND WORKSHOP AND CONVERSION OF EXISTING WORKSHOP INTO HABITABLE ACCOMMODATION
25 CROWSPORT, HAMBLE – le - RICE, SOUTHAMPTON, HANTS SO31 4HG.
ALL AS PREVIUOSLY APPROVED UNDER PLANNING REF: C/14/74525
DATED:20TH JUNE 2014

To be read in junction with separate drawing nos: 564/04,05,09,10 & 11 together with site and location plans.

THE SITE

25 Crowsport is a detached two-storey residential dwelling with a separate detached single storey garage and workshop (which includes a shower, toilet and basin at one end) together with various sheds located adjacent the dwelling house.

The existing house has been previously designed to provide living space at first floor level complete with external roof terracing which provides good amenity space. The bedroom and bathroom facilities are at ground floor level.

The garden area within the residential curtilage slopes from southwest to northeast and is screened with timber fencing and shrubs. There is the occasional tree along the boundary but not under the control of the applicant.

The property is within the Conservation Area and located at the end of a cul-de-sac which is approached via an unmade roadway that runs through the Crowsport Estate.

The site comprises one of a group of detached dwellings originally constructed and influenced by the Bauhaus principles. A majority of the dwellings have been heavily modified over the years with single and two storey extensions, garages and glazed conservatories etc. being subsequently added.

PLANNING HISTORY

The original property has undergone some previous improvements and extensions with a two-storey and first floor extensions and alterations receiving planning permission in 2006 / 2007 and duly being constructed and completed during 2007.

Planning permission was granted for similar proposals under planning application ref : C/13/72866 dated : 19th August 2013 and more recently C/14/74525 dated: 20th June 2014.

PROPOSALS

The applicants would like to improve family accommodation with the addition of a new bedroom at ground floor by converting the existing single storey workshop space.

A new single storey split level ground floor extension is proposed which will provide floor space for a new kitchen and utility area at the lower level and with a dining and sun room area at the upper level together with a first floor extension to provide an additional bedroom and bathroom..

The construction of the extension will compliment the existing with mainly flat roofs and painted and rendered walls. The walls and roof to the dining area / sun room will be glazed.

The first floor kitchen units and appliances will be removed as necessary to provide improved living space at first floor and allow access to the new bedroom and bathroom.

A new external glazed canopy is to be provided over the existing main entrance to the house.

DESIGN

The proposals provide for a ground floor split level extension, which will infill between the existing dwelling house and existing garage and workshop. The split-level arrangement caters for the change in the existing ground levels.

A first floor bedroom and bathroom are proposed and this occupies the space previously indicated as a roof terrace. The proposals for the new bedroom should not increase any overlooking of adjoining properties, in fact the overlooking possibilities are considered to be reduced.

The new walls will be mainly rendered with a paint finish to match the existing and with obscure glazed balustrading where indicated giving interest to the elevations.

A new flat roof will be provided over the new extension complete with parapet wall upstands.

New glazed walls and roof will be provided to the dining area / sun room providing a sympathetic and unimposing contrast to the painted and rendered walls of the existing house and garage.

The height of the new extension will be partly screened by the existing timber fence and gates that enclose the site along the frontage. The prominence and impact of the new extension will therefore be negligible.

The existing single storey workshop will be converted to habitable accommodation space with minor internal and external alterations. It should be noted that under the previously approved scheme permission was granted to convert the whole of the existing garage and workshop space to habitable accommodation. The existing single car space garage will remain.

A new rendered chimney is proposed and will be exposed above the existing first floor parapet wall as indicated.

A new glazed canopy will be provided over the main entrance to the house and will compliment the style of the main glazing.

The units and appliances to the existing kitchen at first floor level will be removed as necessary providing more open plan first floor living space and allowing the existing window to be modified to provide a new access into the new bedroom and bathroom.

There will be minor landscape planting within the existing garden area associated with the general proposals.

ACCESS

The existing access will generally remain and be unaffected by the new proposals.