DESIGN AND ACCESS STATEMENT FOR A TWO STOREY SIDE EXTENSION

4 GOODISON CLOSE, FAIR OAK, HAMPSHIRE SO50 7LE 05_16

This statement is to be read in conjunction with drawings numbered 05_16/ 01 to 06

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Description of the proposed works:

A two storey extension to create a new kitchen / dining and family room at ground floor and a master bedroom with en-suite at first floor. Internal alterations to create a separate utility space with access to the garden, a study with a view to the front of the property and a more generous entrance hall.

1. THE EXISTING LAND AND PROPERTY

The Existing Building:

The property is a 4 bedroom detached brick built house with uPVC cladding at first floor level and a low pitch tile roof covering. The house is located on an estate of similar properties.



Front view from Goodison Close looking North East.



Rear and side view looking South showing the existing single storey extension.



Rear view looking South showing the existing single storey building to be removed and the boundary to Allington Lane.



Front view showing the existing drive which is to retain 3no. off road parking spaces.

Planning boundaries

The property falls within the ward of Fair Oak and Horton Heath.

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2. THE PROPOSAL

Vision:
To extend and rationalise the existing layout of the house to provide a modern home for a young family. The extension creates new spaces which take full advantage of natural light and views of the garden and the approach to the house. Reorganising the entrance hall provides a generous entrance space with storage and improves the circulation throughout the house.

Initial discussions:
Early discussions have been had with the adjacent neighbours. No concerns were raised.

Design:

1. Overlooking – Overlooking will not be possible from the new extension.

2. Overshadowing – Overshadowing will not be possible from the new extension.

3. Planning -
   The proposed alterations change the gross internal area of the existing house as follows:

   Existing house and garage area = 134 sqm

   Proposed ground floor extension = 15 sqm
   Proposed first floor extension = 31 sqm

   Total =46 sqm

   Total new house area = 180 sqm, 34% larger than the existing house.

Parking:
The existing drive is to remain providing a minimum of 3no. off road parking spaces.

Access:
The access to the front door is not affected by the works and is to remain as existing.

Materials to be used in the development:
The new extension has been designed to complement the existing house using the following materials:

Walls: Brick red/brown to match existing.
uPVC cladding – Colour white to match existing.
Roof: Concrete profile tile to match existing. Colour red/ brown.
Flat roof: Single ply membrane – Colour dark grey.
Windows and doors: to be uPVC. Colour white to match existing.
Rooflights: Metal. Colour dark grey.
Eaves soffit and fascia: to be uPVC - colour white.
Rainwater goods: to be uPVC. Colour white.