46 new road
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DESIGN AND ACCESS STATEMENT

PROPOSED REAR EXTENSION AT:

46 New Road
Netley Abbey
Southampton
SO31 5DP

LOCATION

The local area within which the site is located is in Netley Abbey in the Hound Parish of Eastleigh Borough. The existing house is a typical semi-detatched dwelling. The property is constructed of block-work with external brickwork and a tiled hipped roof. The property was originally constructed as Housing Association accommodation. The property has a reasonable sized garden with parking to the rear of the property.



Existing Front Elevation



Existing Rear Elevation

DESIGN PRINCIPLES

The design has been on the following principles:

1. A domestic extension to update and modernise a small residential dwelling
2. To ensure that facing materials in colour and form respect that of the existing structure by using brickwork to match the existing dwelling. But also give the extension a modern appearance of low maintenance and energy efficient composite cladding to the rear and side elevation of the proposed extension.
3. To allow natural light to penetrate further into the interior by proposing to install opaque double glazing Velux windows to the new roof of the new extension
4. To upgrade the existing single aluminium glazing to new powder-coated aluminium double glazing for appearance but also energy efficiency.

PROPOSAL

The proposal is to construct a new rear extension to respect the form of the existing building. The size of the rear extension has been maintained at a reasonable size in relation to the existing site, causing no adverse effects on the amenity of the neighbouring properties.

ACCESS

The proposal has been designed to ensure that all users have equal access to local buildings and spaces and the public transport system via means of doors from the ground floor.

The proposals have been designed to conform to part B of the building regulations in relationship to access for emergency services. Access for emergency services has been allowed via access to the front and rear of the proposals.