

Design & Access Statement: 66 Kingsway
Chandlers Ford
Hampshire

Rev A	2015.09.04	First issue
Rev B	2015.09.08	Context section: aerial photograph, No 58 & 60 property images, & text added
Rev C	2015.09.09	Address Corrected on title page

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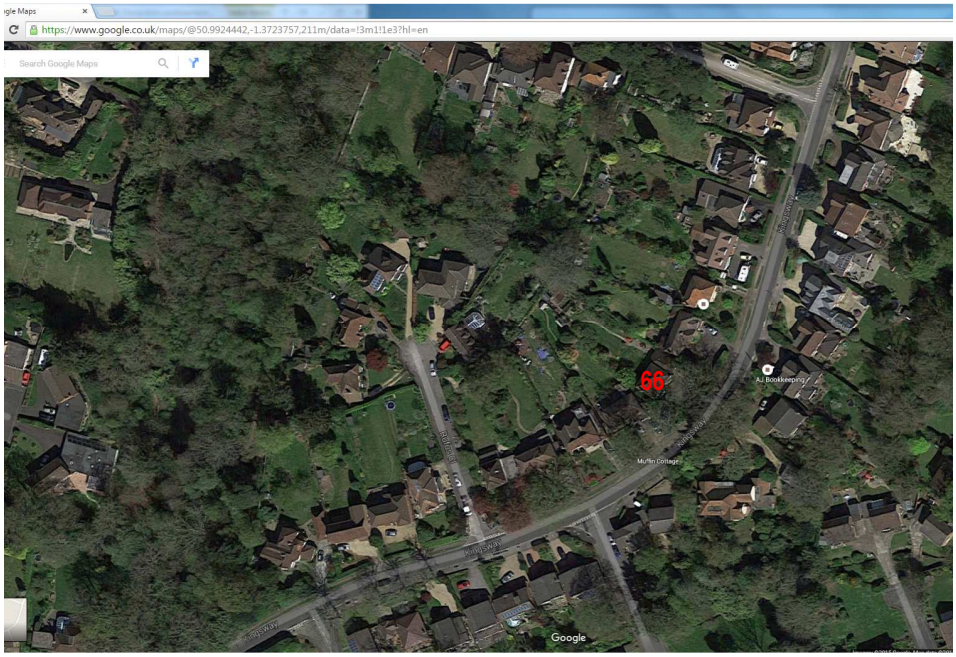
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DESIGN STATEMENT

Location
The property is located in a residential area approximately 11 minutes' walk to the north of the main commercial centre of Chandlers Ford.

Context
The property is a detached house on a large plot with generous front and rear gardens. Adjacent properties are of a similar scale but varying design, and have largely been extended either to the side and or to the rear elevations.



Overview of the locality (courtesy of Google Maps)

Properties at Nos 58 and 60 Kingsway, 40-50 metres to the south-west of the site, are typical examples of extended properties, both of which have additional entrances into the main façade facing Kingsway.


58 Kingsway


60 Kingsway

The Proposal
The proposed additions to the property are to demolish and replace the existing garage with an annex, subordinate to the main dwelling and sharing access to the property, parking and garden space, and to extend into the roof space to provide additional accommodation.

The Existing Property

The existing property is a brick built house with a pitched tiled roof and an attached single garage. Several additions to the property have been made since the Dix's purchased the property and made it their family home circa 1985. The recess formed by the original 'L' shaped plan has been infilled, and two bay windows added to the front elevation, one rectangular with a pitched and one curved with a flat roof. A garden room has been added to the rear of the garage with direct access to the garden.



Front elevation in 1985



Front elevation in 2015



Rear elevation in 2015

The house is largely concealed from the public highway by mature boundary planting and trees which will remain. Refer to the Arboriculture Statement for further information.



66 Kingsway looking northwards



66 Kingsway looking west showing the site entrance



66 Kingsway looking southwards

Proposed development
The front elevation has been designed to create a dwelling that reads as a single property, rather than a house with an extension, and reflects the scale of adjacent properties that have also been extended, using materials to match the existing and retaining and extending the existing ridge line.
The main entrance remains in its existing location. The existing secondary entrance is moved to the northern boundary to provide access to the proposed annex, and is detailed in a very low key manner. To increase the visual strength of the existing main entrance, and give it the appropriate scale relative to the larger built form, the monopitch canopy over the bay window has been extended to provide additional weather protection and reinforce its visual strength.
To the rear the proposed annex sits on the footprint of a previous extension, and a dormer is added at roof level which allows the existing stair to be extended to service the attic level and provide a modest window to the new bedroom.
Bricks and tiles used on the original house will be replicated on the proposed extensions along with the window cill details.

Scale
The proposed extension is a significant addition to the property but is appropriate because of the size of the plot and reflects the scale of adjacent properties which have also been extended.

Landscaping
The existing mature landscaping to the boundaries at the front of the property are to be retained along with the mature trees. The existing landscaping within the site is to be modified to provide additional parking and allow cars to arrive and leave the property in a forward gear. Porous hard landscaping will replace the existing block paving.
Refer to Arboricultural Report for further information.

Consultation
Prior to Mr Dix's premature death, he consulted Eastleigh BC Planning Department regarding the addition of an annex to the property. Following a meeting with the duty planning officer, Mr & Mrs Dix were advised that an application would be supported by Eastleigh BC.
This gave Mr & Mrs Dix the confidence to proceed with a formal application.
Mrs Dix, the applicant, has visited neighbours and explained the reason for the application. She has shown them the proposed plans prior to submission so that any changes could be made to minimise any impact their properties. The proposed development received wholehearted support from the neighbours with no requests for any changes to the drawings, which were subsequently submitted for planning approval.

Heritage
The property is not within a Conservation Area and is not a listed building.

Flood Risk
The site is not susceptible to flooding.

ACCESS STATEMENT

Pedestrian access

Existing access to the property is directly into living accommodation from two entrances on the front elevation, the main entrance leads to a hallway and a second entrance, adjacent the existing garage, leads directly into the garden room to the rear of the garage.
Existing access to the rear of the property is via a gate in a fence springing from the south-west elevation.
The main entrance to the property and access to the rear will remain as existing. The secondary entrance on the main elevation will be moved away from the main entrance, towards the northern boundary, and will provide access to the proposed annex.
The entrance to the annex will have level access in compliance with Part M of the Building Regulations and the existing main entrance will be modified to comply with Part M to enable wheelchair access for the occupant who has been diagnosed with the degenerative condition.

Vehicular access

Currently there is parking for 4 cars in the front garden plus a single garage, 5 in total. To overcome the loss of the garage the front garden has been reconfigured to provide 5 parking spaces and allow vehicles to arrive at the property in a forward gear, turn around on site and leave the property in a forward gear

Refuse access

Refuse and recycling bins are currently stored on the south-west elevation adjacent to the gate giving access to the rear of the property. The bins are not visible from the site entrance and will continue to be stored in the same location, being moved to the front of the property on collection days.

CONCLUSION

The proposed annex is to enable an extended family to live together and support each other in the adverse circumstances of an unexpected bereavement and the diagnosis of an incurable degenerative condition.
The extensions have been designed create a single form, to fit with the scale of neighbouring properties and with the annex subordinate to the main dwelling, sharing access to the property, parking and garden space.
Care has been taken to detail the additional accommodation to match the character and detail of the existing property.

The applicant has no intension of splitting the property into two separate plots.

The applicant intends to use the property as a single property.

The applicant is happy to sign an undertaking that the property remains as a single dwelling and enable the extended family to live together and support each other.