Design and Access Statement

Job No. 7800

May 2017



PROPOSED SIDE AND REAR EXTENSION

2 EMMONS CLOSE, HAMBLE-LE-RICE, SOUTHAMPTON SO31 4QF

2 Emmons Close, Hamble-Le-Rice, Southampton SO31 4QF

THE Genesis Design STUDIO

CHARTERED ARCHITECTS

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Background

The Genesis Design Studio have been commissioned by Mr and Mrs Gabriel to provide a design for to replace an existing rear conservatory with a single storey living room extension, replace a single storey side extension with a 2 storey side extension to provide a pool / exercise room, utility room and additional bedroom with en-suite over, convert the roof space for storage and make minor modifications to existing windows and re clad the front elevation gable.

Location

Emmons Close is part of a relatively recent residential development to the western edge of the village Hamble-Le-Rice. It is a cul-de-sac comprising detached houses with garages of similar but not identical designs. No 2 Emmons Close backs onto a significant wooded area known as Hamble Copse.



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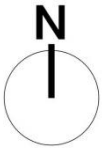



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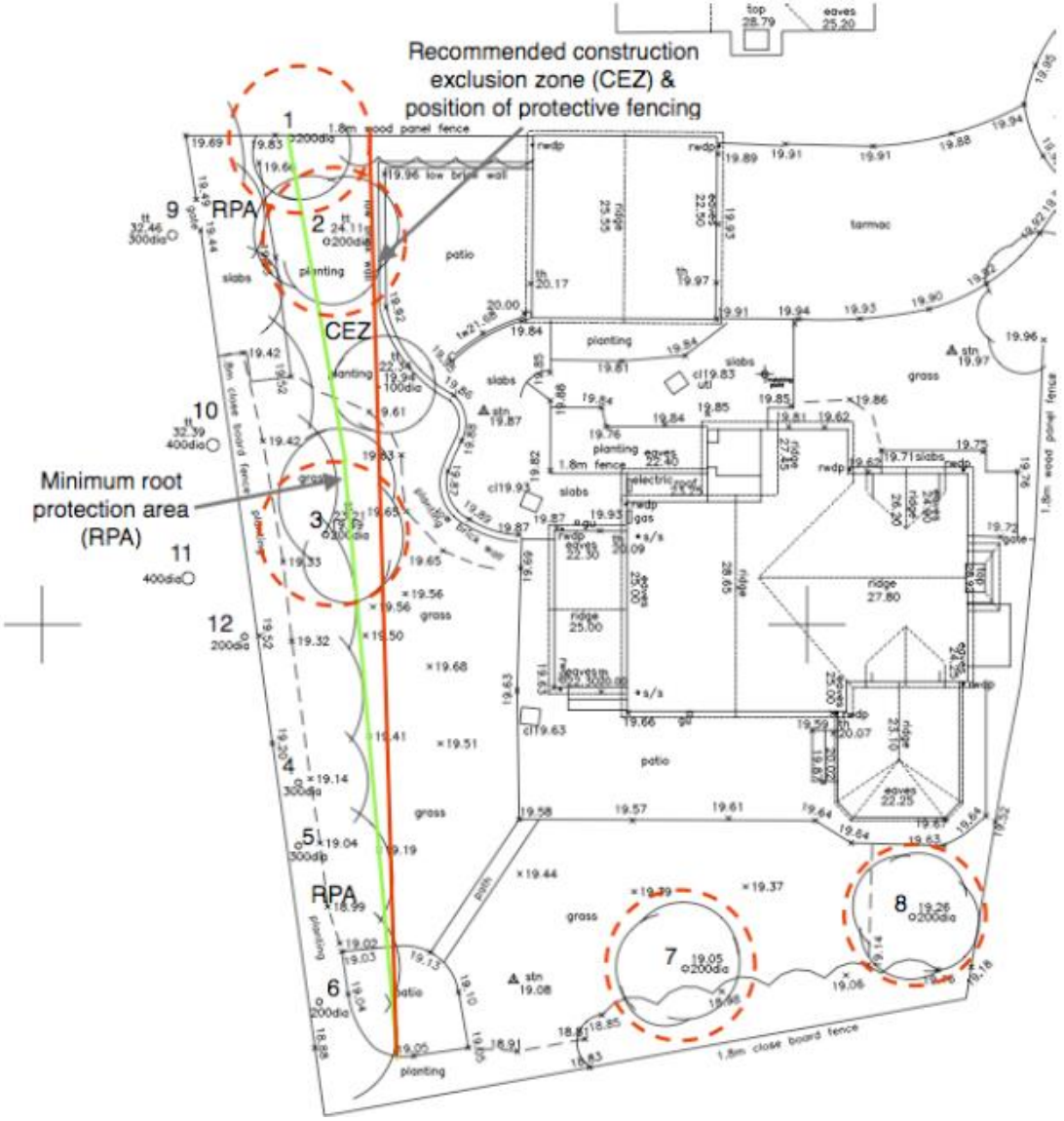
Trees

Due to the close proximity of trees forming Hamble Copse on the Western boundary an Arboricultural Impact Assessment has been commissioned and a survey and report is submitted with this Planning Application.

The report recommends the root protection area of trees to be taken into account with the design and an exclusion zone during construction.



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Planning History

A previous scheme for a 2 storey side extension Planning Application F/11/69078 was submitted and refused 8th July 2011 on grounds of its size and bulk.

A reduced scheme was resubmitted as Planning Application F/12/70670 which was approved on 13th June 2012.

The approved application has not however been implemented.



North elevation of scheme previously approved

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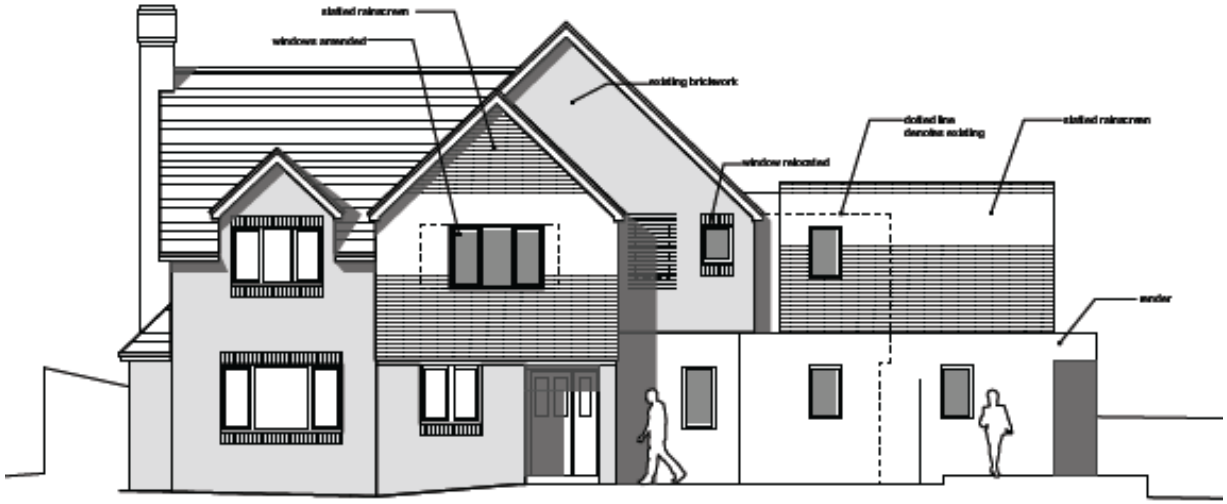
Planning History

A further scheme for a 2 storey side extension Planning Application F/17/80052 was submitted and refused 13th April 2017 on grounds of its appearance and character.



North elevation of scheme previously refused

This application now submitted is for a similar scheme in plan but with a revised elevational treatment.

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Existing conservatory

Replacement of the existing conservatory with a new single storey flat roofed living room area.



Proposed living room



Existing side extension

Removal of existing single storey side extension and replace with a 2 storey side extension to provide a pool / exercise room, utility room and additional bedroom with en-suite over. It is designed with a tiled pitch roof with a hip to minimise any affect on the adjacent neighbour.



Proposed side extension

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The south elevation is designed in a similar style to the existing with brick elevations and pitched tiled roofs. The south elevation is fully glazed at ground level with an overhang for solar shading which also visually brings together the 2 new elements.



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It is also proposed to make minor amendments to existing windows as indicated on the elevation drawings. This includes centralising the first floor window in the front elevation gable and to remove timberwork and leave as a rendered elevation.



Front Gable as Existing



Front Gable re clad with horizontal cladding

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In previous applications the size and bulk of a 2 storey side extension was of concern in particular to no 3 Emmons Close. Therefore we show below the view from the neighbouring property showing that this concern has been taken into account and that the new proposal will have no greater affect than the previously approved proposal.

On the approach from Emmons Close the side extension is barely visible and does not affect the existing composition.

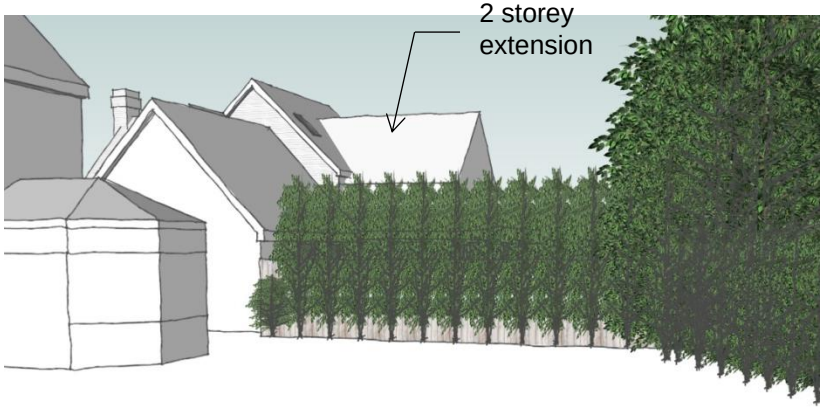


Approach view from Emmons Close

As now proposed



As previous approved application



Comparative views from no3 garden

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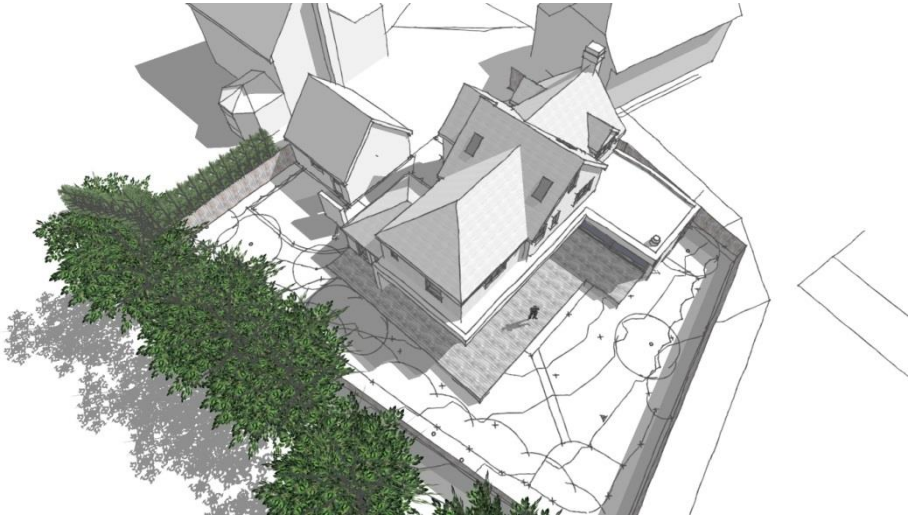
View from North East



Rear View from South East



View from above



Front View from South West