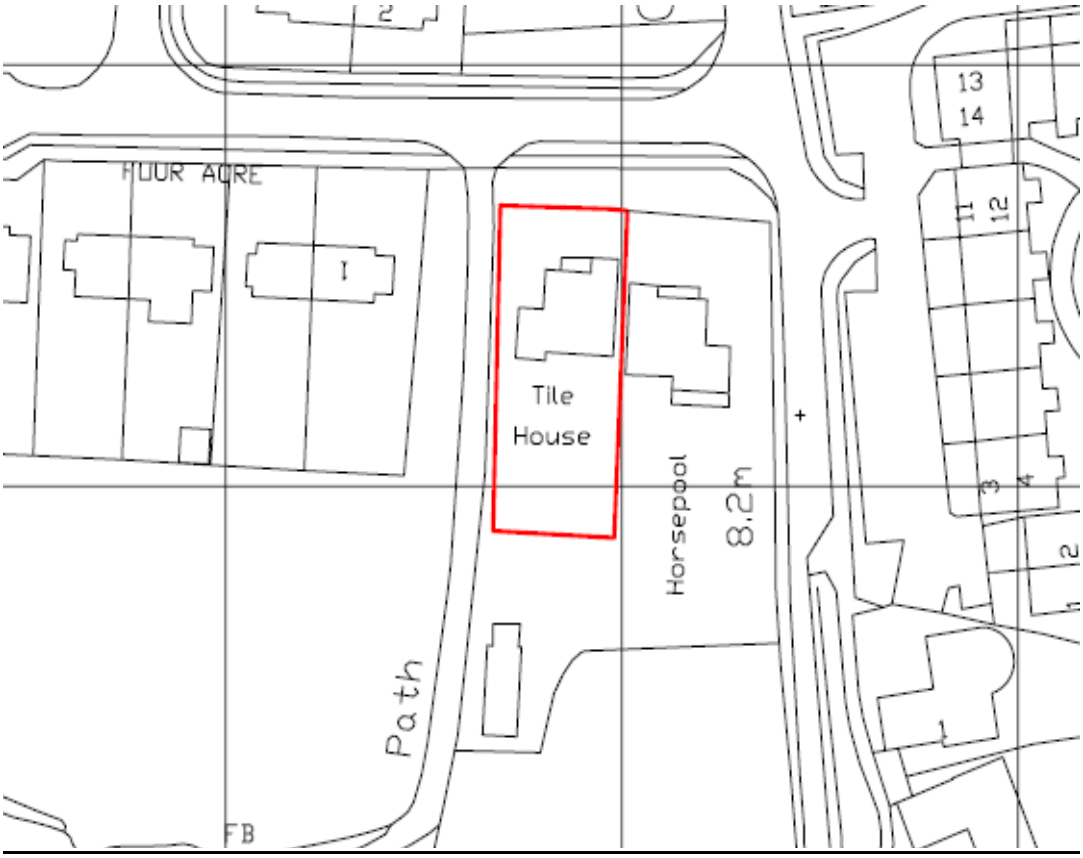
DNC
David Newell Consultancy Limited
Architectural Planning and Design Residential Land Consultancy

DESIGN AND ACCESS STATEMENT

Demolition of Existing Attached Garage and Proposed Extension to Tile House, Four Acres, Botley Southampton SO30 2EL for Mr and Mrs K Barton



LOCATION PLAN

This Design and Access Statement has been produced in support of a Householder and Conservation Area Application to Eastleigh Borough Council for a Proposed Extension to Tile House, Four Acres, Botley on behalf of my clients Mr and Mrs K Barton. The site is indicated on the location plan above.

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INTRODUCTION

The purpose of this document is to illustrate how this proposal has evolved and adheres to national, strategic and local planning policy. This document should be read in conjunction with the submitted supporting drawings number DNC/330.01, 02, 03 and 04

THE SITE

The site and existing property are indicated on the location plan on the front page and illustrated by the photographs below. The property is a modern detached four bedroom dwelling built in the mid 1980's.



View of the front of the property looking due south



View of the front and garage



The view of the existing garage, side access and kitchen window



The view of the rear of the property looking north north-west



View of the rear of the property looking due north and showing conservatory.



The view of the rear of the existing garage/store room..

PLANNING POLICY and HISTORY

The site is located within the jurisdiction of Eastleigh Borough Council and in a Conservation Area. As such the development plan for the site consists of the South East Plan and the Eastleigh Borough Local Plan Review, in addition to policy guidance set out by central Government under PPS1 Delivering Sustainable Development, PPS3 Housing, PPG13 Transport and RPG9 Regional Planning Guidance for the South East.

There was an application for the Construction of First Floor Extension above Garage with Raised Decking and Stairs Ref: C/40436/000/00. This was submitted 16th October 2003 and granted on 28th January 2004, however this construction was not carried out.

THE PROPOSAL

It is proposed to demolish the existing garage in order to create enough surface area to construct a two storey extension, albeit the design is such that with lower eaves levels and dormer windows, the extension is subservient to the the original house. The width of the extension is increased to that of the original garage with an covered underpass to provide access to the rear garden. All proposed materials will match the existing materials on the existing house. A first floor balcony that reaches across the rear of both the existing dwelling and the extension is also proposed. The side entrance and kitchen window to the existing dwelling will be maintained.

The main purpose of the ground floor space is to provide a private and exclusive space for my client's counselling service. This counselling is

primarily of a confidential, one-to-one, 'personal content' nature, which requires complete privacy.

Therefore it is proposed to create a ground floor counselling room, accessed via a separate external entrance. There will also be access created from the dining room of the existing dwelling into the entrance hall of the extension. Cloakroom facilities will be provided on the ground floor, primarily for the use of clients.

The design allows for a store room in the front western corner of the extension to allow for storage of bicycles, gardening equipment etc.

It is proposed to create an additional bedroom on the first floor of the extension. This can be accessed from stairs in the entrance hall of the ground floor extension or via doors to a new rear balcony that will stretch from the master bedroom across the back of the existing dwelling and extension. New external doors will be fitted to the master bedroom.

ACCESS

The site is located within an established residential neighbourhood that contains local amenities within easy walking distance, minimising the need for transportation. The site and its locality enjoy a relatively flat topography towards the village centre which gives further accessibility for all user groups whether the young, elderly or disabled. The site is designed to ensure that it can accommodate all people's needs and is accessed in accordance with policy requirements. All footways will be designed with suitable gradients and thresholds to ensure accessibility by persons with mobility impairments, all in accordance with Part M of the Building Regulations. Access to the local public transport network is a real and viable option in this location as an alternative mode of transport to the car. The site is located on bus routes with links to Southampton, Eastleigh, Fareham and Portsmouth giving direct rail links through to London Waterloo. Also at Eastleigh and Hedge End the local south coast rail network can be accessed. The scheme complies with Eastleigh Borough Council's policy requirements for access, provision of car parking and refuse storage and collection and cycle storage can be dealt with as part of Reserved Matters. Public transport is readily available and the proposal takes into account the required Building Regulation requirements in respect of emergency vehicle access and egress from the building in the event of an emergency.

CONCLUSION

To conclude, this development can be introduced into this location without harming the intrinsic character of the conservation area, whilst adhering to the Government's sustainable development aims, as well as Local Planning policies. The required access and parking standards have been incorporated into the design and the development is well placed for access to local and regional public transport and local amenities.

The proposal provides a high standard of design and seeks to respect both the character and amenities of the surrounding properties within the built up area. The scheme has evolved taking into consideration all of the policy issues raised in the Local Plan Review and Supplementary Planning Guidance and the proposal provides an acceptable design solution in this location.

DNC/330/OCTOBER 2010