Design Statement

1361 297, Hursley Road
Chandlers Ford
SO53 5PJ

Client Mr & Mrs Oliver

August 2011

bizzyblue design ltd
RIBA chartered architects

1.0 existing site :appraisal
2.0 proposed :statement
3.0 proposed :drawings
4.0 conclusion :statement

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The existing property is an existing detached house located on the northern edge of Chandlers Ford. It is surrounded by similar buildings. It is of traditional construction with masonry walls and a pitched and hipped tiled roof.

The dwelling is two storey and currently benefits from a living room, dining room, kitchen and a bedroom with an en-suite shower room on the ground floor and three bedrooms, one with en-suite and bathroom on first floor. A single detached garage is located to the side and rear of the property. The dwelling enjoys a large front driveway and rear gardens.



Photo of existing front elevation

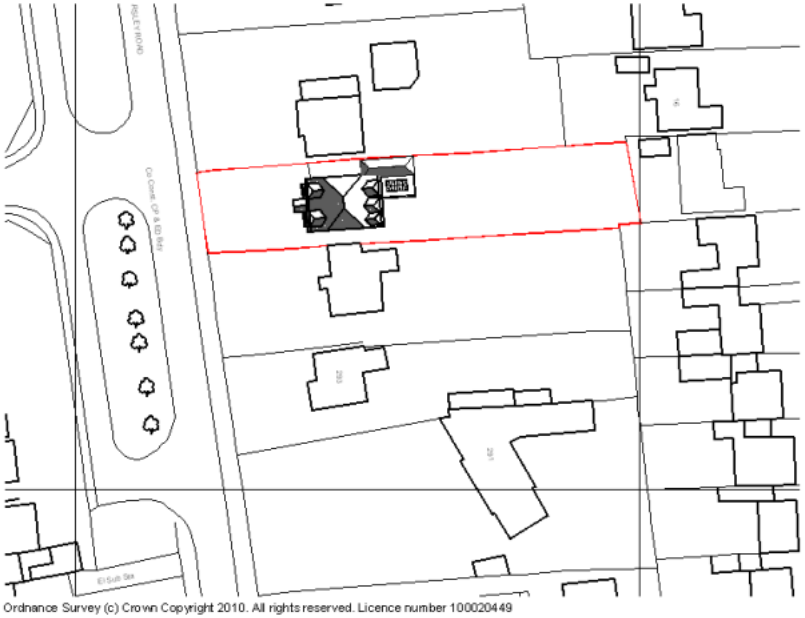
The proposal for this proposed development is to construct a single storey rear extension that encompasses and slightly re-locates the existing single garage on the side of the dwelling. The existing garage will be demolished and re-constructed as part of the development.

The proposed rear extension will provide an orangery that leads out from the kitchen area with door to the proposed utility room and WC. The single garage will become an integral part of this new extension with a door at the rear of the garage leading to the utility space. By bringing the garage forward the existing boundary to the rear of the garage will form the rear boundary to the proposed extension

The extension itself will be largely glazed to maximise the amount of natural light into the orangery and the existing kitchen and to enhance the views of the garden with doors opening to the side elevation. The Orangery will be fully glazed above a low wall with an atrium roof light. The rear of the utility and garage boundary will be masonry.

The garage will be a continuation of the rear single storey extension. The pitched roof of the extension will continue across the rear of the garage.

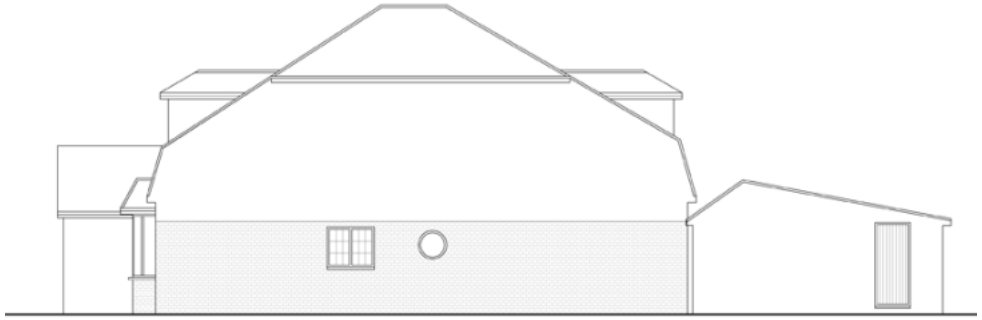
Extract drawings in plan and elevation appear on the following pages.



proposed location plan *(nts)*



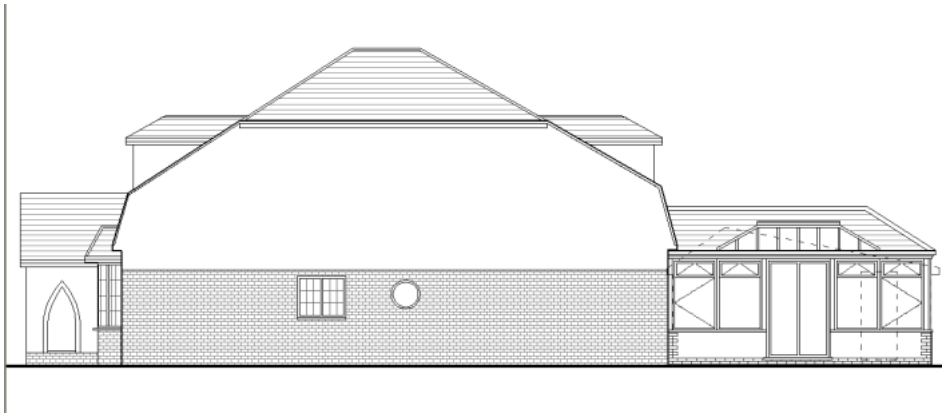
Existing rear elevation
(nts)



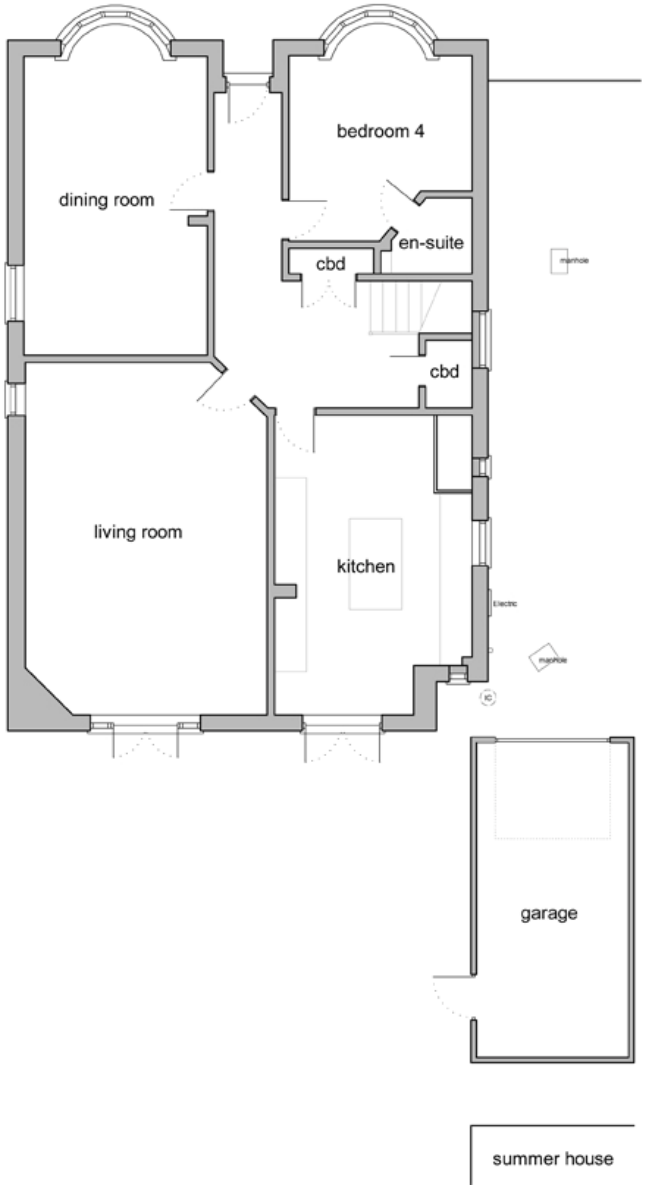
Existing side elevation
(nts)



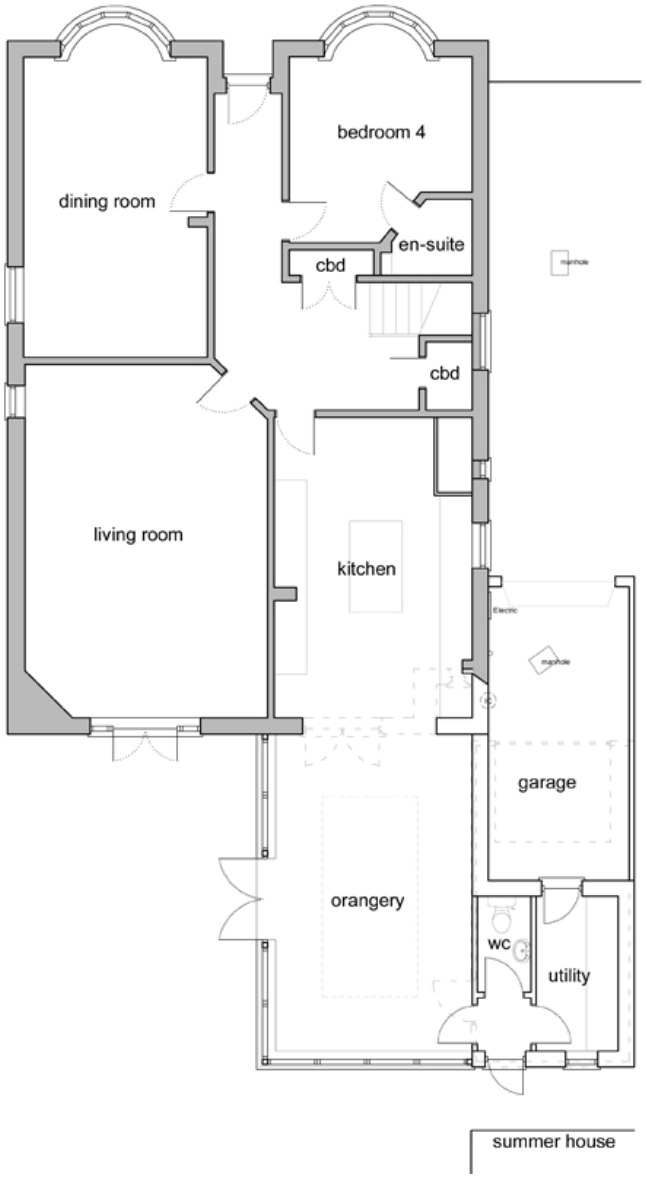
Proposed rear elevation
(nts)



Proposed side elevation
(nts)



Existing ground floor plan
(nts)



Proposed ground floor plan
(nts)

This proposed development at 297 Hursley Road, Chandlers Ford is to provide a single storey rear extension and re-position the existing single garage to the side elevation as an integral part of the extension.

The extension will be constructed and finished in materials to match the existing property; brick outer skin walls, pitched tiled roof of the garage and single ply membrane flat roof to the rear. Glazing will be soft green powder coated aluminium.

On the basis that the development is single storey it is not expected to cause any detrimental effect in terms of daylight or sunlight.

There are no over looking windows that would intrude on any neighbouring amenity.