1425 Design and Access Statement

13 Western Road
Chandlers Ford

for

Mr & Mrs J Beal

June 2012

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1.0 Introduction

This Design Statement is to accompany the Planning Application for a single storey rear sunroom extension, to 13 Western Road, Chandlers Ford, Eastleigh. This is a residential area with access off Kingsway to the east & Malcolm Road to the west. Mr and Mrs Beal have asked Temple Ford Design to propose alterations that provide a sunroom that will give the house more space, presence and character.

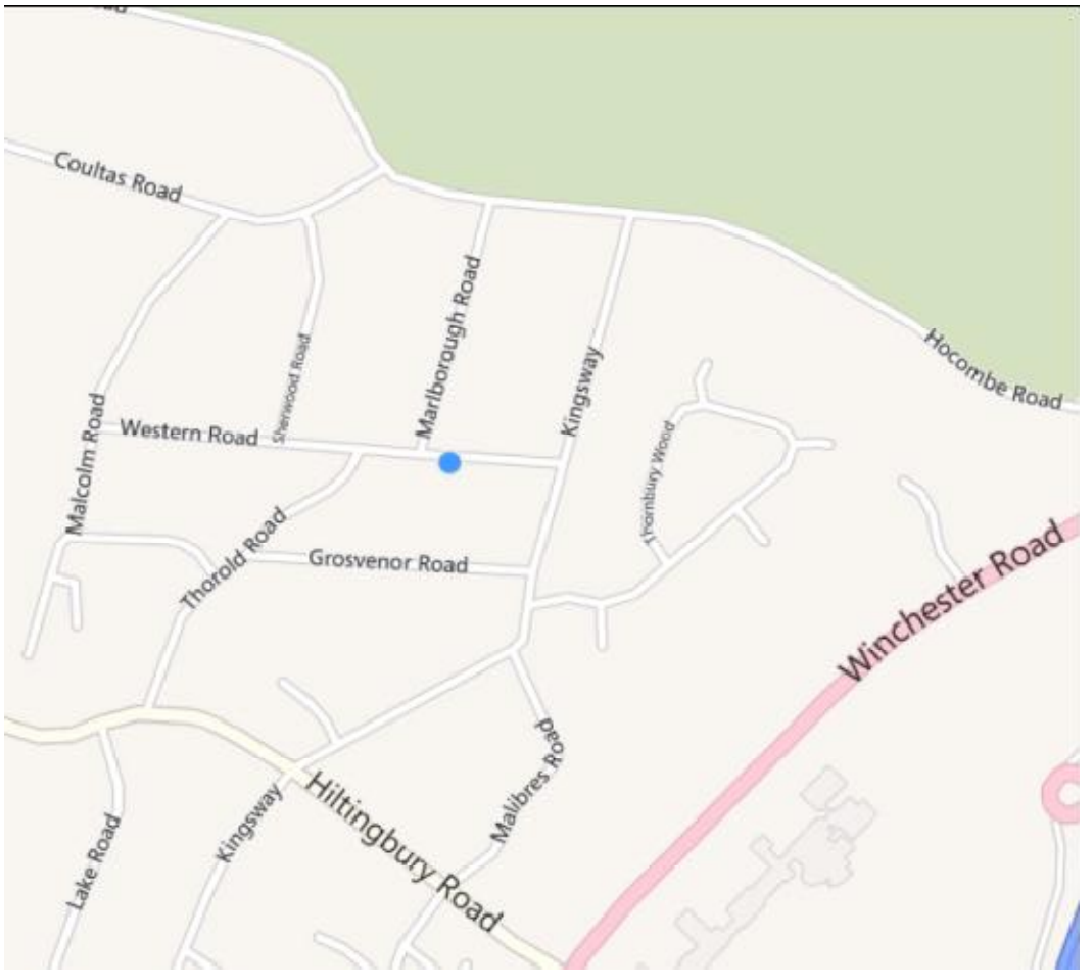

Figure 1 Location map

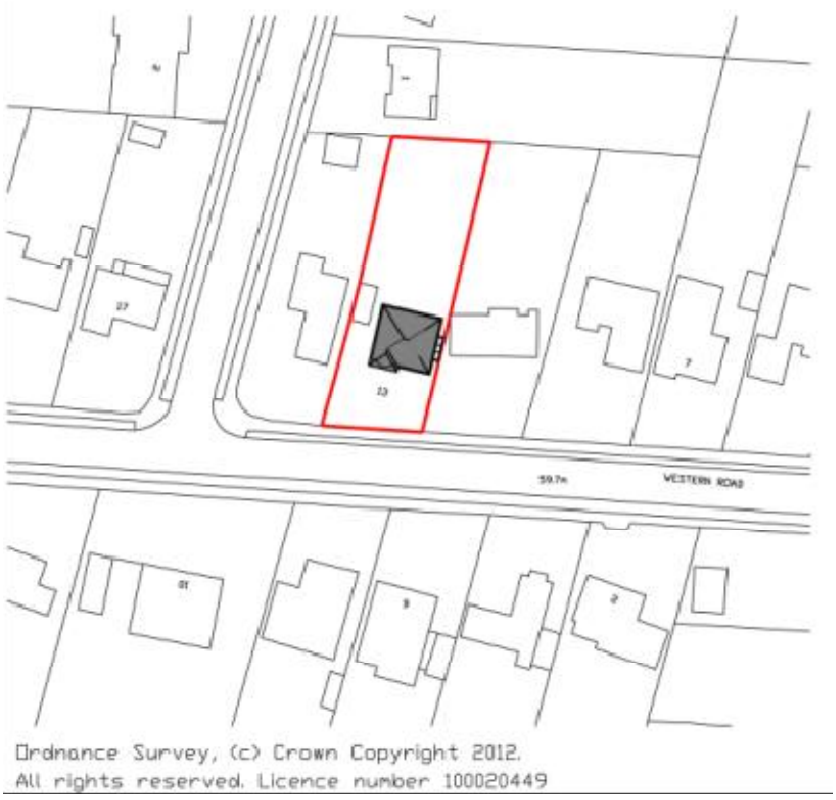

Figure 2 OS map, not to scale



Figure 3 Left, front view and, right, rear view of 13 Western Road

The building is a single-storey detached house finished with a facing brick plinth built up to window cill level and rendered above, white upvc windows, and a plain tile roof. The accommodation includes an entrance hall, lounge, kitchen, bedroom, bedroom/dining room and bathroom. There is a small porch to the eastern side of the building. This property sits in a rectangular shaped and relatively flat site. There is a tarmac front drive providing access to a detached garage with the remainder of the frontage laid out to garden with a low height facing brick wall to the southern boundary. The eastern, northern and western boundaries all comprise timber panelled fencing and the enclosed ornamental rear garden comprises

shrubbery and lawn with a small patio area directly to the rear of the property. There is a mature tree adjacent the northern boundary which provides some screening to the neighbouring property. The properties in Western Road and the locality vary in size & form with many of the properties having been extended over the preceding years.





Figure 4 North & East boundary

2.0 Context and policy

The surrounding area is medium grained and consists of a mixture of single storey and two storey houses on medium/large sized plots, built mostly in the 1960's. Most of the houses have garages and porches and are set back from the highway with shrubbery & lawn to the frontage which creates a degree of privacy and defines the setting. The proposals will have no impact on the frontage to Western Road.



Figure 5 13 Western Road – Aerial View, not to scale



Figure 6 OS map proposed, not to scale



Figure 7 Front view of No. 11 in context



Front view of No. 15 in context



Figure 8 Rear view of No. 11 in context



Rear view of No. 15 in context

No specific policies refer to this area in the Eastleigh Borough Local Plan 2011-2029. The following policies are relevant

- Policy DM49, Residential Development in Urban Areas

The proposals do not affect any trees or ecology.

3.0 Design

The proposal includes

1. New single storey sun-room.
2. Re-modelled landscaping to the rear of the property necessary as a result of the new sun-room.
3. Internal modifications to create a new cloakroom.

The proposed extension will be single storey construction with a tiled roof, the apex of which will be approximately 4600mm above the adjacent ground level and will be subservient to the roof of the existing property.

The proposal will have no adverse effect on any surrounding properties and will enhance the character and setting of the rear of the house.

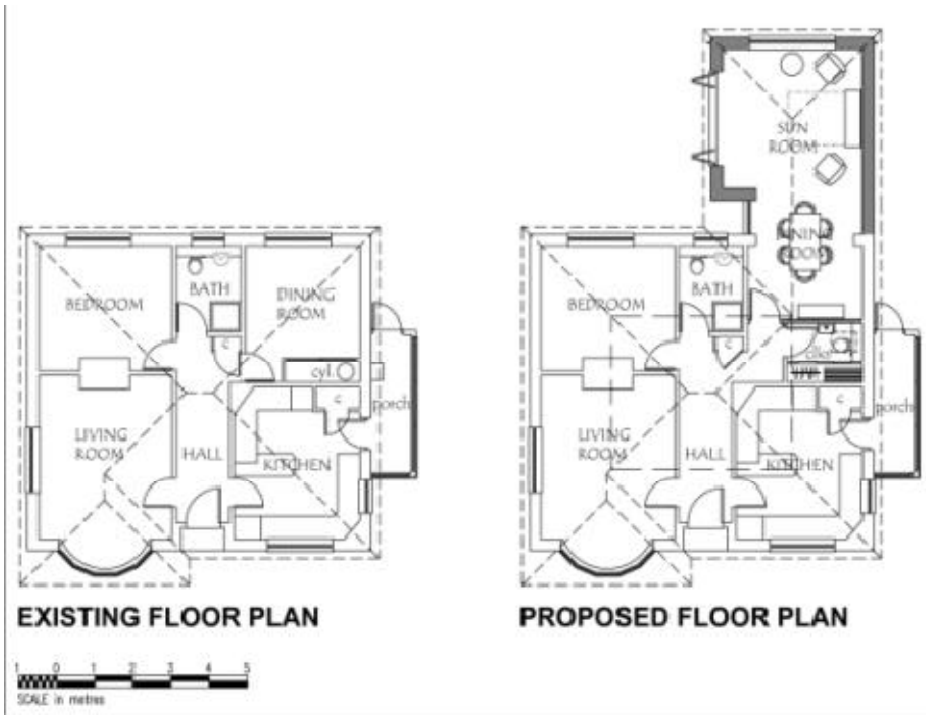

Figure 9 Existing & Proposed Floor Plans

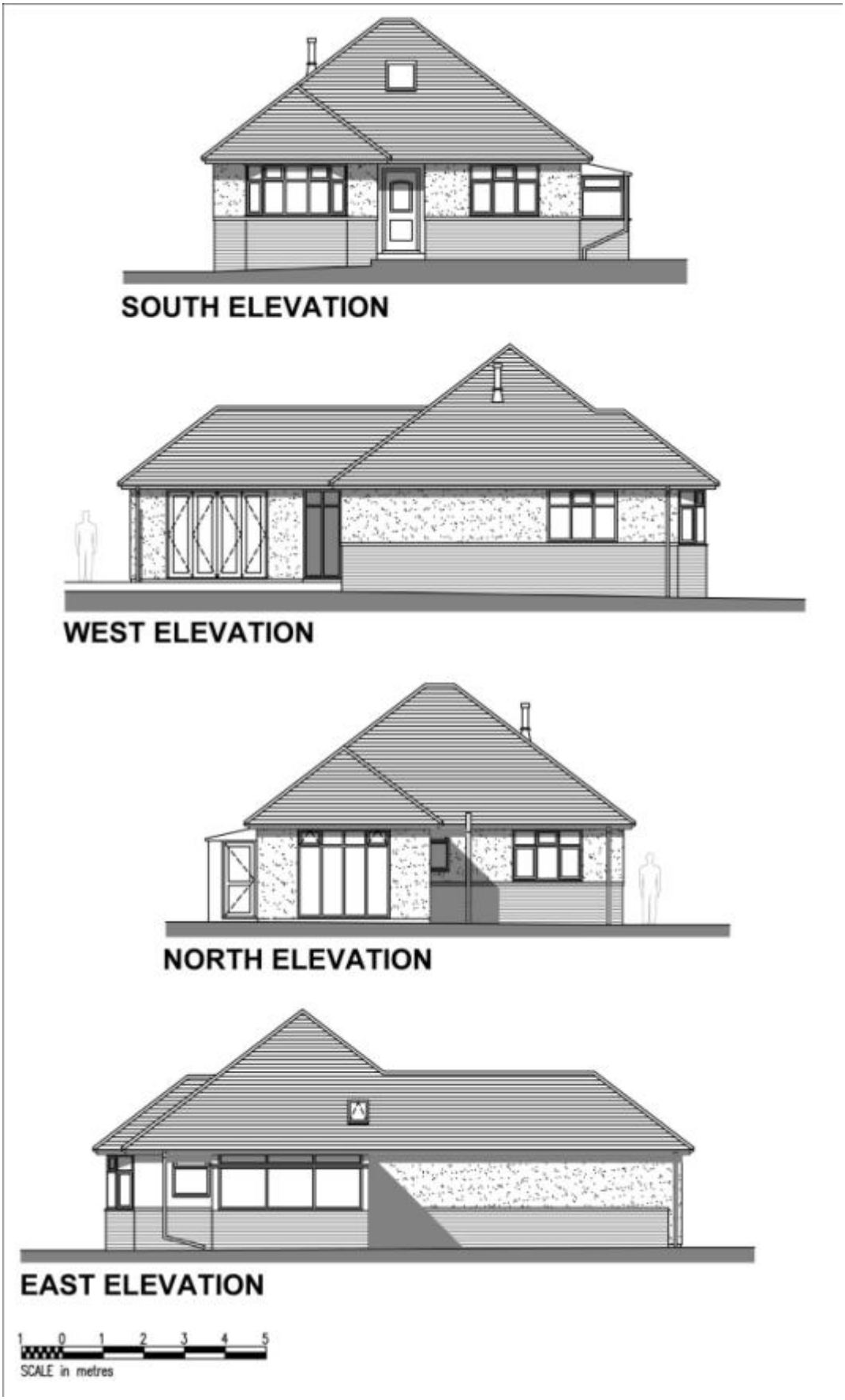

Figure 10 Proposed Elevations

4.0 Materials

The proposed materials are

- External walls; facing brick low-level plinth to match existing and through-coloured render – white.
- Windows; white upvc to match existing
- Doors; white upvc folding doors to rear and front entrance
- Roof; plain tiles to match the existing
- Gutters; black upvc to match the existing

5.0 Drainage

Foul and storm water drainage will connect to the existing system within the boundary of the property.

6.0 Access

The proposals will have no impact on the access to the property.

7.0 Consultation

No consultation with Eastleigh Council has been undertaken to date although precedence exists for extending properties in the area and many of the local houses have been altered over the years.

8.0 Summary

The proposals are for a rear sun-room extension and some necessary garden landscaping which will complement the alterations to the house. The extension will enhance the character of the existing house and reflect the context of the neighbourhood.

Bibliography

Eastleigh Borough Council. (Oct 2011).