



01 Proposed front elevation view



02 Precedent example of roof

Use

Hamble lane is currently used as a single family dwelling and these proposals seek to retain this use while making the house more suitable for modern family living through the creation of a new dwelling which will achieve modern building performance standards.

The house is detached and does not fall within a conservation area. The area does not have a consistent building typology and many of the surrounding houses are either 2 storeys by design or have had the upper level converted to provide additional accomodation.

Amount

The overall footprint of the building is marginally reduced from the existing building. The overall height of the building is increased to a degree comparable to the neighbouring properties to allow habitation of the first floor. Floor area is therefore increased without a need to occupy more of the site.

Layout

The layout is largely unchanged as compared to the existing house. There is a single garage to the side of the property, which is similar to many of the properties on the street. Its position is maintained just beyond the house in order to minimise the impact on the garden. A bin store will be included to the front but screened from view by hedging. The house is set well back from the road so its impact will be negligible.



01 Precedent example of brick and roof



02 Proposed rear elevation

Policy DM30 compliance notes

Bedroom 2: 3.15 x 5m built in furniture 2.8m2
Master bedroom: 4.3 x 4.7m built in furniture 4.5m2
Bedroom 3: 3.8 x 3m built in furniture 0m2
Other built in furniture (excluding kitchen + garage) 8.5m2
Level access threshold
Minimum floor to ceiling height across min 75% of GIFA = 2.55m.

GIFA (First floor) 80m2
GIFA (Ground floor) 136m2
Total 216m2 (excluding garage).

Appearance

There is no defining aesthetic on the street and neighbouring buildings have taken a varied approach in terms of materials and style. Pre application feedback suggested that a contemporary approach would be preferred. A sustainable approach was considered so a palette of pale brick and pale standing seam roof was considered appropriate as these materials will be both heat reflective and reusable and/ or recyclable. In terms of architectural appearance, the building takes a modern but low key approach. Although the building is of 2 storeys, the single storey appearance is largely retained with the necessary spaces for the first floor accommodated through proportionate dormers.

It is expected that the building, while fitting into its surroundings in terms of scale will make a contribution to its surroundings in terms of its functionality as a family home, sustainability and architectural style