

Design & Access Statement

40 Sea View Estate
Netley Abbey
Southampton
SO31 5BQ

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Ground floor and first floor rear extension and internal modifications.



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Issue 01

1.0 – Introduction

- 1.1 Primmer Olds B.A.S have been instructed to act as Architect/Agent in respect of developing a design for the extension and remodelling of 40 Sea View Estate, Netley, SO31 5BQ

2.0 - Site & Context

- 2.1 The site is located in Netley but lies outside of the Netley Abbey Conservation Area.
- 2.2 The site is situated on the Sea View Estate which is centrally located along the southern boundary of Netley township.
- 2.3 The site is at the end of a cul-de-sac with the building lying at 45 degrees to its neighbouring buildings.
- 2.4 The site comprises of a residential (Class C3) detached 2 storey, 3 bedroom dwelling house.
- 2.5 The building is not 'Listed'.
- 2.6 The building is currently occupied by the Applicant.

3.0 – Preapplication Process

- 3.1 A preapplication submission was undertaken in March/April 2022 with reference a 5 bedroom scheme that looked to utilise the second floor (existing attic) of the property.
- 3.2 The pre-application response received was in summary:
 - 3.2.1 The ground floor extension was largely supported.
 - 3.2.2 The first floor extension was largely supported subject to remaining at the existing eaves level
 - 3.2.3 The second floor conversion of the attic was unlikely to be supported.
- 3.3 As a result of the Local Planning Authority Pre-application response the design was reviewed in greater detail with the client and the proposal updated to address the planning concerns.

4.0 Proposal

- 4.1 The Applicant proposes to remove the existing conservatory to the rear of the property.
- 4.2 The Applicant proposes to replace the conservatory with a single storey, flat roofed, rear extension almost the entire width of the property, projecting 5.0m to the rear. The extension is proposed to have 2 roof lanterns, 1 window to the rear and 2 bifold doors, one to the rear and one to the south side.
- 4.3 The Applicant proposes extend at first floor level above an existing pitched roof single storey area, This first floor extension will have 2 windows facing to the rear (akin to the existing first floor rear windows) and 1 window on the south side elevation. It is expressly highlighted that due to the 45 degree angle of the building relative to its neighbours this side window will not impact on the neighbouring property.
- 4.4 As part of the internal rearrangement a new door and glazing panel is proposed in the south side elevation at ground floor level.
- 4.5 As part of the internal rearrangement the existing chimney (not currently used) will be removed to make better use of the space.

5.0 – Design & Access

- 5.1 The proposed rear extension at ground floor level is to be built with a flat roof with its eaves at 3.0m above ground level.
- 5.2 The proposed rear extension at first floor level is to be built with a flat roof level to the existing roof's eaves.
- 5.3 The use of external materials will remain consistent with existing building, with matching finishing at ground floor and off-white painted render at first floor to the rear and north side elevation, and matching facing brick to both floors on the south side face (No change to the front elevation).
- 5.4 The proposed windows of the new extension will be white uPVC to match existing.
- 5.5 The existing drive has enough space to accommodate 3 car parking spaces as per the car parking standards for a 4 bedroom property.

6.0 - Conclusion

- 6.1 The new development will increase the capacity of the building by an additional occupant to 4 bedrooms and improve the functionality of the building to suit the needs of the family who reside in the property.



View to front of property



View rear left of building



View of rear right of building