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1697: Design & Access Statement

Planning application for
48 Marsh Gardens, Hedge End, SO30 2XN

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The Architects in this practice are registered as such under the Architects Act 1997

48 Marsh Gardens



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Early 3D conceptual sketch of interior.

This document discusses the proposed development at 48 Marsh Gardens, Hedge End.

- The existing property is a semi-detached two storey house. At ground floor there is a separate living and kitchen space. The front entrance leads to a narrow corridor that leads up to the first floor and living room. The kitchen can only be accessed through the living room and double doors allow access to the rear garden. In addition to this there is a garage that also allows access to the rear garden.

- At first floor there are 3 bedrooms, one en-suite and a bathroom. At current one of the bedrooms is being used as a study.

- The existing layout means the garage is currently being used for storage and a utility space.

- This application proposes a garage conversion to provide a dedicated guest/study space as well as a cloakroom/ utility space.

- The property is of traditional cavity wall construction, with a pitched tiled roof.

- The neighbouring properties are of similar size, style and materiality.

Introduction

Note: All images/drawings on page not to scale.

48 Marsh Gardens



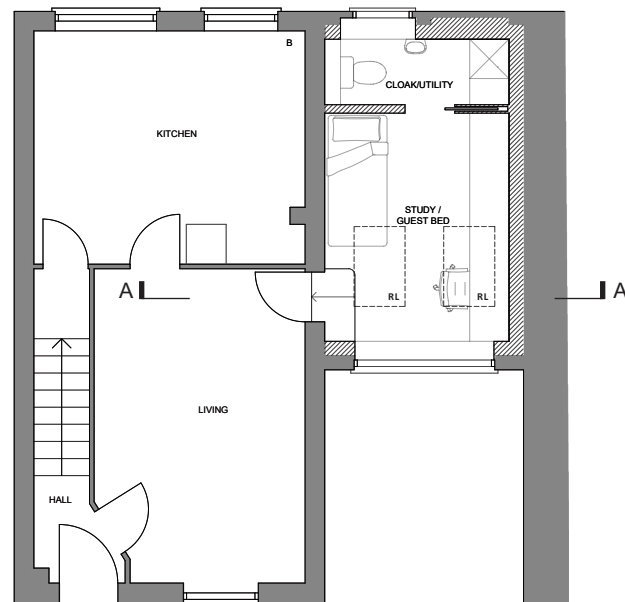
⬆ Google maps screen-shot of site, with site boundary outlined.

The proposal for this development is to convert the existing garage in to a study/bedroom and utility.

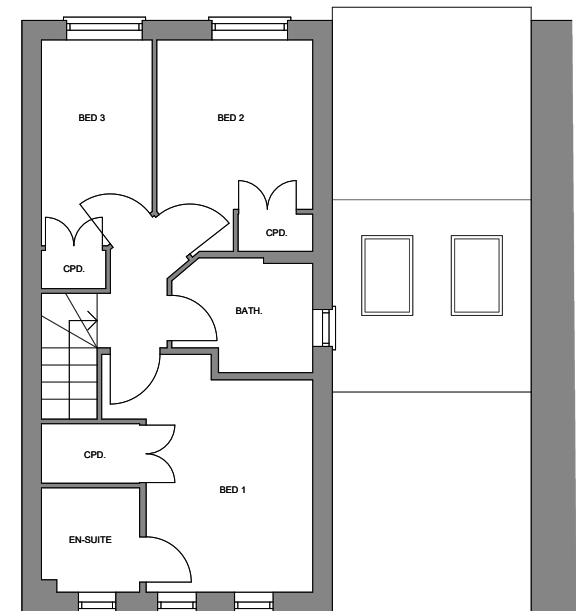
The aim of the project is to make the existing garage a habitable space to accommodate for the growing family. This will free up the bedroom currently being used as a study on the first floor.

In addition all entrances/exits to the garage will be turned into window openings making the primary access through the living room. The level change into the garage has been carefully considered in this proposal and has be resolved in the following plans and section.

This all allows for a nice sized study/guest space and an additional cloakroom/utility for ease. We have also included two rooflights to be installed into this new space to brighten it; the garage's current location limits the amount of daylight it gets.



⬆ **Proposed** Ground Floor Plan



⬆ **Proposed** First Floor Plan

Proposal

Note: All images/drawings on page not to scale.

Limited materials will be used as the majority of the existing elevations are to be retained. There are only two key changes to the street and rear elevations;

- The existing garage door will be removed, and the lower part of the opening in-filled to create a new window openings with a raised sill. Buff brickwork will be used herewith a soldier course detail of orange/red brick to match the other openings.
- The same will happen at the rear, where the existing door is removed and partially in-filled to for a new window. The treatment here matches the front opening.

The rest of the proposed works are all internal and therefore no additional external materials will be used.



Existing photos of the original material palette.

Materiality

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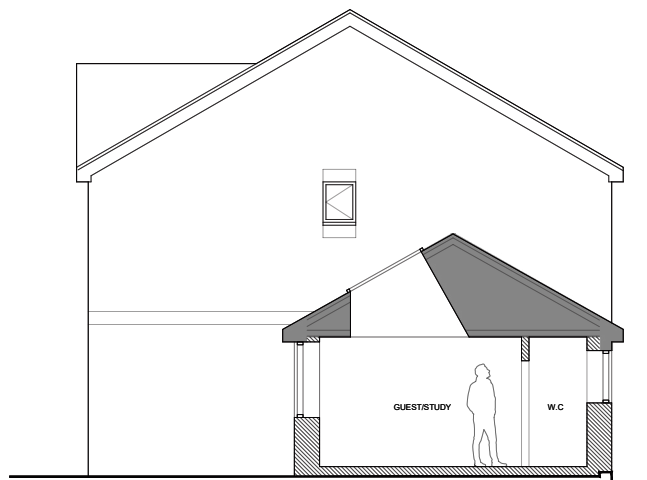
48 Marsh Gardens



Proposed West (street) Elevation



Proposed East (rear) Elevation



Proposed Side Elevation and Section through proposed garage conversion.

Eastleigh Borough Council

Adopted Local Plan 2016 - 2036

Policy P4: High quality development states that the proposal must respect the existing character of the site and location. We have proposed matching materials to existing with minimal change to the existing elevations. The proposal enhances the use of the existing property to better suit the needs of the client whilst having minimal impact on the presence on the house, or the existing street scene.

As per **Policy G3: Biodiversity** of the Eastleigh local plan, our proposal relates entirely to internal modifications and therefore results in no loss of biodiversity.

Policy S1: Presumption in Favour of Sustainable Development: the proposal reworks existing build footprint and does not extend beyond the existing house's curtilage. This reworking provides additional space and does so with limited resources and materials.

Planning Policy

Note: All images/drawings on page not to scale.

48 Marsh Gardens



^ Existing West (front) view of the existing house.

The proposal has taken a great consideration to the existing qualities of the area and surrounding dwellings. Minimal change to the elevations has allowed this proposal to be respectful of the existing quality of the dwelling.

Internal alterations has been proposed to vastly improve the flow and spacial requirements of the family space internally which has largely left the external elevations the same.

Overall the scheme at 48 Marsh Gardens is garage conversion provided a habitable room within the garage to facilitate a study/bedroom and utility.

The result of the conversion, will vastly improve the internal use and quality of the spaces. This in turn will dramatically improve the well-being of the current and any future occupants.



▲ **Sketch** Conceptual sketch section AA, highlighting connection between house an garage conversion.

Conclusion

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