

Design and Access Statement

Proposed Rear Extension
43 High Street
Botley
Southampton
SO30 2EA



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Prepared October 2022 on behalf of Ms L Moore.
To accompany a Householder Planning Application.
Doc. Ref: 2022.03.01_Design and Access Statement

CONTENTS

Introduction	Page 3
1.00 Site and Surroundings	Page 3
2.00 Design Solution	Page 5
◦ Use	
◦ Amount	
◦ Layout	
◦ Scale	
◦ Landscaping	
◦ Appearance	
◦ Access	
3.00 Relevant Planning History	Page 8
4.00 Documentation	Page 9
5.00 Appendix A. Photographs.	Page 9

Introduction

This document is an assessment of the proposal to undertake a two storey rear extension at 43 High Street, Botley, Southampton, SO30 2EA.

Its aim is to briefly explain the design principles which have been adopted, and to address in sub categories, matters such as scale, layout and appearance.

This document has been prepared for the purpose of accompanying a Householder Planning Application to the local Planning Authority, which in this instance, is Eastleigh Borough Council.

In addition to the National Planning Policy Framework, relevant planning policies for this site are contained within the *Eastleigh Borough Local Plan (2016-2036)*, formally adopted April 2022, together with Supplementary Planning Documents and Character Area Appraisals.

1.00 Site and Surroundings

1.01

The site is within the designated *Botley Conservation Area* and the application dwelling is one in a small group of similar properties, situated on the southern side of the High Street on the western approach to *The Square*.

1.02

43 High Street is a two storey, 3 bedroomed, semi-detached character property (circa mid to late 1800's) constructed of red brick walls and plain clay tiled gabled roofs with low eaves. Brickwork is laid Flemish bond to the front elevation and stretcher bond elsewhere. Windows are predominantly white PVCu of a flush casement style with 'Georgian' bars. A particular feature of the property and those in the vicinity, are the chimneys. The principal elevation faces north onto the High Street with a projecting gable which is mirrored by no. 45. There is a poor quality fully glazed conservatory to the rear of the property which is open to the main house.

1.03

The domestic site demise (excluding the access drive) extends to an area of circa 500m² as edged in red on the accompanying Block and Site Location Plans.

1.04

Vehicular access to the site is via a shared private driveway direct from the High Street. The driveway is located directly to the east of the application site, and alongside 41 High Street. The track provides access to on-site parking for up to four vehicles located at the southern end of the site immediately beyond the rear garden, while an additional single on-site parking space is available adjacent to the east of the dwelling.

1.05

The site frontage measures approximately 10.7m and the dwelling is set back 1.4 – 2.4m from the edge of the footpath, behind a low level brick wall. The overall site depth is circa 45m.

1.06

The adjoining property, 45 High Street, is situated to the west of the application site and is of a similar appearance, but with a prominent west facing principal elevation. This property has an overall two storey depth of approximately 16.5m, plus an additional 3.5m at single storey height. By contrast, the application dwelling has a two storey depth of 8.3m on the party wall line, plus an additional 3.8m at single storey height. The combined footprint of the two properties is broadly that of an 'L' shape. Located at the southern end of no. 45, is a detached annex building with accommodation within the roof space.

1.07

Approximately 7.0m to the east of the application site and on the opposite side of the access track is the neighbouring property 41 High Street. This is situated at the western end of a terrace of five similar properties, covering 33-41 High Street. 41 High Street has a total of three windows facing west towards the application site; two at ground floor level and one at first floor level set within a rendered elevation.

1.08.

The site is bounded at the rear by a circa 1.8m high brick wall on the boundary with no 45, and to the south and east by a circa 1.8m high timber fence with a wavy trellis top.

1.09

The rear garden is reasonably flat with a brick shed and timber garden room located at the southern end. A single gate at the southern end of the garden provide direct access to the aforementioned four on-site parking spaces.

1.10

Further to the west of the application site (circa 13m) and visible from the rear garden, is the Listed Building of All Saints' Church.

1.11

There are no significant trees or hedgerows on, or within close proximity of the site.

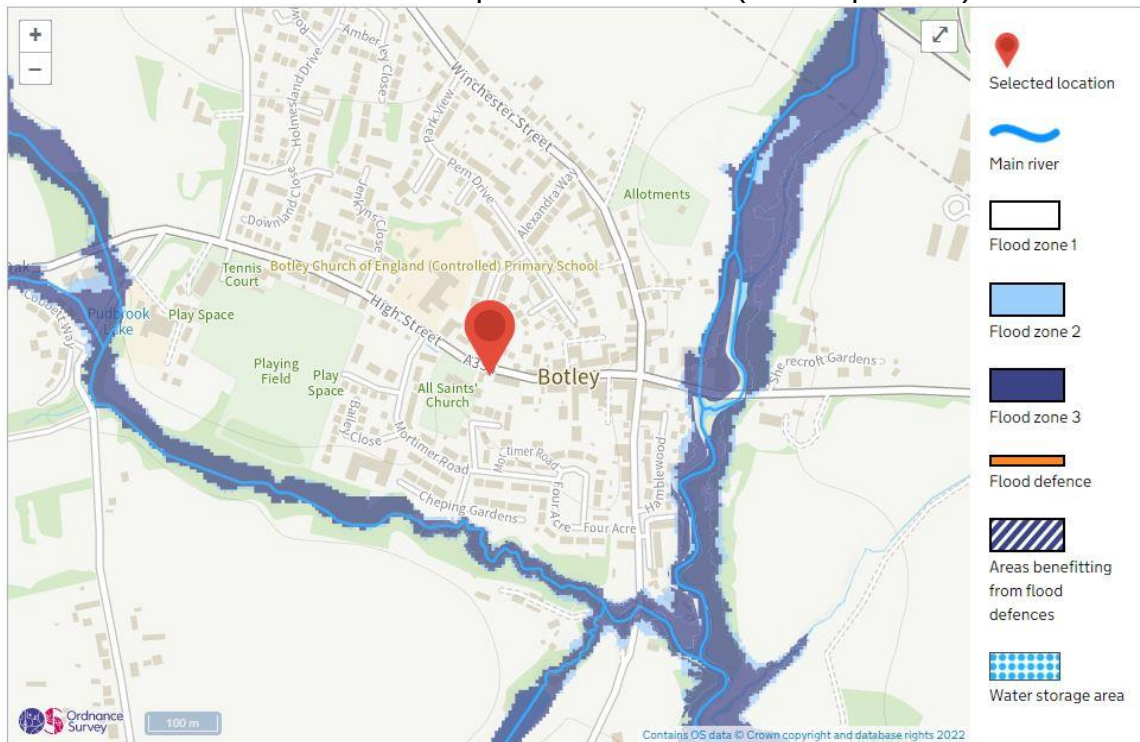
1.12

The application site is the subject of an Article 4 Direction, served on 22nd April 1999, whereby permitted development rights have been removed in respect of altering the following architectural features where fronting a highway:

- Chimneys.
- Roof coverings.
- Windows. Doors.

1.13

The site is not known to be susceptible to flood risk (see map below).



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2.00 Design Solution

2.01 Use

The site will remain in residential use.

The use of the proposed extension will be incidental to the host dwelling.

2.02 Amount

The proposal is for a two storey extension to the rear of the property. The extension will replace a two and single storey projection along the party wall line, as well as the conservatory.

The gross internal floor areas (GIA) in m² are set out below:

1. Existing	117.0
2. Proposed extension	72.0
3. <u>Total on completion of development</u>	<u>189.0</u>

The proposal therefore represents a 62% increase in GIA.

2.03 Layout

The proposed extension will be located to the rear of, and perpendicular to, the host dwelling, and situated alongside the party wall with no. 45. This is an underutilised area of the garden due to the height and length of the party wall, which, given the orientation of the site, is in shadow for the best part of the afternoon.

Both the host dwelling and the adjoining dwelling, no. 45, will screen the extension entirely from the west and north, and only a limited and fleeting view will be possible between the host dwelling and no. 41 when approaching the site from the east along the High Street.

Due to the shared access drive and the relatively 'open' nature of the rear gardens to the east of the application site, the extension will be partially visible from the rear of these properties (33-41). However, given the relative distances, it is considered the proposal will not have a detrimental effect on the amenity of the surrounding properties.

The rear of the proposed extension will be set back from the end of no. 45 (two storey portion) by a distance of 2.45m, and 5.9m from the end of the single storey element. The side of the extension will be set in by a distance of 2.25m from the east gable end of the host dwelling.

The rear wall of the extension has been recessed so as to create a 'full' gable to the projecting portion which incorporates a full height glazed screen.

The proposal seeks to provide a contemporary open plan living space on the ground floor, whilst retaining and enhancing the qualities and character of the host dwelling. The large area of glazing proposed on the south elevation will allow light and warmth to flood the newly created spaces.

The ground floor of the extension will provide an enlarged kitchen with adjacent utility, dining area and a quiet relaxation area away from the High Street, overlooking, and with direct access to, the private rear garden space.

The first floor of the extension will create space for an additional bedroom to replace the existing with a side facing window (as per the current arrangement), together with a principal bedroom, relocated to the rear with adjacent en-suite and dressing area.

Given the location of the on-site parking, a secondary door has been included on the east elevation of the extension to provide convenient access to the hallway and stairs. Natural light to this internal space will be provided by a full height glazed panel above the door, supplemented by a high level rooflight directly above the first floor landing area.

In terms of its layout, the extension has been sympathetically designed and situated behind the existing dwelling so as to minimise the impact on the street scene and the wider Conservation Area.

2.04 Scale

The extension will be of a two storey height (double ridge / gable arrangement) with a ridge and low eaves level matching that of the host dwelling. A subordinate roofline was explored, however, due to the lower eaves and skilling ceiling internally, this presented access issues and resulted in an adverse impact on the functionality of the internal space.

The proposal will sit comfortably alongside the adjoining property, 45 High Street and the host dwelling, and there will be no impact on the important visual gap between the host dwelling and 41 High Street.

It is therefore considered that the proposal is sympathetic and in keeping with both the host property and surrounding area, in terms of its scale and massing.

2.05 Landscaping

The landscaping of the site is simple and will remain largely extant, with existing paths and patios around the extension being altered to suit. The property benefits from a generous rear garden which will extend beyond the proposed extension by approximately 21m, with a width of 11.5m.

No significant trees or hedgerows will be affected by the proposal.

2.06 Appearance

The appearance of the proposed extension is in keeping with the host dwelling. In order to continue the gable theme of the pair of properties, the extension has been designed with a double gable roof arrangement, with two parallel ridges running on a north-south axis, perpendicular to the main dwelling. The central gable adjacent to the roof of no. 45 High Street is slightly recessed with a lower ridgeline so as to appear subservient to the equal gables either side.

Existing details such as the arched soldier course above ground floor windows, brick cills and decorative ridge tiles and finials should be replicated within the extension as faithfully as possible.

The existing chimneys will remain unaltered.

The proposed materials should be selected to match existing as closely as possible, and where practical, existing materials should be re-used.

- Face brickwork to external walls.
- Plain clay tiles to pitched roof, with decorative ridge tiles and finials.
- Open eaves detail with exposed rafter feet painted black.
- Heritage black rainwater goods.
- Conservation style rooflights.

- White PVCu windows with the appearance of a traditional flush casement, with Georgian bars to match existing.
- Solid composite external doors.

For the reasons stated above, the proposal is considered appropriate and sympathetic, and is in keeping with the host property in terms of its appearance, material selection and architectural design qualities. As such, this proposal will result in a positive contribution to its setting within the Botley Conservation Area.

2.07 Access

Vehicular and pedestrian access to the dwelling will remain unaltered.

3.00 Relevant Planning History

3.01

Utilising the property search facility available on the EBC website, as of 06.10.22, there is one record of a householder application for this site as 3.02 below. Earlier historical applications relating to larger forms of development to the rear of the site are considered not relevant.

3.02

You searched for: **43 high street, botley**

PLANNING APPLICATION	
C/39414/000/00 - Conservation area	
Status	Decided Permit
Applicant	Mr S J Robinson-Grindley
Agent	
Specialist	Jenny Crouch
Site Address	43 High Street, Botley,
Planning Portal Ref	
Details Consultees and Comments Documents	
APPLICATION OVERVIEW	
Planning Application Number	C/39414/000/00
Application Status	Decided Permit
Application Type	Conservation area
Site Address	43 High Street, Botley,
Proposal	CONSTRUCTION OF GREENHOUSE AND SHED IN REAR GARDEN
Specialist	Jenny Crouch
Date Received	12/11/2002
Date Valid	29/11/2002
Applicant Name	Mr S J Robinson-Grindley
Applicant Address	43 High Street, Botley, Southampton SO30 2EA
Agent Name	
Agent Address	
Ward	Botley
Parish	Botley CP
Constraints	
Consultation Period Ends	
Decision Level/Committee	Delegated Decision
Statutory Decision Date	24/01/2003
Date of Committee	

4.00 Documentation

The following documents are provided in support of the application:

- Drawing No: 2022.03.01/01A; Existing Plans and Elevations.
- Drawing No: 2022.03.01/02B; Proposed Plans and Elevations.
- Drawing No: 2022.03.01/03; Proposed Block Plan. Site Location Plan.

5.00 Appendix A. Photographs



5.01. Front elevation to the High Street with no. 45 on the right hand side.



5.02. Access drive between no. 41 (l.h.s.) and no. 43 (r.h.s.).



5.03. Access drive between no. 41 (l.h.s.) and no. 43 (r.h.s.).



5.04. Adjoining property no. 45 viewed from the High Street.



5.05. On-site parking at rear of application site.



5.06. Looking north from access drive to the High Street. Application site on l.h.s.



5.07. Access drive looking towards 41 High Street and rear garden.



5.08. Access drive looking south.



5.09. Looking north-west from rear garden of application site.
Gable in centre of image is 45 High Street.



5.10. Looking west from rear garden towards All Saints' Church.



5.11. Adjoining property 45 High Street on left hand side, lean-to and small gable to application site.



5.12. Looking north-west from rear garden of application site.



5.13. Rear elevation and east gable of application site.



5.14. Rear of application site 1.



5.15. Rear of application site 2.



5.16. Rear of application site 3.



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