



DESIGN & ACCESS STATEMENT

PROPOSED NEW SINGLE STOREY CARPORT CONVERSION

1 Torre Close, Boyatt Wood

for Mr J Murray representing for Mr and Mrs Legg-Bagg

TEMPLE FORD DESIGN architects
Suite K Anchor House, School Lane, Chandlers Ford, SO53 4DY

Introduction

The existing property is a moderately sized, late 20th century, 2-storey traditionally built detached house. In its current form, it comprises a hallway, living room, kitchen, dining room, W/C and utility on the ground floor with 4 Bedrooms and a family bathroom on the first floor. A two-bay carport is located on the East side of the property, attached to the house.

It has uPVC casement windows to the main house and openings in the carport formed with arched soliders coursing above. The external walls are comprised of red facing brickwork on the outer leaf with a dark grey timber cladding finish to first floor outer leaf.

Mr & Mrs Legg-Bagg (the applicants) are owners of the property and assisted by a family member (Mr J Murray), have appointed Temple Ford Design Ltd to prepare existing and proposed drawings for a planning application.

Context

Torre Close, accessed from Penhurst Way off of Broadlands Avenue is located in North Boyatt Wood and within Eastleigh Borough Council. The context of the immediate area in relation to this proposal is defined by medium-grained residential properties mainly of similar sizes and development.

The settlement area is defined by hedge and fence boundaries with green spaces and trees surrounding the development. A public footpath runs alongside the fenced boundary and can lead to a nearby bus stop. Each house has an open green area to the front with large driveways and either a single or double garage/carport. All properties have private enclosed gardens to the rear.





Summary of proposed changes

The property is in a desirable location and whilst it is of a reasonable size, there is potentially scope to improve the layout of the building to meet the aspirations of the owners who face health conditions. This is without compromise to the overall aesthetic or detriment to its setting. The proposal will include the conversion of the existing carport into an accessible, self-contained bedroom and wash facility, utilising the existing footprint to form a more practical space for a wheelchair user. The floor level will be consistent with the existing house to form continuity between the new and old and to also provide level door thresholds. The space will also be fitted with electrical and mechanical fixings to make day to day operations easier for the user.

Proposal (drawings 2116 D00, D01, D02 and D03)

This utilises the carports footprint to create a useable and comfortable space in which someone with health impairments can live and operate. French doors with side windows and opening top fan lights is proposed to the South elevation which provides access to the garden. A rise in the exterior ground level to form a ramp is also proposed to the South elevation so the exterior and interior ground levels are consistent. The pitched roof over the carport will remain unaltered.

To the front of the property (North elevation), a new red facing brick cavity wall is proposed to close the existing carport opening. On this wall two windows with obscured glazing and top fan lights and a keypad accessible door are proposed. This allows access for carers and nurses into the property while the windows provide natural light into the wash and dressing rooms. The proposal will be constructed using materials that compliment those of the existing property to help the old and new visually blend, facing red brickwork exterior wall and white uPVC windows to match existing.

Apart from the demolition to create a new door opening between the house and carport conversion, the main existing house is left moderately unaltered.

Planning History

2 Planning Applications have been submitted for 1 Torre Close.

An application was submitted on 26 August 1987 to Eastleigh Borough Council

Reference no. Z/29267/001/00

The application was approved for an erection of a carport to the side of the property and a pitched roof to the dormer at the front of the property.

An application was submitted on 20 December 1993 to Eastleigh Borough Council

Reference no. Z/29267/002/00

The application was approved for an erection of a first-floor extension over the carport at the side of the property.

Biodiversity

The proposal will not have an impact on biodiversity, wildlife or protected species.

Trees

The proposal will not have an impact on existing trees.

Flooding

The Environment Agency Flood Risk Map does not indicate that 1 Torre Close is at specific risk of flooding.

Conclusion

The proposal has been carefully considered to provide an option which reflects the style of the original building and to meet the aspirations of the owners. The intention is to ensure the design of the proposals complement the existing building and not detract from the original concept. The proposal has been designed to be in context with the style of the property with proposed materials intended to blend with the existing architectural language.

The scale of the carport conversion is proposed to remain within the properties existing footprint and designed to reflect a similar appearance while creating a practical, accessibly friendly space for the owners.

The conversion will provide secure, sustainable, and resilient design, improved accommodation, and no loss of amenity to adjoining properties.