

Design & Access Statement

for the reconfiguration of the existing dwelling at
45 Merdon Avenue, Eastleigh, Hampshire, SO53 1ET

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1.0 Introduction

Original Field of Architecture and Landscape (OFAL) has been appointed by the client to prepare a planning application submission to the Local Planning Authority for reconfiguration of the existing dwelling at 45 Merton Avenue, Hitlingbury, Chandler's Ford, SO53 1ET.

1.1 DESCRIPTION OF THE WORKS

The works are described as:

Reduction of window sills to the ground floor south east elevation, new windows, new entry door, new bay window to the south west elevation and external patio and pergola structure and undercover patio to the north east elevation.

This document forms part of the Planning submission for the works as described above. In seeking support for the proposed works this statement and documents below outline the proposed works.

1.2 SUBMISSION DOCUMENTS

The following documents are included in the submission and are to be read in conjunction with each other.

Document list:

PA-01 - Location and Block Plan
PA-100 - Existing Plans and Elevations
PA-200 - Proposed Plans and Elevations

1.3 SITE DESCRIPTION AND HISTORY

The site lies within the village of Hitlingbury, north of Chandler's Ford and within the county of Hampshire. The subject property is a 2 storey detached house and is estimated to be built in the 1960's. Facade materials include a combination of brick, timber cladding and feature stone chimney resulting in typical dwelling of this era. The property is located in an area of mixed individual detached dwellings within easy reach of shops, schools and recreational pursuits. The site is a corner site and accessible off Merton Avenue, which is also the southern boundary of the site. The eastern boundary of the site is delineated by Lakewood Road, minor trunk road. The site is relatively flat and the dwelling is set back from the main road with large gardens to the front and sides. The frontage to both roads are lined with large mature trees, with a number of them attracting tree Protection Orders.



Fig. 01 - Property plan showing the site area in blue

The context and urban fabric is considered post war with a variety of building styles. Most dwellings are well presented 2-3 storey houses with generous and well treed gardens. The subject house is a windfall site within the former grounds of Gareth House, which still exists to the rear of the subject property.



Fig. 02 - View of front elevation



Fig. 03 - View from south east garden

2.0 Design

2.1 PROPOSAL

The client is a young family who require upgrades and modernisation of the existing house including improved connection with the garden and internal reconfiguration of the ground floor plan.

Existing ground floor window openings on the south east elevation will have the sills removed dropping the sill to provide full height windows opening onto a new patio which wraps around 2 sides of the house. To the rear a pergola structure is proposed with part of it undercover providing an all-weather outdoor area. The pergola will be timber framed with a flat roof over the covered area.

The proposed patio runs the length of the house on the eastern side and wraps around to the rear of the house. The patio will be partially sheltered by fixing a pergola and will provide an outdoor seating and outdoor extension to the kitchen.

Orientated to the south east, the patio receives sun for long periods. It will be designed to be on the same level as the ground floor of the house to enable access from kitchen and living room to the garden. Kitchen and living room will have sliding doors installed to provide connection to the patio.

A new entry door will be repositioned to the left side of the entry lobby which will be installed to direct people towards the stairs and outdoor patio.

The living room window facing on to Merdon Avenue will be replaced by a framed pop out window which will be a bench seat inside. The frame will be clad in zinc and complement the existing building style.

The existing dwelling is well screened on all sides either by mature large trees or significant hedges. The proposed pergola structure is at its closest point 1800 from the boundary, at which point is 24m from the adjacent Gareth House. The proposed works will have minimal of no impact on the adjoining properties.

The pergola structure is reduced to timber framing that is light and minimal in terms of its visibility from the street. Restricted to the back part of the house, the structure will be considered part of the landscape and not compete with the house.



Fig. 04 - Proposed pop out window with a bench seat inside facing onto Merton Avenue

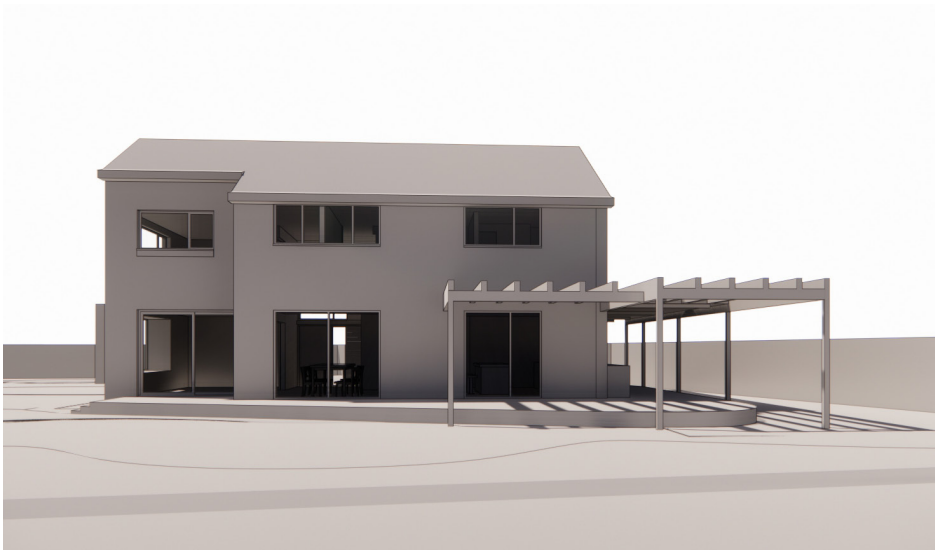


Fig. 05 - Pop out window with a bench seat inside facing onto Merton Avenue

3.0 Access

The existing vehicular and pedestrian access arrangements to the property are not altered.

4.0 Planning

With respect to the planning policies, it is offered that the proposal meets all national and local policy requirements.

5.0 Conclusion

The submitted proposal presents a sensible and well-balanced approach to the modernisation and reconfiguration of an existing dwelling. For the reasons set out in this submission we seek planning approval for the proposed works.