



BBD Architects Ltd
Horsefair Arch
The Horsefair
Romsey
SO51 8EZ

01794 524200
info@bbd-architects.co.uk

1691: Design & Access Statement

Planning application for

2 Charnwood Gardens, Chandlers Ford, Hampshire, SO50 5QR

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Director: Laurence Wright BA (Hons) Dip. Arch. ARB. RIBA

Website: www.bbd-architects.co.uk

Company number: 5858914

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2 Charnwood Gardens



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2 Charnwood Gardens



Introduction

2 Charnwood Gardens is a detached house in Chandlers Ford. The house is set back from the street, with a generous driveway and a terraced rear garden. To the rear of the property is dense woodland.

The property sits on a sloped site, where the land falls away steeply to the North of the property, from front to back. There is also a slight slope across the front of the house from West to East.

At present, the ground floor enjoys a kitchen, Cloakroom, dining room and lounge, as well as the attached garage. The kitchen would benefit from expansion and the living spaces throughout the ground floor could be better connected. The detached garage is currently used as a store/Utility, and could be better utilised.

The First floor currently has three bedrooms, one with en-suite, and a bathroom with a separate WC. There is also a storage cupboard which houses the Hot water cylinder. The existing en-suite is not currently in use, as the internal level changes make the drainage connections difficult. Additionally, the awkward bathroom arrangement of a separate bath and toilet does not work well for the family, and a larger family bathroom would be far more practical. An additional bedroom at first floor would also be beneficial.

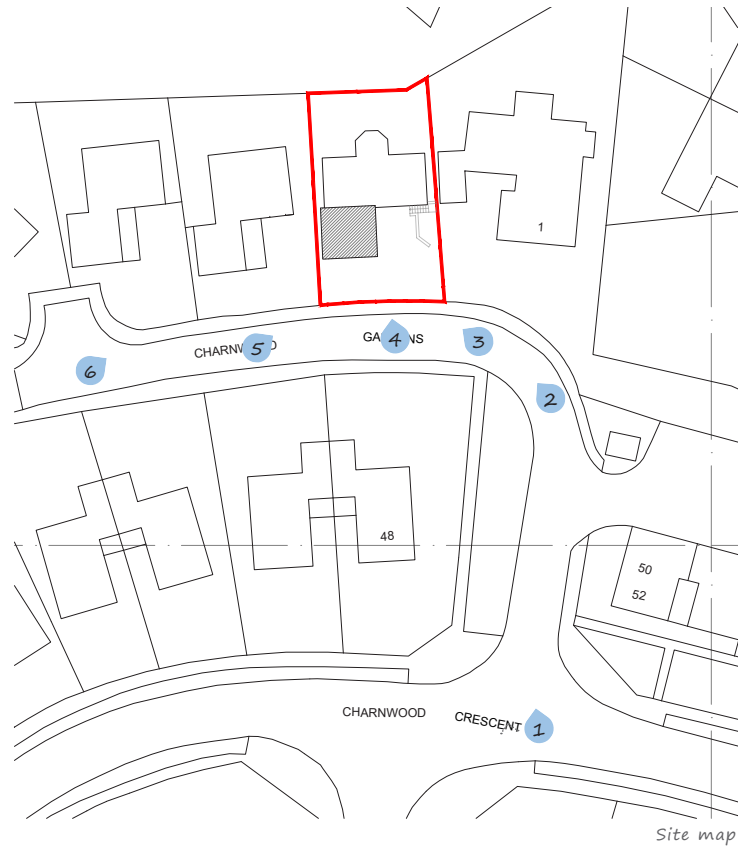
There are internal steps through both the ground and first floor which need to be considered throughout the design.



Extract from Google Maps - NOT TO SCALE

Existing

Context



The above photos demonstrate the views of 2 Charnwood gardens from various points across the approach to the street. The surrounding foliage between Charnwood crescent and Charnwood gardens means that the property is only visible from within Charnwood Gardens.



Existing

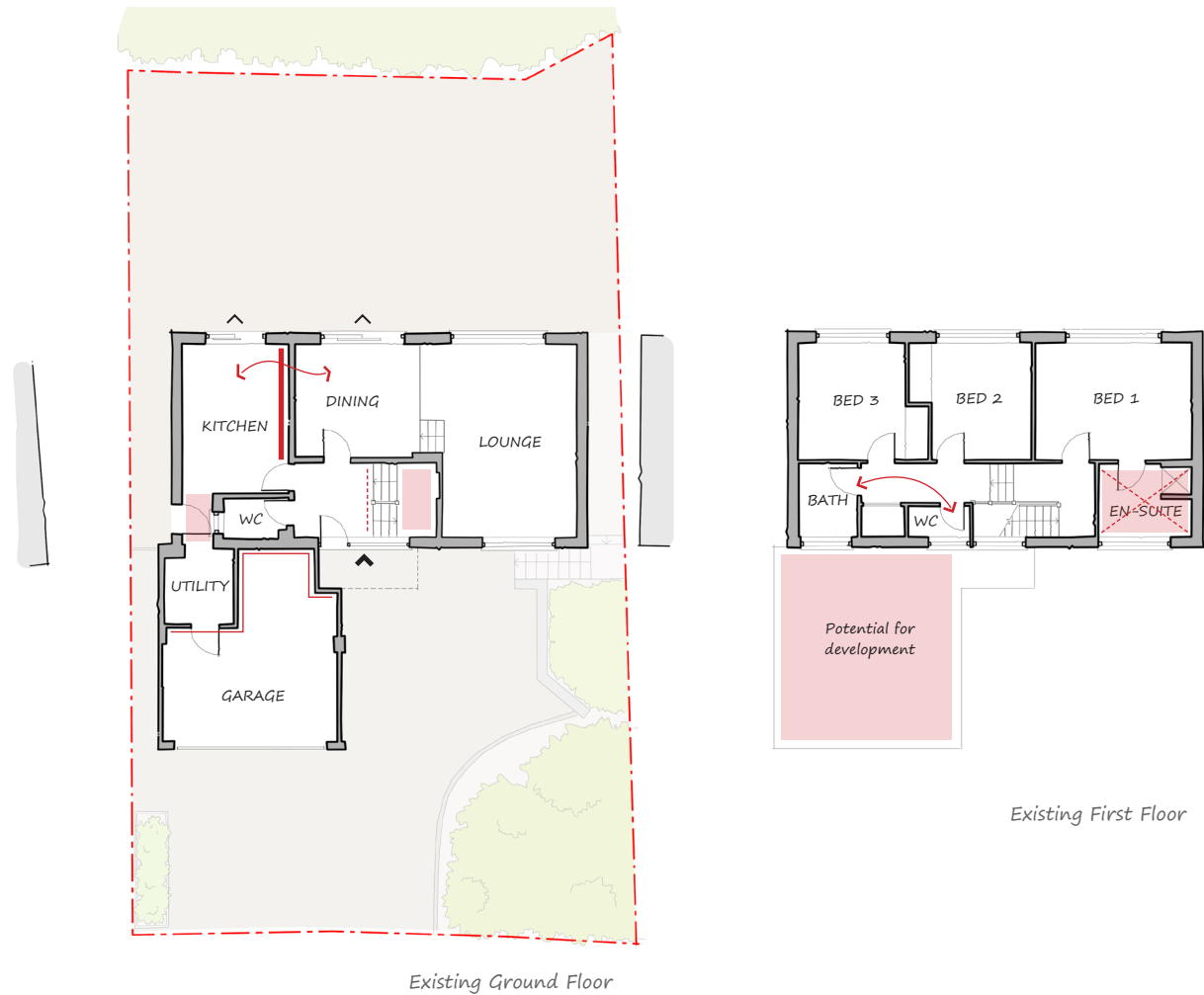
Floor Plan

The existing dwelling is a three bedroom house, with two bathrooms, one en-suite and various living spaces.

At present, the ground floor spaces are disjointed and unconnected. There is no connection between the kitchen and dining/living space, and the kitchen itself is rather cramped in relation to the scale of the house. Furthermore, the location of the WC protruding into the kitchen makes an awkward and cramped corridor to the utility space. The attached garage floods frequently and has an irregular shape, making it unsuitable for parking and inconvenient for storage. The dining room is also quite small, as a large portion of it is utilised for circulation. The lounge works well but could have stronger connecting to the garden. The hallway is split level with stairs down to a lower platform, which is currently utilised as a desk space. This is obviously not an ideal workspace due to the noise, lack of privacy and poor lighting. The split level of the space, and the many doors off of it, makes it quite a small entrance space, with minimal room for storage of coats/shoes.

At first floor, the key issue is that the existing family bathroom is split into two areas, a bath room and a WC, which is extremely impractical for modern day families. Additionally, the en-suite is completely unusable in this location, due to the drainage issues associated with the levels of property. This leaves the family with an inconvenient and impractical bathroom situation.

The general disconnect through the dwelling is worsened by the level changes throughout ground and first floor. The connection to the outside spaces could also be improved.

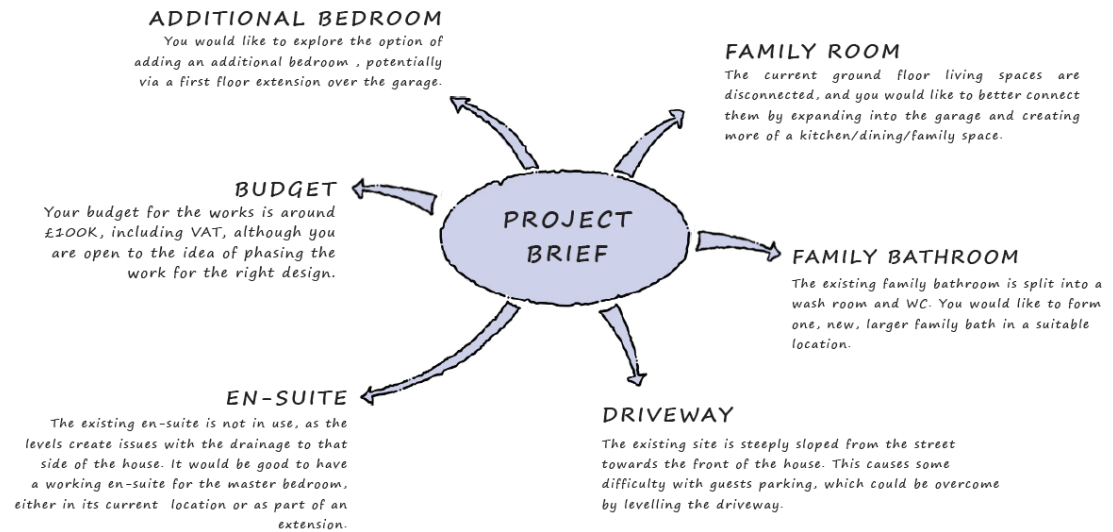


Proposal

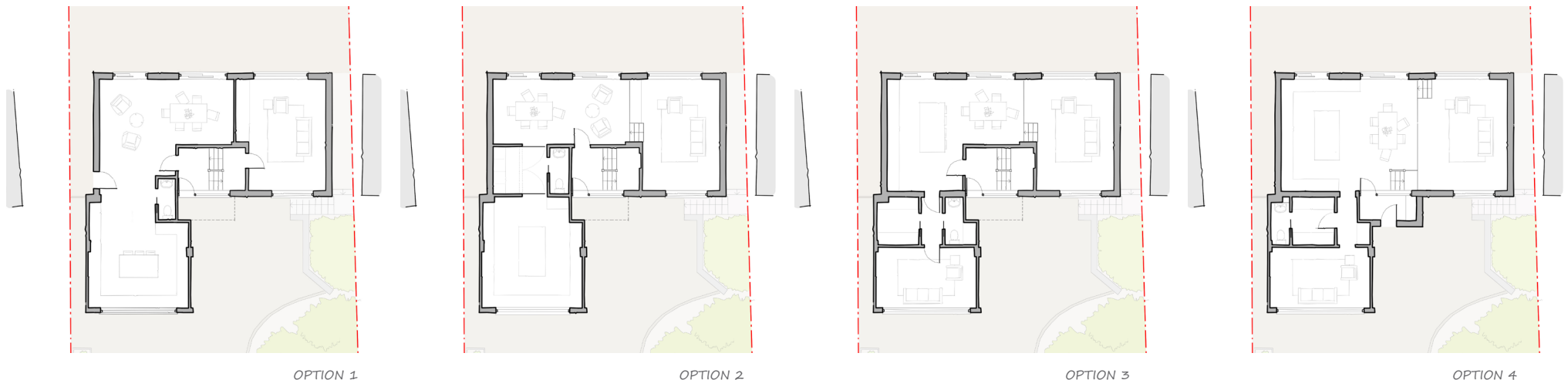
Design Development

The brief for this project was to provide an additional bedroom at first floor level, open up and expand the living areas at ground floor to create a family room, and create a more functional family bathroom. Making use of the wasted space in the current en-suite and levelling the driveway were also key parts of the brief.

We explored a range of options for the ground and first floor design, with great consideration given to the impact on the neighbouring properties and street scene. The options for the ground floor involved different configurations for the internal spaces, while the options for first floor explored different variations on the first floor extension. Ultimately, extending the full depth of the garage resulted in the optimal internal layout and external aesthetic, and had no impact on the neighbour in terms of sight lines, shadow casting or over looking.



Initial project brief



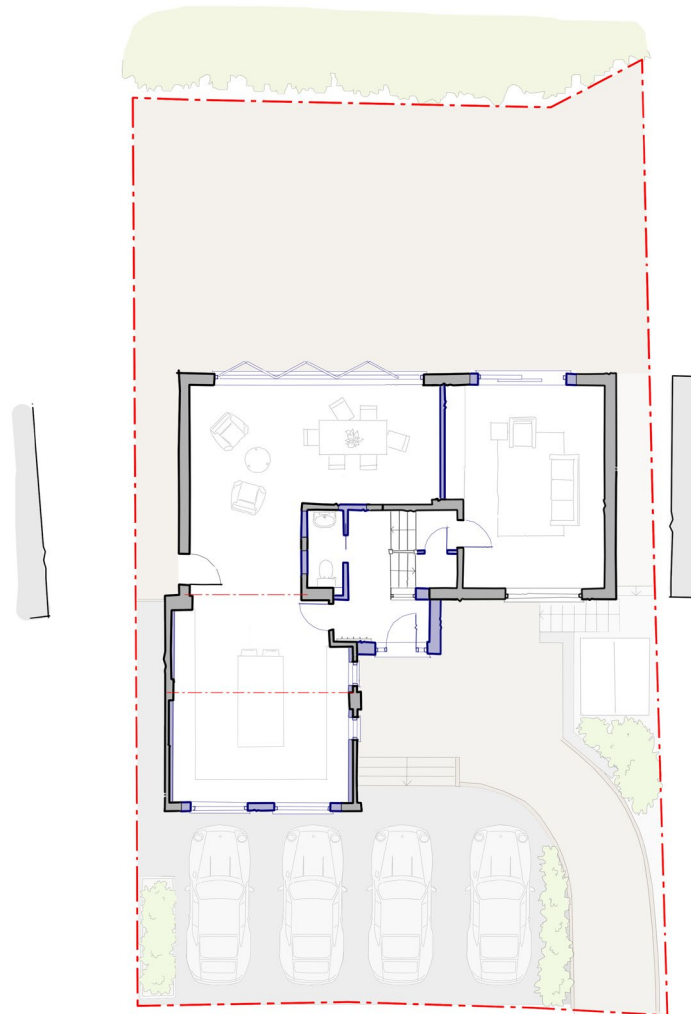
Proposal

The proposal for this application is to create a first floor extension over the existing garage, forming an additional bedroom. By forming a new master bedroom with en-suite, the existing en-suite, which is currently not functional, can be re-purposed into a study. This would be a great improvement for the family, accommodating the growing need to work from home. Internal modifications at first floor will also allow the existing bathroom to be expanded, to form a space that better suits the family's needs.

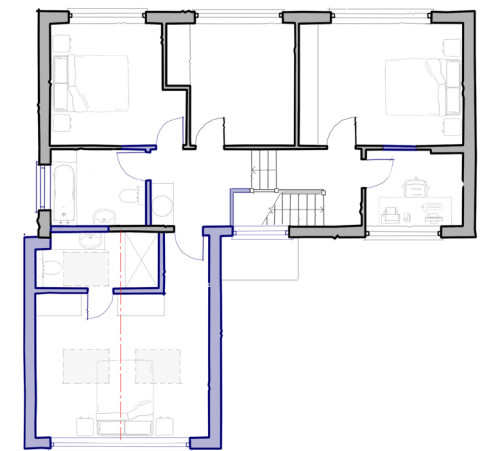
The first floor extension will be a pitched roof structure, in line with current pitch of the dwelling. The bedroom will have a skilled ceiling with 2no. roof lights, as well as an additional roof light to the en-suite. There will also be a large window to the front elevation, bringing in additional daylight and balancing the front elevation. It is also proposed to introduce a larger, full height window, to the landing space, again to bring in daylight and balance the front elevation.

At ground floor, a garage conversion is proposed, allowing the living space to be expanded and improved. A new kitchen will be installed in the existing garage, and some internal walls will be removed to open up the space. New windows to the front and side of the kitchen area will bring in natural daylight, but will not provide any overlooking opportunities. New bi-fold doors are proposed to the rear of the property, and the existing sliding doors will be re-purposed for the lounge area. These openings will better connect the living spaces the outdoor areas.

A small porch is also part of the proposal, replacing the existing canopy, which allows the existing hallway to be better utilised and provides a suitable entrance space.



Proposed ground floor plan (NTS)



Proposed first floor plan (NTS)

Proposal

Materials

With consideration to the design brief and the existing aesthetic of the dwelling, we explored a range of options for the external materials of the proposal, alongside the plan development. The overall aim was to rationalise and improve the front elevation, and ensure that the extension complimented its existing character.

We focused on a combination of neutral and natural materials that would compliment the existing yellow brickwork, as well as the vernacular of the street and surrounding area. The initial materials we explored were a combination of brickwork to match existing, timber and render. We played with a number of variations to explore what would work best for the property,

and the resulting carefully considered design therefore achieves the aims of complimenting the existing dwelling and improving its overall appearance. The tile hanging on the front elevation will be replaced with horizontal timber cladding, with the garage extension being clad a combination of brickwork and timber.



Material Palette;
Brickwork to match existing
Horizontal timber cladding
Grey window frames
Increased glazing

3D Material exploration & final design



Proposal

Driveway

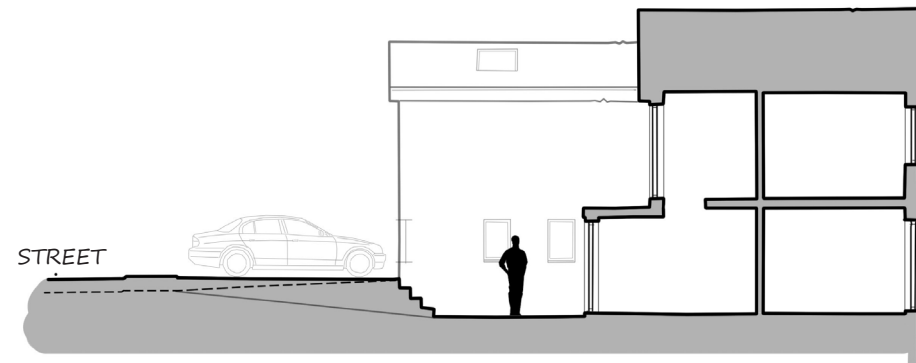
Part of the proposal is to level the driveway to the front of the house. This would bring the driveway up to street level, and provide 4 parking spaces, in line with residential parking standards.

At present, the driveway is at a very steep decline towards the house. This presents a number of issues, primarily that visitors do not feel comfortable parking on the driveway. This results in guests parking on the street, which can make the road narrow and unsightly. Additionally, the family themselves find the driveway can be unsafe in wet and icy conditions, for both vehicles and pedestrians.

The garage also currently suffers from intermittent flooding, which is largely due to the levels of the driveway sloping in towards it. Levelling the driveway, in conjunction with adjustments to the garage itself, will alleviate this issue.

There will be steps down from the parking area to the lower level in front of the house, and a ramp is also proposed from the street level down. Some landscaping and planting is proposed to uplift the overall appearance of the frontage.

Overall, levelling the driveway will create a more practical and functional parking area, that fulfils the family's needs. The proposed driveway would be at a similar level to those of the neighbouring properties, and would generally improve the overall appearance of the property.



Proposed Section



Photographs of existing steep driveway

Planning Policy

Eastleigh Borough Council -

Draft Local Plan 2011-2029

Policy DM1, states that the development should take full and proper account of the context of the site. This proposal has carefully considered the boundary and landscape of the site, as well as the massing of the existing dwelling and its surroundings, to produce a design that carefully responds to its context.

Policy DM1 further states that new developments should take account of the character and appearance of the locality or neighbourhood, in terms of mass, scale, materials, layout and design. The extension has been designed to be in keeping with the existing property, in its form, style and materiality.

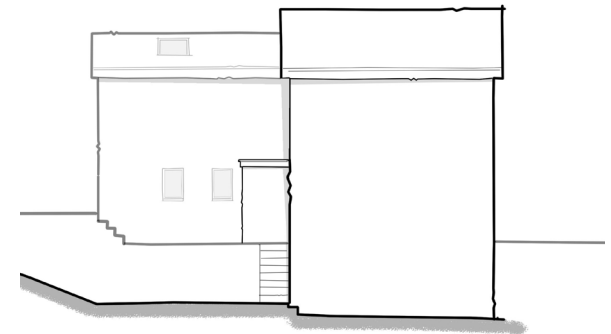
Policy S1 looks to favour sustainable development as outlined in the National Planning Policy Framework. This proposal has been carefully designed to create a sustainable development, with great consideration given to the quality of the design.

Policy DM9 supports development that maintains, protects and enhances Biodiversity across the district. For this proposed development an ecologist has been engaged to check for protected species, advise on necessary mitigation measures, and provide additional guidance on other enhancements for biodiversity.

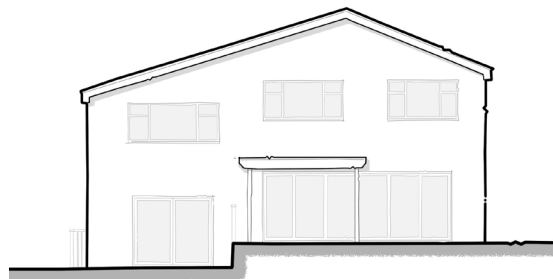
In line with one of the overall objective of the draft local plan, this high quality design proposal fits in with and improves the design standards of the borough's built environment.



Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

Conclusion



3D of the proposed Front Elevation

In summary, this proposal is for a first floor extension over the existing garage, which will be converted to habitable space. At first floor the extension and associated internal modifications will allow for a new master bedroom to be formed, and an appropriately sized family bathroom. At ground floor, the converted space and internal changes will create a large open plan family room that will provide the

family with additional living space and a better connection to the garden.

The overall design has been carefully considered to enhance the existing character and functionality of the building, and the materials and form of the extension will complement the existing dwelling. This includes a natural, horizontal timber cladding to the existing and proposed elevations. This cladding will complement the existing brickwork and rural surroundings beautifully whilst giving the front

elevation a much needed aesthetic uplift.

As the footprint of the dwelling is only minorly altered, and the first floor side window will be obscure glazed, there are no new overlooking opportunities to the neighbours' private amenities.