

Design & Access Statement

110 Lower Northam Road
Hedge End
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Ground floor rear extension and internal modifications.



November 2022
Issue 01

1.0 – Introduction

- 1.1 Primmer Olds B.A.S have been instructed to act as Architect/Agent in respect of developing a design for the extension and remodelling of 110 Lower Northam Road, Hedge End.

2.0 - Site & Context

- 2.1 The site is located on the outskirts of Hedge End and is not part of a Conservation Area.
- 2.2 The site is situated on the eastern end Lower Northam Road which the main road linking the town centre of Hedge End with surrounding towns/villages to the east.
- 2.3 The site is located on the south side of the road where the majority of surrounding building are detached residential properties.
- 2.4 The site comprises of a residential (Class C3) detached 2 storey, 4 bedroom dwelling house.
- 2.5 The building is not 'Listed'.
- 2.6 The building is currently occupied by the Applicant.

3.0 Proposal

- 3.1 The Applicant proposes to build a 2.0m single storey extension to the rear of the building for it's entire width.
- 3.2 Due to the South facing aspect of the building rear the Applicant proposes to include a 6 panel solar array to the roof of the extension.
- 3.3 To improve the natural daylight of the internal areas of the building a solar tube is proposed in the existing east facing roof.
- 3.4 The Applicant proposes to include a log burning stove to the new extension with the flue coming out at the rear.

4.0 – Design & Access

- 4.1 The proposed rear extension is proposed to include a pitched roof, sloping back to the existing building, with its eaves less than 3.0m above external ground level – see elevational drawings for reference.
- 4.2 The use of external materials will remain consistent with existing building; white render and facing brick external walls, and at the same levels as the existing, and a tiled roof matching the existing.
- 4.3 The Applicant proposes to include two sets of bi-fold doors to rear to replace the sliding and casement doors being removed to maintain access to the garden from the house; which are to be of white uPVC to match existing.
- 4.4 There is no change to the parking provision or capacity of the dwelling.
- 4.5 The principle access to the property remains the front door as existing.

5.0 - Conclusion

- 5.1 The development is proposed in order to improve the layout of the existing living spaces, and won't change the potential occupancy of the building. Secondly the development provides the opportunity to install a sufficient solar array to the south elevation that currently isn't possible.



View to front right of property



View to front right of property



View at rear of building