

Design & Access Statement - 22164 68 Telegraph Road

Site address: 68 Telegraph Road, West End, Southampton SO30 3EY

Proposal: Loft conversion with 2no.dormers to facilitate additional two bedrooms. Single storey flat projection at ground floor. Rear extension with alterations. Alterations to fenestrations.

Date: 29.11.2022

Revision: A – Description revised.

1. Existing site

- 1.1. No.68 is a small 2 bed bungalow on a large, tapered plot, situated towards the southern end of Telegraph Road.
- 1.2. The existing dwelling is a single storey building of cavity construction with a hipped roof and single storey rear projection.
- 1.3. Materials are white painted pebble dash render, white timber/PVCu windows, brown interlocking roof tiles and black fascia's/soffits and rainwater goods.
- 1.4. Additions to the original dwelling include a 1.5m deep single storey flat roof extension to the kitchen and bathroom.
- 1.5. The front garden is mostly grassed with a narrow concrete driveway, the rear is largely grassed with a small amount of patio area.

2. Design and materials

- 2.1. The proposed design is a modern uplift to the existing property which is in keeping with the mass and design of other local developments on Telegraph Road.
- 2.2. Gables, side/front dormers, and rear extension are reoccurring features within the local context.
- 2.3. Walls at ground floor are proposed as a sand/cement render painted white.
- 2.4. Walls to the rear gable face and side dormers are proposed as storm grey composite cladding.
- 2.5. All pitched roofs will be finished in a modern anthracite grey concrete roof tile.
- 2.6. All flat roof sections will be dark grey single ply membrane.
- 2.7. Rainwater goods, trims, fascia's/soffits, and all windows/doors will be in anthracite grey.

3. Scale

- 3.1. The proposed scale of the alterations, additions and extension to the existing dwelling are considered to be in keeping with other approved and built schemes on neighbouring plots such as no. 60, 62, 64, 70 and 74 Telegraph Road.
- 3.2. The scale of the front gable dormer has been designed to balance with entrance projection at ground floor and set back on the roof plane.
- 3.3. To the rear the part single storey/part double storey extension gables out the existing hipped roof to allow for a Juliet balcony to the master bedroom.
- 3.4. At ground floor a single storey flat roof section with rooflights will provide additional floor space to the main open plan living, dining and kitchen area with an outlook onto the rear garden by way of sliding doors and window to kitchen.
- 3.5. The 2 side facing dormers are considered to be appropriate in scale within the newly enlarged roof plane and will feature obscured windows with openers a min. of 1.7m above FFL.

4. Layout and access

- 4.1. At ground floor the main entrance hall gives access to a snug and bedroom 1 to the front of the property.
- 4.2. Within the middle of the property is situated the new staircase to first floor with storage beneath, and a moderate size cloak w/c and shower room.
- 4.3. Double doors give entry to the new enlarged section of the ground floor which has an open plan layout for the kitchen, dining and living spaces. A new utility room is provided off this area with a new side access door to outside.
- 4.4. The rear extension footprint has been stepped in from the north-western boundary to allow for the tapering of the site and neighbouring garage.
- 4.5. At first floor the new landing area gives access to the front facing bedroom 2, bedroom 3 within the south-eastern facing dormer and the shared bathroom within the north-western facing dormer.
- 4.6. The rear master bedroom 4 is within the new gable end of the roof and north-western facing dormer, the en-suite to this bedroom is contained within the south-eastern facing dormer.
- 4.7. Vehicular access to the property will remain unchanged.

- 4.8. A new door within the south-eastern elevation will give access into the property from the existing side passage.
- 4.9. Access to the rear garden from within the property is by way of a 4-panel sliding door.

5. Conclusion

- 5.1. We feel the application proposals provide a modern uplift to the existing property which aim to harmonize with the local pattern and style of surrounding development.
- 5.2. The property will increase in mass and density without overdeveloping to provide a high-quality family sized dwelling which is considered to be in keeping with other properties.
- 5.3. The applicant aims to work closely with the LPA to achieve a mutually beneficial outcome on the proposal site.

6. Existing site photos



6.1.



6.2.