

Design and Access Statement in Support of the
Planning Application for an Extension to

Ferndale
High Street
Hamble
SO31 4JE



November 2022

1.0 Introduction

1.1.0 Submission Team Summary

1.1.1 Scheme Title:

Extension to Ferndale, High Street, Hamble SO31 4JE.

1.1.2 Applicant:

Mr and Mrs Tamlin, Ferndale, High Street, Hamble SO31 4JE.

1.1.3 Agent:

TKLS Architects, Unit 7, Basepoint Business Centre, Winnall Valley Road, Winchester SO23 0LD.

1.2.0 Planning History

1.3.1 There are no recent planning applications associated with Ferndale.

1.3.2 There have been some residential redevelopments and extensions to residences in the immediate vicinity of Ferndale. The closest include:

F/11/69418– 'Laren', High Street (next door neighbour to west of Ferndale)

Two storey side extension & single storey rear extension, following demolition of existing garage/workshop & conservatory:



Existing and proposed plans of Laren to west of Ferndale

F/18/82520 – 'Abbey Court', School Lane (to rear (south) of Ferndale)

Demolition of detached dwelling and erection of replacement 2 storey dwelling.



Site location plan of Abbey Court to south of Ferndale

2.0 Assessment

2.1.0 Site and House

- 2.1.1 The site lies within the village settlement boundary of Hamble and the proposed house extensions will replace an existing garage and prefabricated storage building.



Location plan with Ferndale plot outline in red



14.0m DATUM
SOUTH ELEVATION



14.0m DATUM
WEST ELEVATION



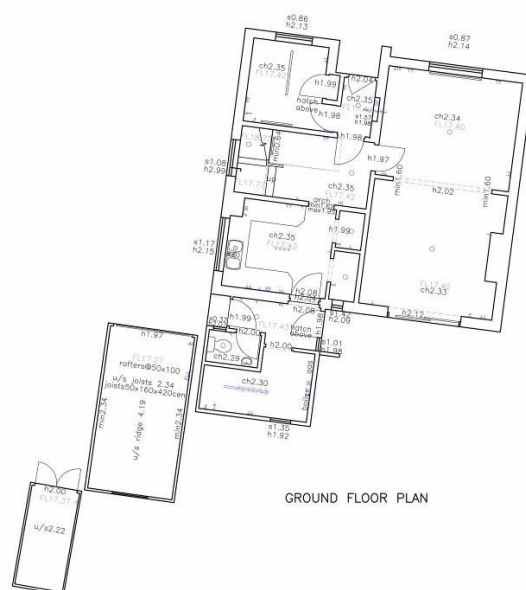
14.0m DATUM
NORTH ELEVATION



14.0m DATUM
EAST ELEVATION

House existing elevations

- 2.1.7 The house sits centrally within the plot with parking to the front and an enclosed rear garden with shrubs to the perimeter and close boarded fence generally but with low brick wall to road side with close boarded fence above.
- 2.1.8 Adjacent to the house to the west, there is a garage and rear storage building constructed with prefabricated concrete wall panels. The garage has a retrofitted pitched roof and the storage building has a flat roof.
- 2.1.9 The existing house comprises entrance hall, study, living/dining, kitchen and rear pantry and wc to the ground floor and three bedrooms plus bathroom and airing cupboard to the first floor.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

House existing floor plans

2.1.10 There are no tree preservation orders within the site or immediate neighbouring boundaries.



Front of Ferndale from road access



Front of Ferndale from garden with Laren beyond



Rear of Ferndale from south west



Rear of Ferndale from south



Neighbours to east along High Street



Ferndale and Church Cottage to east



Laren viewed from High Street



High Street looking west



Garage and store with Laren in background



Rear of Laren to west



Abbey Court to south viewed from first floor

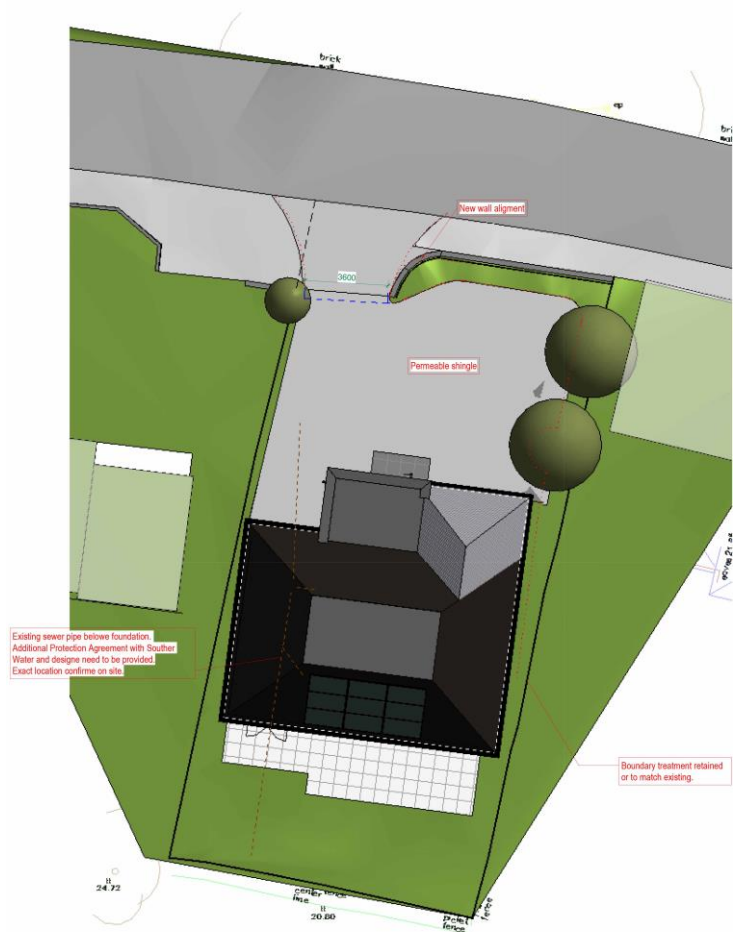


Boundary with Church Cottage to east

3.0 Proposals

3.1 Use

- 3.1.1 It is proposed to demolish the existing garage, external store and single storey extension to the rear of the building and replace these with a two storey extension to the south and west. The first floor is to be extended to the north above the main entrance. The building will be retained for residential use.
- 3.1.2 The extensions will retain the parking area to the front of the property and a large family garden to the rear. The existing access way to the rear garage is too narrow for modern cars to access and the garage too small to accommodate them. The road access is to be widened slightly.
- 3.1.3 A refuse point is located to the west of the entrance, close to the road access for ease of collection.
- 3.1.4 There is sufficient space available for parking and for vehicles to turn on site and leave in forward gear.
- 3.1.5 The extensions will maintain the existing access route to the east for garden maintenance. The south extension is set back to the east to maintain access.



2 Proposed Site Plan

1 : 100

3.2 Amount of Development

- 3.2.1 The proposed building will be two storeys tall with ground floor snug, living / kitchen / dining, utility, games room and wc plus first floor comprising study, laundry room, family bathroom three bedrooms including master suite.
- 3.2.2 The existing GIA of the house is 111sqm (126sqm including garage and store) and the proposed house will be 198sqm.
- 3.2.3 The proposed extension will be a similar length to the existing extension to be replaced.



3.3 Layout

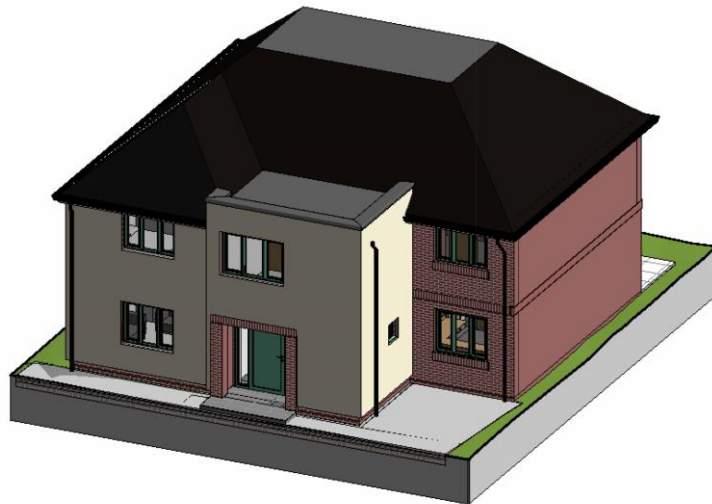
- 3.3.1 The extensions will rationalise the building plan creating larger and more usable internal spaces whilst retaining as much of the existing structure as possible.
- 3.3.2 The main entrance location is retained and remodelled to provide a more generous internal hallway leading to a snug and family living / dining / kitchen facing south across the garden. A utility and games room lead from the kitchen. An accessible wc is provided adjacent to the entrance hall.
- 3.3.3 The first floor comprises a large landing area with rooflight above leading to the study above the main entrance, family bathroom, laundry room above the utility and three bedrooms, one a master suite with ensuite and dressing room.

3.4.0 Scale / Massing / Appearance

- 3.4.1 The proposals retain the height of the eaves of the existing house and the roof is extruded to cover the proposed extensions to the south and the west. A flat roof is proposed to the top of the roof to mitigate the increased height.
- 3.4.2 The extensions are proposed to form part of the main house rather than being visually distinct.
- 3.4.3 The existing external walls are to be rendered in K Rend (off white colour) and the new walls clad in warm red brickwork of a higher quality than the existing. It is anticipated that Swanage Handmade Light Reds will be used. The render and brickwork will tie in with both

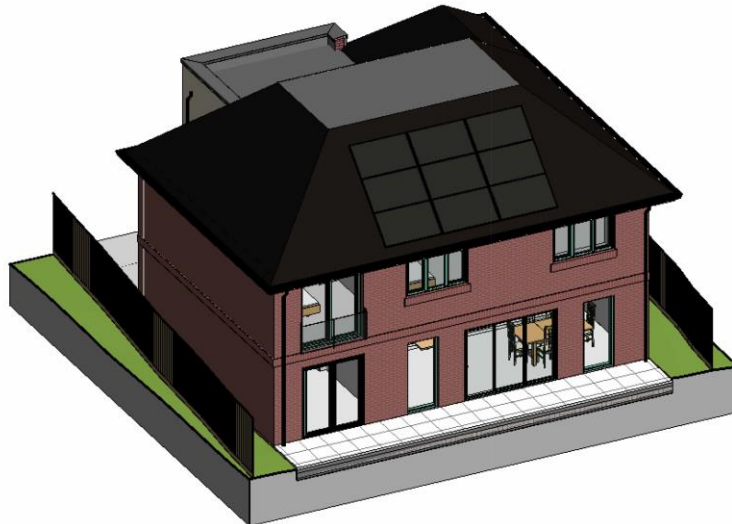
the neighbours as Laren is brick and Church Cottage is a mix of render and white painted brickwork.

- 3.4.4 The main entrance is emphasised by extending it vertically and finished with a parapet roof which reduces the visual emphasis on the roof form. Red brick detailed is proposed around the entrance as a highlight to the surrounding render.
- 3.4.5 The roof will be finished in brown pantiles to match the existing with the old tiles retained where possible and cleaned and relocated together so there is less distinction between old and new. PV panels are proposed to the south elevation as part of the proposed sustainability proposals.



2 3D Proposed Front - North

3D view of the house to the road.



3 3D Proposed Rear - South

3D view of the house to the rear.

- 3.4.6 The windows and doors are to be replaced throughout with heritage green UPVC which sits comfortably with the proposed render and brickwork and is less stark than the current white UPVC.

- 3.4.7 The windows will be finished with brick cills and a horizontal brick band will run around the perimeter. A similar brick detail will run around the main entrance.
- 3.4.8 The windows are primarily north and south facing so do not look towards the neighbours to the east and west. There are two first floor windows to the east, but these are both obscure glass as they are for light and ventilation only for the bathroom and ensuite.
- 3.4.9 The soffits and fascias are in white UPVC and rainwater goods in black UPVC.



North Elevation

3.5.0 Sustainability and Drainage

- 3.5.1 The proposals take a fabric first approach by utilising thermally efficient walls, roofs, floors, windows and doors.
- 3.5.2 Renewable energy will be used where feasible and practical and PV panels are proposed to the south elevation
- 3.5.3 The proposed dwelling will be linked to the existing foul mains in the road. Discussions have been undertaken with Southern Water to this end as there is an existing foul main running alongside the property and beneath the proposed extension. The proposed route has been agreed with Southern Water, provided by a structural engineer, and forms part of the application.
- 3.5.4 The proposed dwelling will use the existing surface water drainage system and permeable hardstanding.

3.6.0 Precedent and Local Character

- 3.6.1 The constructed extension to Laren is of similar scale to the proposals which included a two storey extension to the east, adjacent to Ferndale.

- 3.6.2 The proposed character and the aesthetic of the extensions will improve the visual appearance of the house in terms of its setting and the character of the area by responding to both the immediate neighbours and local environment.

3.7.0 Consultation

- 3.7.1 Neighbours have been informed / consulted with regard to the proposals.

4.0 Summary

4.1.0 Conclusions

- 4.1.1 The proposals will create a home which will have minimal impact on the neighbouring residents or local character by its scale, aesthetics and location.
- 4.1.2 The proposals will improve the view of the house from the road.
- 4.1.3 The extended dwelling will be proportional to the adjacent buildings and accordingly should be supported.