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1707 Design & Access Statement

Planning application for
5 Odiham Close, Chandlers Ford, SO53 3NU

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The Architects in this practice are registered as such under the Architects Act 1997

5 Odiham Close, Chandlers Ford



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Introduction

This document discusses the proposed development at 5 Odiham Close Chandlers Ford.

The existing property is a detached 4 bedroom house with a converted garage.

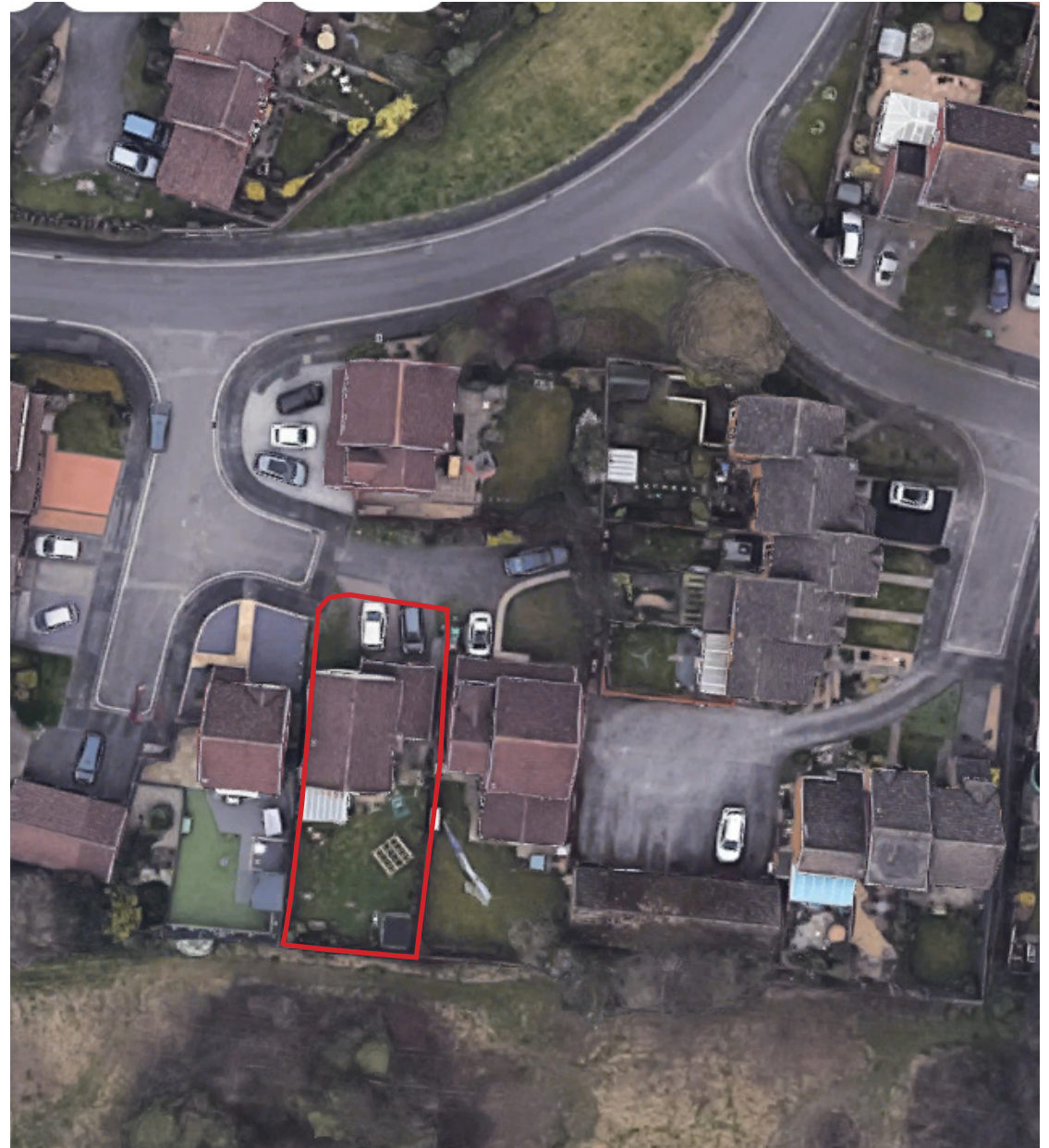
The house consists of two double bedrooms and two single bedrooms and a bathroom at first floor. At ground floor there is a living room, kitchen, dining room, WC, conservatory and reception room.

The existing dining room and kitchen overlook a south facing garden, yet feel very separate from the living spaces. In addition the house has a generous landing space at first floor but creates two very small bedrooms, one being too small to fit a single bed.

This application proposes a single storey rear extension and internal modifications to create a larger kitchen space and an en-suite to the master bedroom. By better utilising the generous landing this can be achieved in the proposal with minimal impact on the existing floor plan.

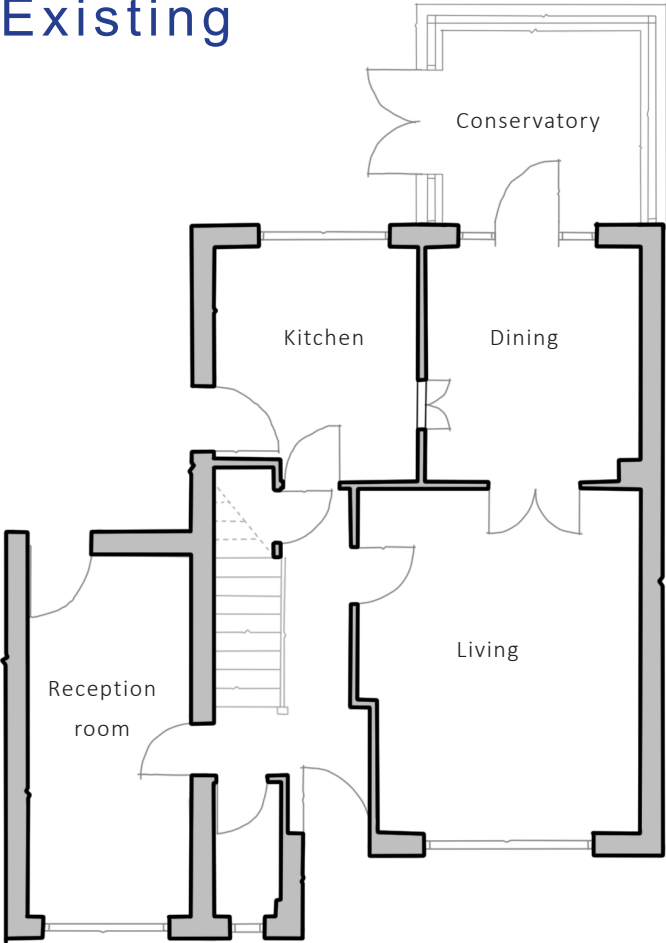
The property is of traditional cavity wall construction, with pitched and sloped tiled roofs.

The neighbouring properties are of varying size, style and materials.

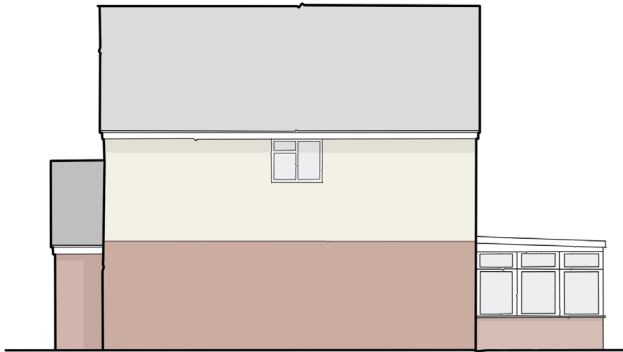
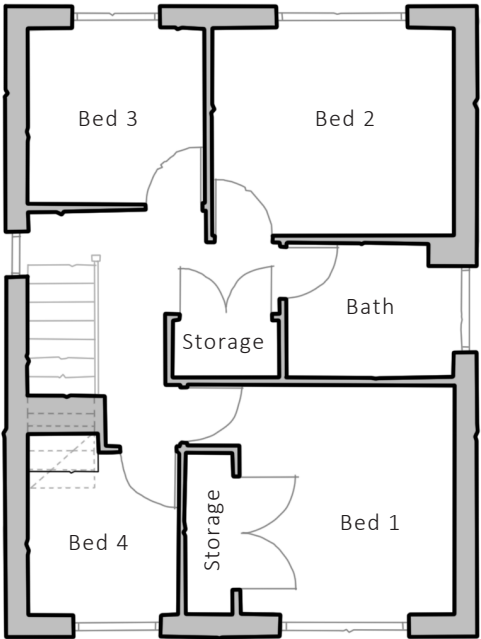


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Existing



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Side Elevation



Side Elevation



Front Elevation



Rear Elevation

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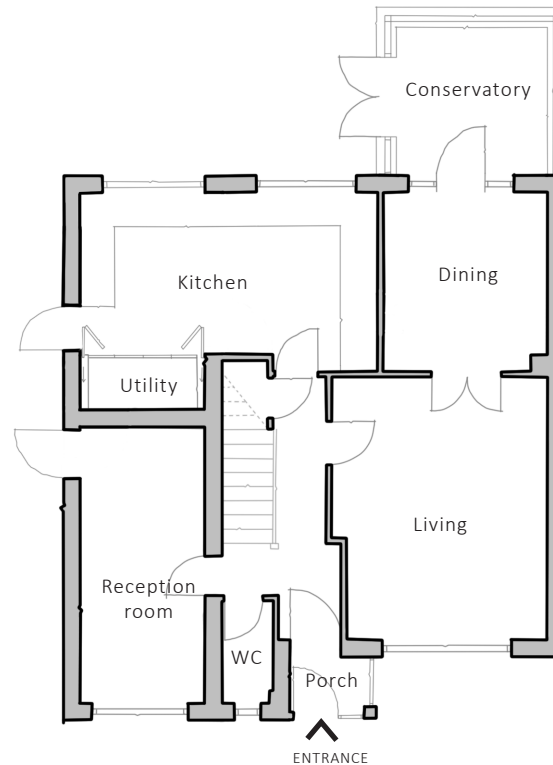
Proposal

The proposal for this development is a single storey side extension that will infill the space between the existing house and the back of the garage conversion. This will create a larger family kitchen with better access and view to the garden.

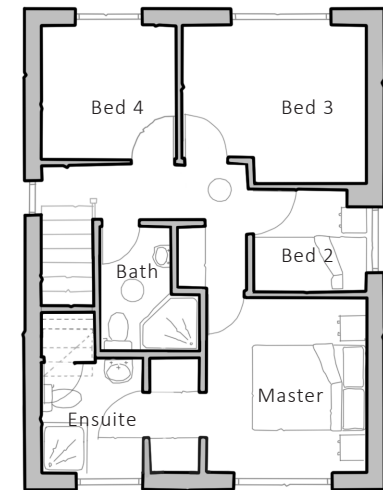
In addition internal alterations to the first floor plan will create an en-suite to the master bed while maintaining the four bedrooms.

The internal alterations will vastly improve the flow of the plan, natural lighting and connection to the garden. By better utilising the first floor landing and one of the single bedrooms an en-suite can be formed and by relocation the existing bathroom this will allow us to maintain the four bedrooms in the property.

This proposal looks at stretching the existing sloped roof currently over the garage over the proposed extension. This will minimise the overall impact of the extension and ensure the rear elevation remains unchanged.



Ground Floor Plan



First Floor Plan

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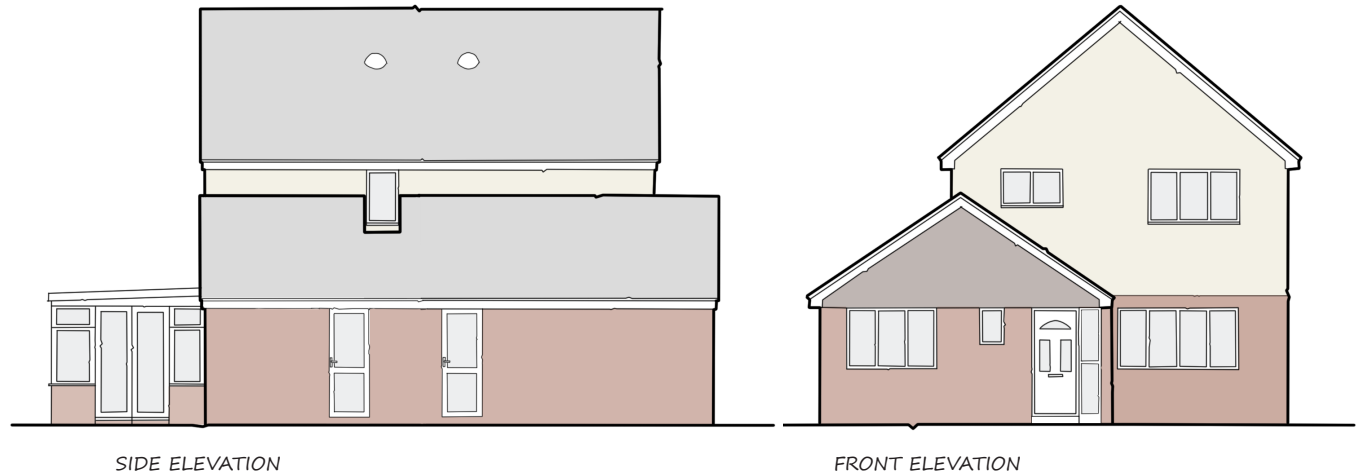
Materiality

The existing materials palette incorporates a brickwork ribbon along the ground floor and yellow render with plain tiles for the roof.

The proposed materials for the roof will be plain tiles to match existing and red/orange brickwork to also match.

This design solution will therefore be in keeping with the existing building with minimal change/impact to the rear elevation and no change to the public views of the building.

All additional openings will be balanced with the existing openings.



MATERIAL PALETTE

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Policy

Eastleigh Local Plan : 2016 - 2036

Policy P4: High quality development in Eastleigh states that the proposal must respect the existing character of the site and location. We have proposed matching materials to existing. The proposal enhances the use of the existing property to better suit the needs of the client.

As per **Policy G3:** Biodiversity of the Eastleigh local plan, our proposal does not effect the biodiversity of the location.

Policy S1: Presumption in Favour of Sustainable Development: the design we have produced is a sustainable development as we are enhancing the current property in both functionality and thermal efficiency.



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Conclusion

The proposal has taken a great consideration to the existing qualities of the area and surrounding dwellings. A careful and complimentary material palette has been chosen to ensure the proposed elevations do not largely change from their existing quality.

The internal modifications and minimal extension footprint will vastly improve the use of the house in future proofing and the flow of the internal layout. By maintaining the existing garage roof slope the rear elevation will remain unchanged in overall appearance.

Overall the scheme at 5 Odiham Close is a modest single storey extension with internal alterations that has minimal impact on the context.

