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1687: Design & Access Statement - RevA

Planning application for

19 Barton Drive, Hedge End, SO30 2FD

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19 Barton Drive, Hedge End





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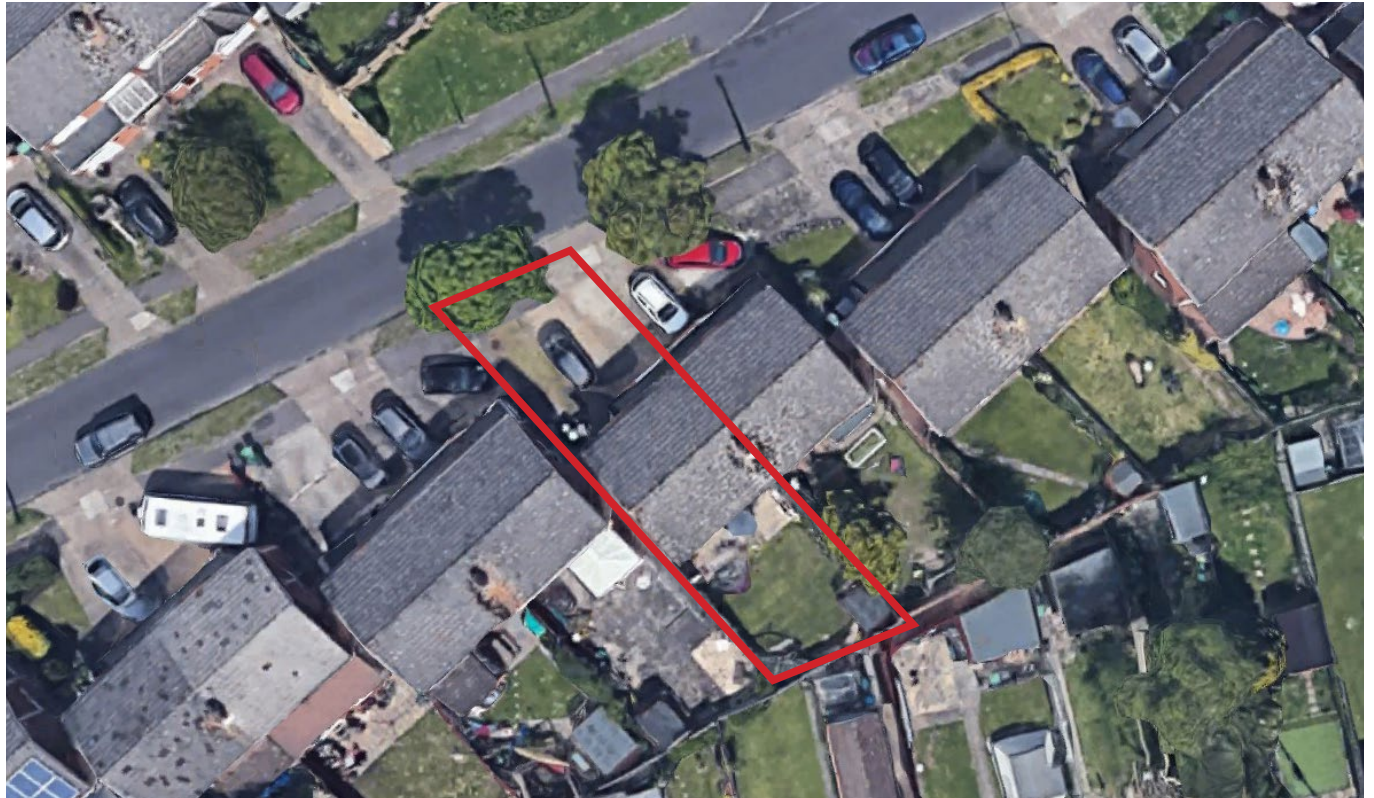
19 Barton Drive, Hedge End

Introduction

19 Barton Drive is a 1960's semi-detached dwelling located in the residential north-eastern area of the town centre of Hedge End. The house is attached to its neighbour through a party wall, along its north-eastern boundary. The property currently contains a small kitchen and living / dining room at ground floor, as well as three bedrooms, a family bathroom and an airing cupboard at first floor.

The dwelling benefits from a large area of outside space to the front, which is currently used as a driveway with parking for 2no. cars. There is also a single integrated garage which is currently wasted space, primarily used for storage. The rear garden of the property is of a reasonable size.

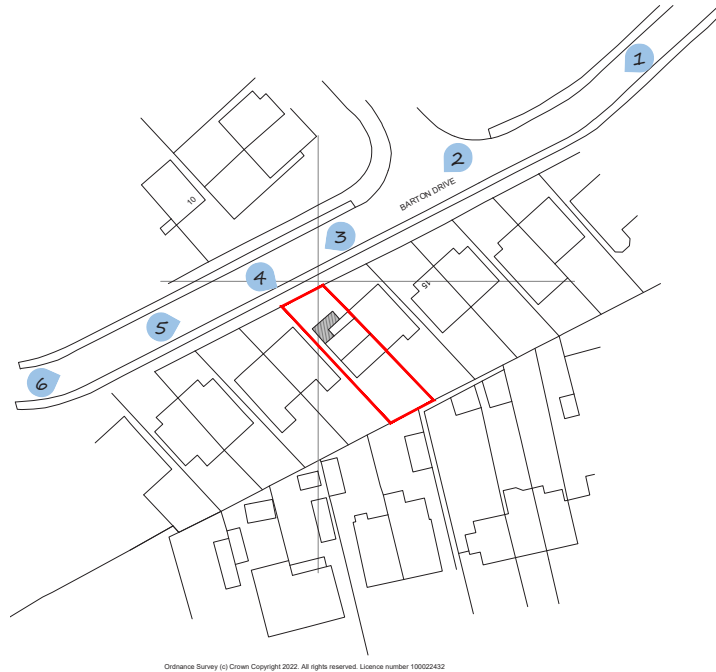
The surrounding houses, all semi-detached, are designed in a similar format to 19 Barton Drive. Many of the surrounding properties have extended or made alterations to the front of house, including converting existing single garages to habitable spaces.



Extract from Google Maps - NOT TO SCALE

Existing

Context



Site map - Not to scale.

The above photos demonstrate the views of 19 Barton Drive from various points along the street. They also demonstrate the various alterations that have been carried out to the fronts of the neighbouring properties, creating a unified but naturally varied street scene.



Existing

Floor Plan

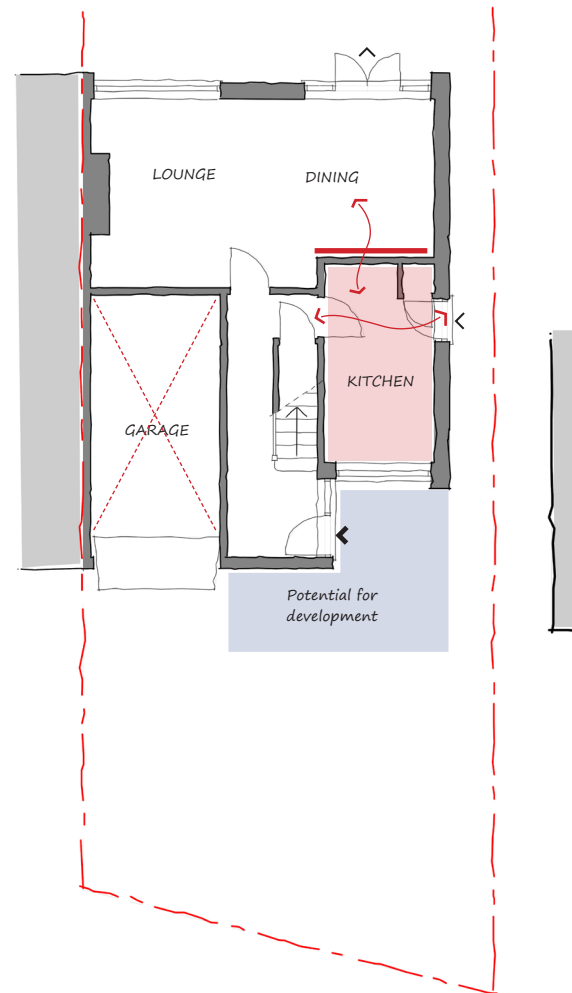
The existing property has been unaltered since being built in the 1960's (approx) aside from minor internal updates. The property is therefore in need of some alterations in order to bring it up to the modern standards of a family home.

One of the key areas that is not working for the family is the Kitchen. The kitchen is located to the front of the property, overlooking and overlooked by the driveway. Due to the existing configuration, it is also distinctly separate from the current dining space, creating awkward circulation and a disjointed feel. Furthermore, the existing kitchen is very small and the space is further constrained by the circulation routes through.

At the rear of the property the living and dining space are positioned with an outlook to the garden. These two areas are open plan which works well for the family however, the lounge is area is again very small and not suitable as a family space.

The existing integral single garage is currently not used for parking but for storage, as is often the case with garages today. This is therefore a large area of wasted space within the already cramped ground floor.

There is more under utilised space at the entrance to the property, where a single storey front porch leads to a long corridor. Additionally here, the front door is located to the side of the porch as opposed to on the front elevation which is not ideal.



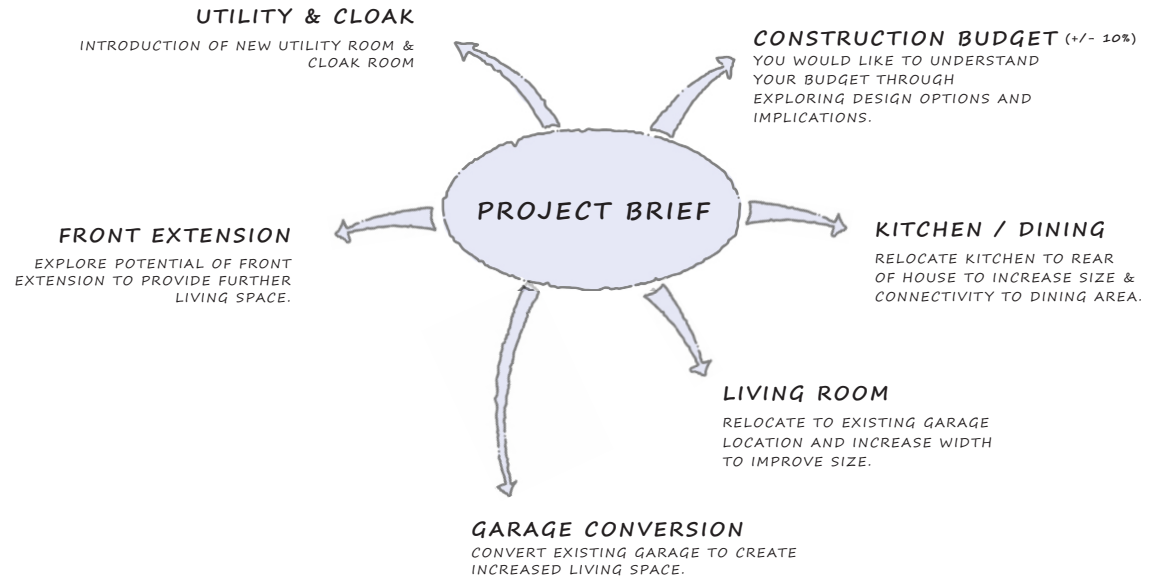
Existing Ground Floor

Proposal

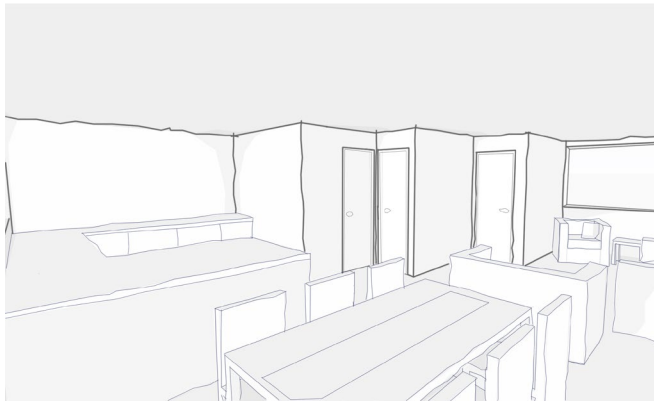
Design Development

The brief for this project was to provide additional living space at ground floor, suitable for modern day family living. To achieve this we looked at converting the garage primarily, to create a new expanded lounge. We also then looked at different options for extending at the front of the property, to allow for a study space and improved entrance.

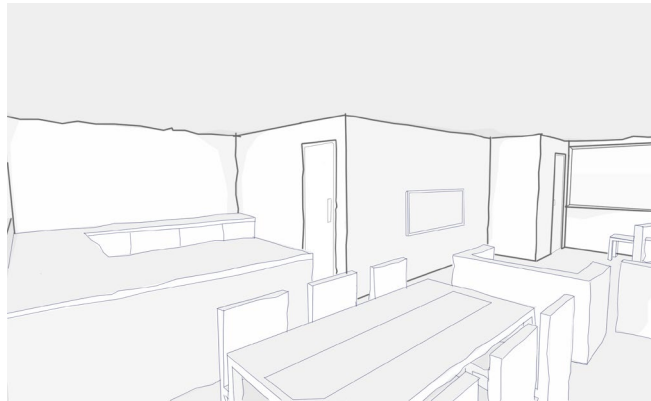
We explored a range of options for this extension, with great consideration given to the impact on the neighbouring properties and street scene. We looked at various ideas in plan, elevation and 3D to come to the find the design that worked best for the family and the property. Ultimately, converting the garage and extending the front of the house provided the best resolution to the brief, and had no impact on the neighbours in terms of sight lines, shadow casting or over looking.



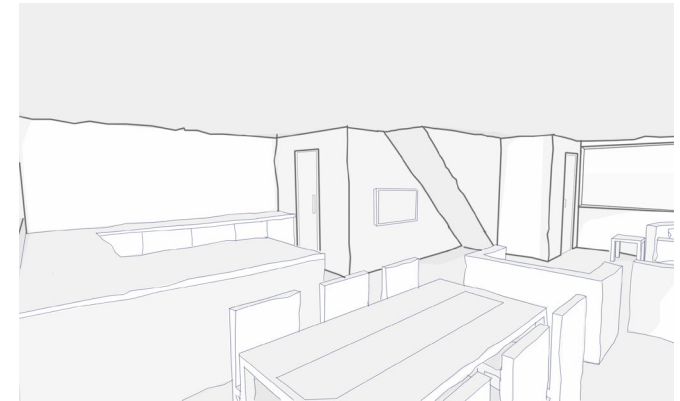
Initial project brief



Internal View - OPTION 1



Internal View - OPTION 2



Internal View - OPTION 3

Proposal

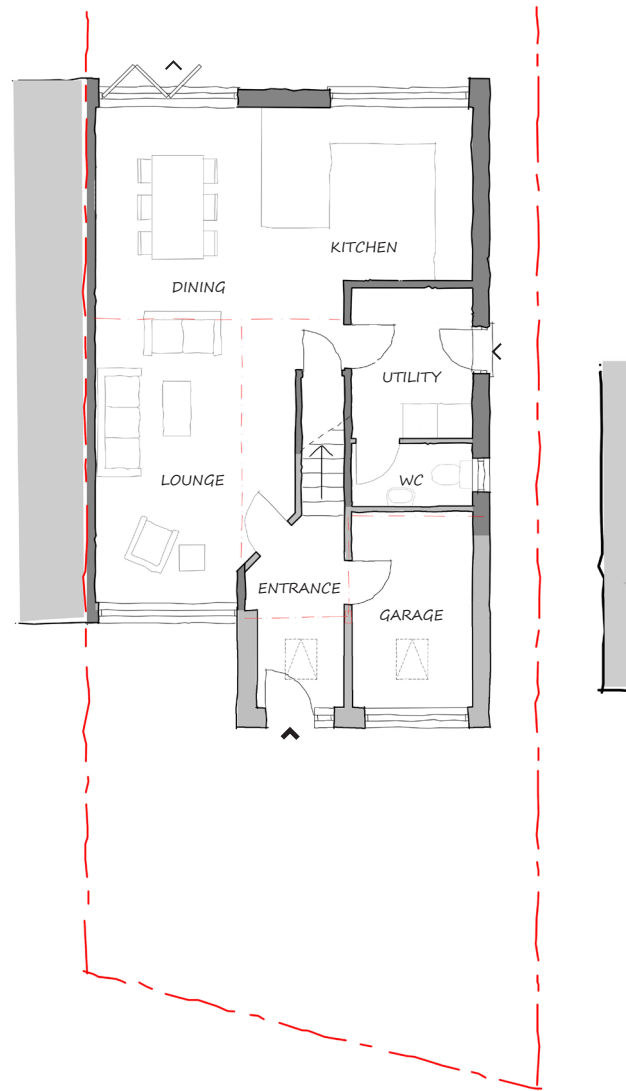
With consideration to the issues identified within the existing plan, and the clients subsequent brief, we have developed the following proposal.

A key part of the proposal is converting the existing integral garage into habitable space. This space will be opened up to the existing living space at the back of house, providing sufficient area to house a larger kitchen and lounge area, of a more suitable size for the 3 bedroom house. The existing garage door will be replaced with a window suitable for the front elevation. The internal walls will be altered to absorb the existing corridor into the open plan family space. The openings on the rear of the property will be altered to better suit the internal configuration, with bi-fold doors replacing the window out from the dining space and a window replacing the doors in the kitchen.

The existing kitchen will be converted into a Utility space, providing additional functional space for the kitchen area, which is still restricted in size. The Utility room will also have a small cloakroom accessed through it, which will improve the functionality of the ground floor and future proof the house.

The other part of the proposal is to extend to the front of the property. Extending this porch area will allow for a small study to be created, providing the family with much needed work from home space suitable for today's changing work culture. The extension will also allow for the porch to be slightly extended, creating a 'neater' entrance area. The study and hall will have new windows to the front elevation, of a suitable size and style, as well as roof-lights bringing in additional natural daylight.

Externally, the garage will be re-roofed to match the new extension, with a simple mono-pitch form. The materials used for the new roof and extension will be to match existing, with concrete tiles and traditional brickwork.



Proposed ground floor plan (NTS)

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 boundaries and constraints 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 and its neighbours, in form, style and materiality.

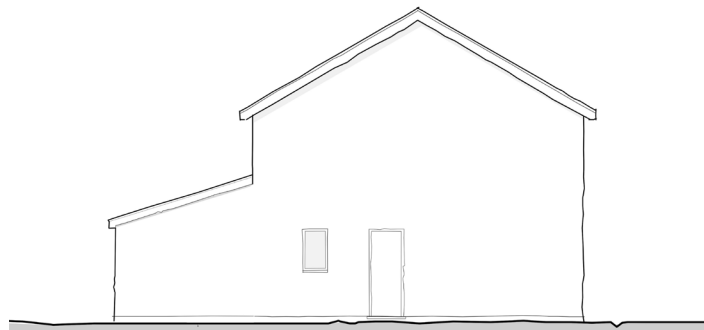
Policy S1 looks to favour sustainable development as outlined in the National Planning Policy Framework. This proposal has been carefully designed, with great consideration given to the quality of the design, in order to create a sustainable development that will last the current family and future occupants for years to come.

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.

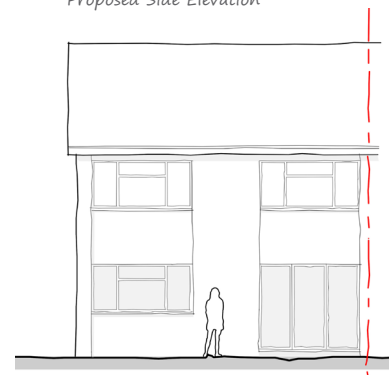
Where a parking space is theoretically lost via the garage conversion, there is sufficient space on the remaining driveway for two cars.



Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation

Conclusion

In summary, this proposal is for a garage conversion and ground floor, front extension. There will be 2no. new windows to the converted garage and extension, and a new front door. On the rear elevation the openings will also be altered.

Internally, the converted garage will provide much needed additional living space, that allows for a reasonably sized family lounge. By relocating the lounge here a new kitchen/diner can occupy the rear of the house, and the existing kitchen can be re-purposed as a utility room and cloakroom.

The front extension will provide a new study that will be pivotal to the family's every day life. It will also allow for improved circulation through the entrance way.

The overall design has been carefully considered to enhance the existing character and functionality of the building. The materials and form of the extension will be to match existing including traditional brickwork and concrete tiles. The style and materiality of the extension will also be in keeping with the street scene.

As the footprint of the dwelling is only minorly altered, and at ground floor only, there are no new overlooking opportunities or shadow casting opportunities.

