

Design and Access Statement

76 BURSLEDON ROAD, HEDGE END, SOUTHAMPTON, SO30 0BZ

JANUARY 2023



This statement supports the application for the external alterations and front and rear extensions at 76 Bursledon Road.

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1. Location



2. Existing Site

The site is positioned on Bursledon Road and is approximately 0.51 acres.

Access to the site is off of Bursledon Road with a difference in height of 10.1m – resulting in it being obscured from the main road.

Within the site, there is the main dwelling and adjoining annex along with other outbuildings and a garage.

The host dwelling is an existing 4 bedroom property and the annex currently has 2 bedrooms. Since purchasing the property, the annex has not be utilised as it was originally constructed for personal use of past owners.

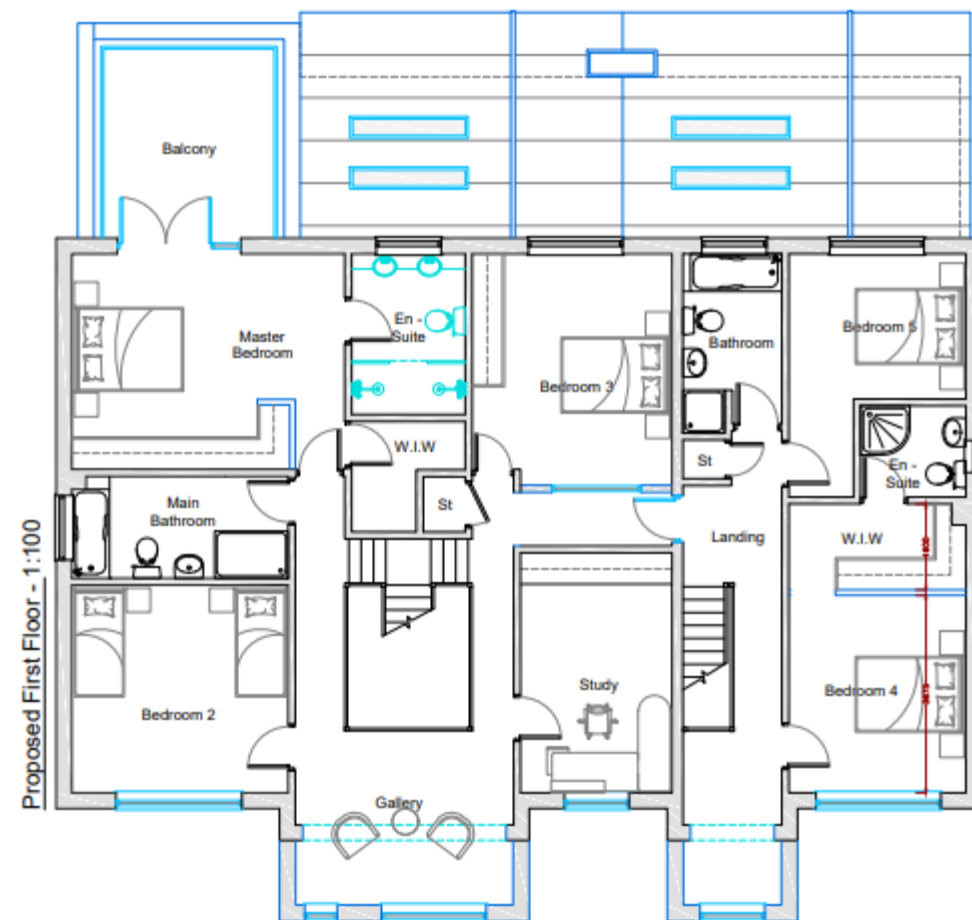
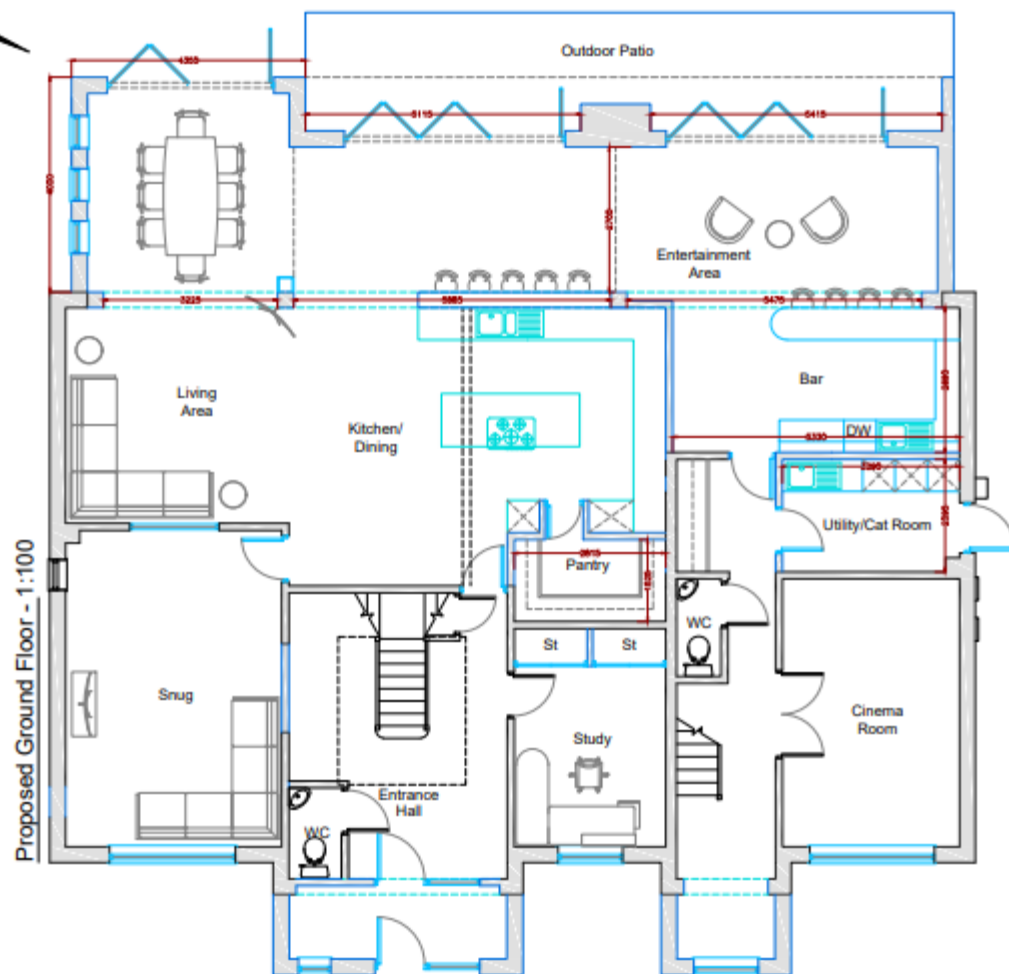


3. Proposed Extension

This application seeks approval for the merging of the existing host building and annex into one dwelling. It is proposed for the two front gables to be extended out towards the front of the site by 1.5m along with a 4m rear extension and further internal reconfigurations.

Within the combination of the host dwelling and annex, there is no increase in bedrooms on site. The internal reconfiguration of the building is to further benefit the client's needs.

Within the proposal, a change to the material palette has been acknowledged and detail further on in the Design and Access Statement.



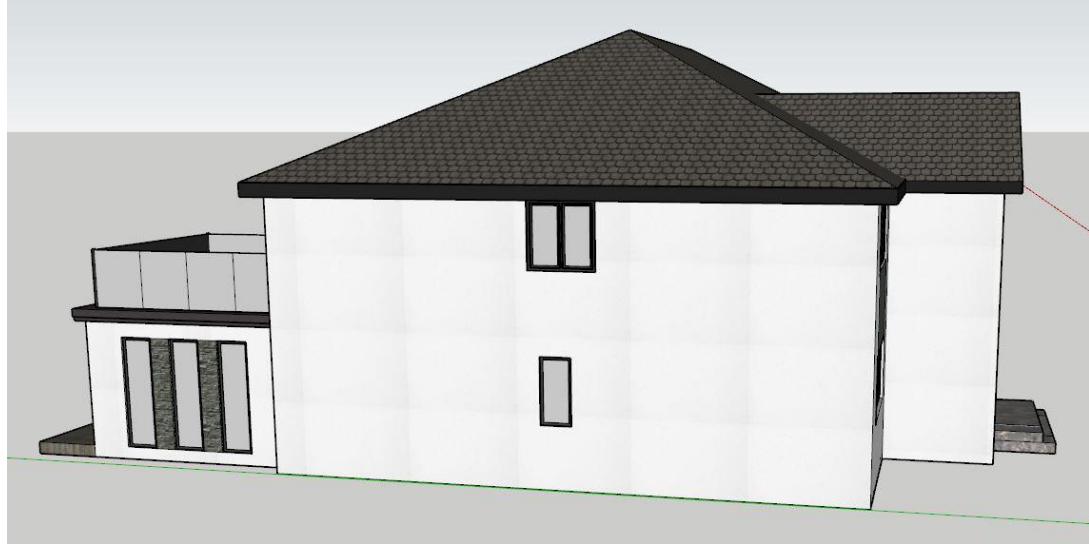
Front Elevation



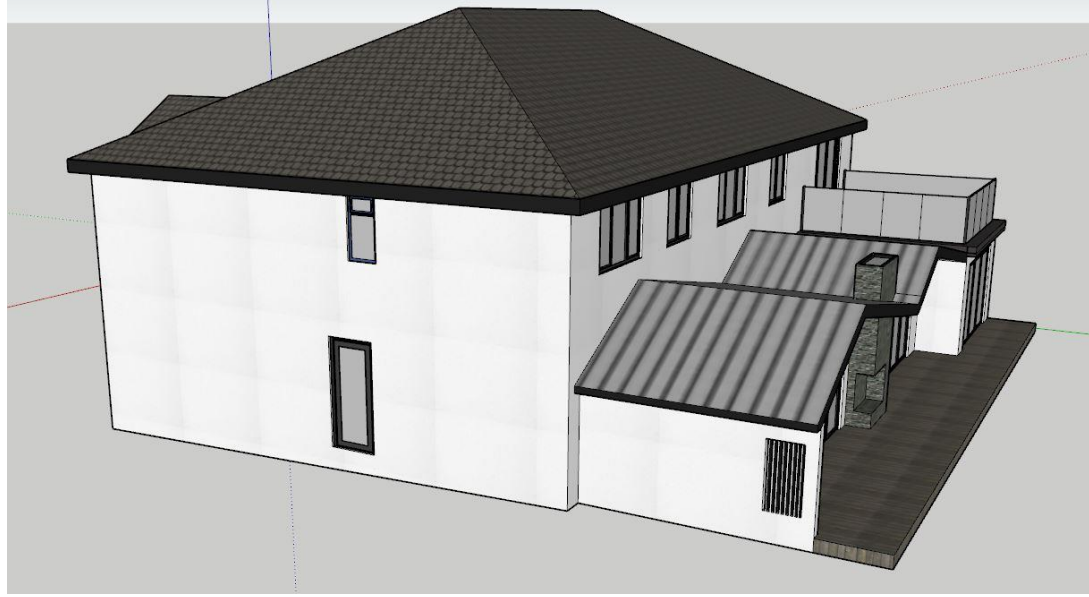
Rear Elevation



Side Elevation



Side Elevation



4. Material Palette

The following materials are proposed for the development:



Standing Seam
Roof for Rear
Extension



White render



Black Stone
Cladding



Anthracite Grey
windows and doors



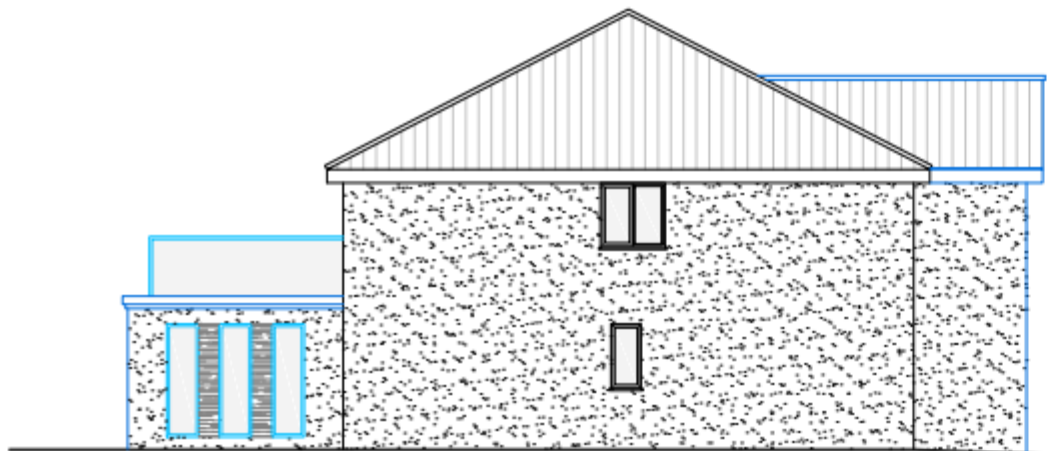
Black Fascias,
Soffits and
Rainwater Goods

Front Extension Roof to match Existing.

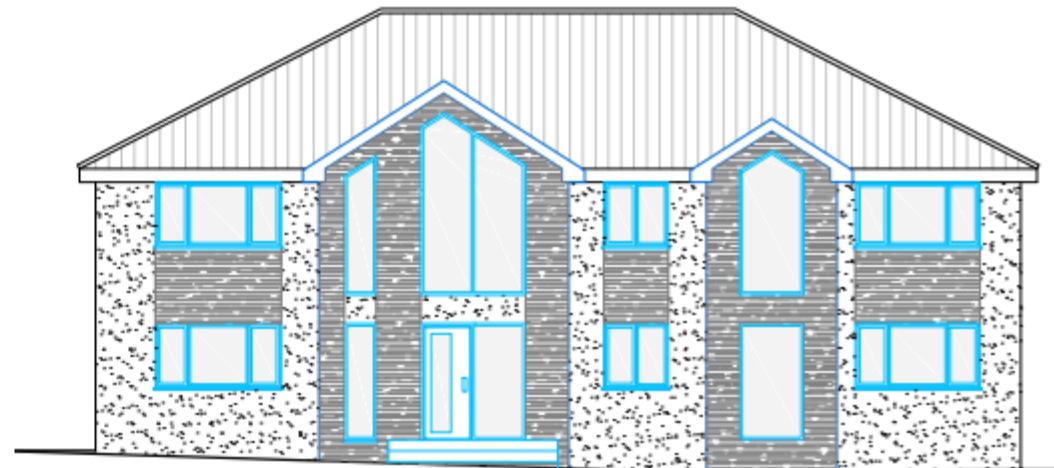
4. Material Palette

Within the local area, the proposed materials feature. For instance, surrounding 76 Bursledon Road are fully rendered buildings as well as more modern styles and features:

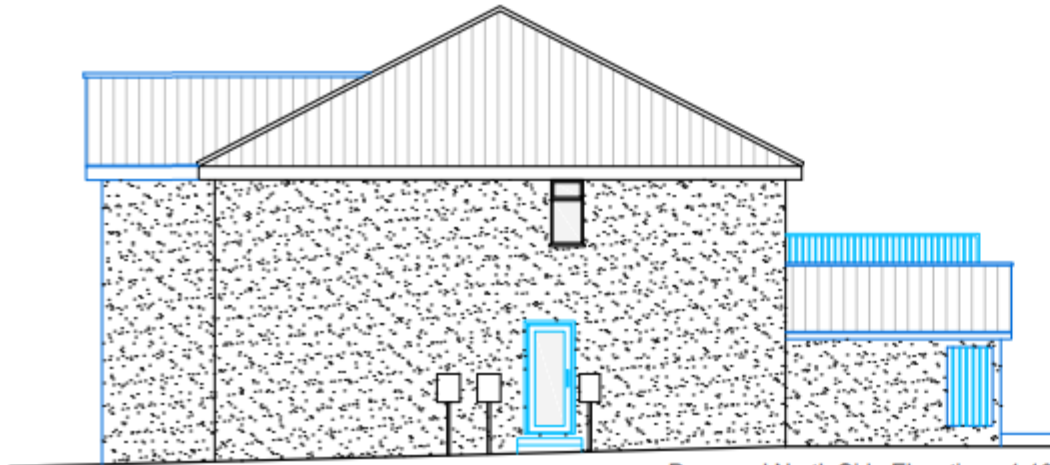




Proposed South Side Elevation - 1:100



Proposed Front Elevation - 1:100



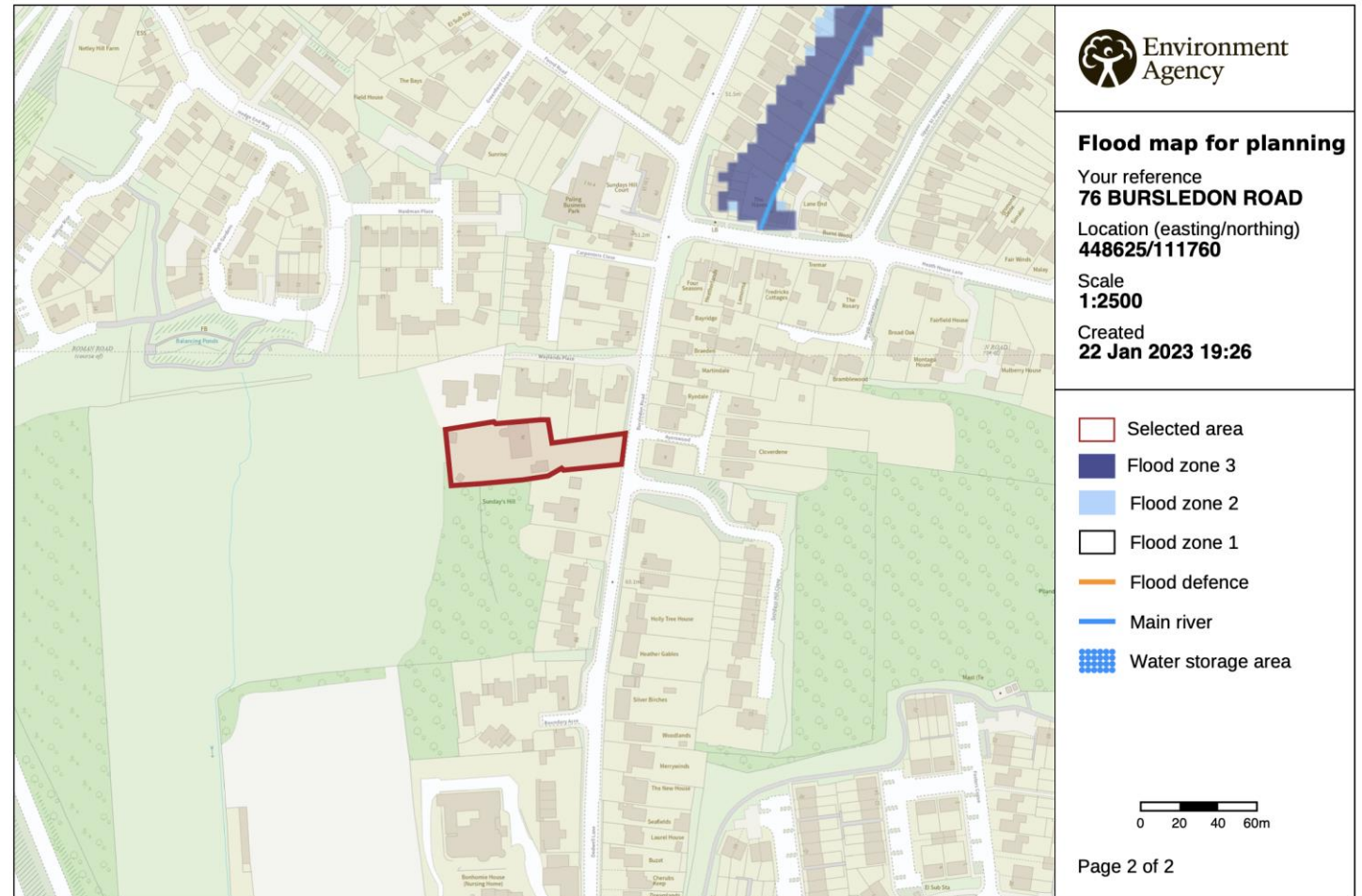
Proposed North Side Elevation - 1:100



Proposed Rear Elevation - 1:100

5. Environmental – Flood Risk

The site is marked to be within Flood Zone 1 – meaning that there is little to no risk of flooding.



6. Sustainability

A number of sustainability measures have been incorporated into the design of the proposal:

- The external envelope of the new extension will be constructed to ensure high thermal performance, to minimise the heat demand of the building.
- The careful positioning of glazing will maximise daylighting, minimising the requirements for artificial light during daylight hours.
- Sustainable, local materials will be used in the construction where possible.

7. Highways

Access to the site and parking within the site remains unchanged from the existing.

8. Conclusion

The proposed design has been carefully considered to ensure it sits comfortably within its context and is appropriate in scale and form.

It has been designed in line with low energy principles, and will provide a sustainable and flexible home for the applicant, significantly improving the amenity of the existing three bedroom property.

We therefore hope that the council will be able to agree that there are no adverse impacts that would significantly and demonstrably outweigh the benefits of the scheme when assessed against the NPPF.

9. Site Photos

