

**DESIGN & ACCESS STATEMENT
FOR
56 GUILDFORD DRIVE
CHANDLERS FORD**

Client:

Mr D Lakin & Mrs R Bell
56 Guildford Drive
Chandlers Ford
Eastleigh
Hampshire

Reference: 2023

Date: 7 March 2023

Page: 1 of 3

The Site

This statement relates to the site at 56 Guildford Drive, which is a large detached domestic property in a residential area of Chandlers Ford.

The property is located to an end of Guildford Drive with the properties around Guildford Drive being a combination of large two storey detached properties all of varying sizes and design. The properties around the full length of Guildford Drive vary slightly in terms of design, size and positioning from the road. It is clear from viewing all the buildings on Guildford Drive that numerous extensions and alterations have been carried out over many years with many extended to the sides, front and within roof spaces.

The properties around Guildford Drive are typically visible from the kerb line, however No 56 sits at the end of a cul-de-sac and is obscured from the road by a freestanding wall and mature trees. The properties either side of No 56 have a different orientation so neither are overly visible from the front elevation when looking directly forward.

The Existing building

The existing building is a detached family house which remains largely as it was when built from new in the mid 1980's. The only change is that one of the garages has been converted into a room, the overall footprint of the property however remains as existing.

The existing windows are all dark brown uPVC with lead detailing.

The roof is pitched and has concrete interlocking tiles over.

The existing entrance porch/hall is relatively small for the size of the property. The property has five bedrooms, four of which are good sized double rooms with the fifth being a much smaller box room. The extension to the front of the property focusing on balancing the fifth bedroom size with the other four whilst providing a larger entrance porch at ground floor level and extended lounge.

The property is detached and sits back from other properties nearby. As the property sits beyond the end of the Cul-De-Sac it is not openly visible from the road (Guildford Drive), it is also not located on the main 'circular' part of Guildford Drive so does not have passing traffic. The boundary is clearly defined on all sides of the property with mature boundary lines which offer privacy.

The end of the Cul-De-Sac offers a private access driveway to 56 and 58 only.

The property currently provides five bedrooms, dining room, lounge, snug, kitchen, WC on the ground floor, bathrooms and en-suite. The entrance porch provides a small entrance area directly to the hallway.

The Proposed alterations

The proposal is for an extension to the existing front projection by 2m max and to the existing porch. The extension will replicate the exact same detail for the two storey section and for the porch meaning that the overall appearance will remain largely as existing. The roof line will follow the exact same projection and all windows to the two-storey section will be replicated in size and location. The porch will simply be extended forward with a small mono pitched roof that will provide the same or very similar appearance to the existing. The reason for the proposed extension is to provide a larger entrance porch that will be more in keeping with the overall property size, the two storey section will provide a double bedroom, similar in size to the other four at first floor and a larger lounge at ground floor. It is proposed to provide a mono pitched roof similar in pitch and appearance to the existing porch but with a flat roof section beyond with a roof light. The main roof will follow with a gable end simply extended forward.

The proposed overall extension will be fully in keeping with the existing appearance of the property minimising any impact on the surrounding street view and will not impact any of the surrounding properties.

As part of the proposed works the existing windows are planned to be replaced with new uPVC double glazed windows finished in grey.

The overall impact to surrounding properties will be extremely minimal due to the fact that No 56 is not fully visible from Guildford Drive.

Design considerations

The main consideration for the extension is to replicate the existing lines of the building making it difficult to differentiate from the original. All materials will be to match as close to the existing as possible, this will include brickwork and roof coverings. The windows as mentioned will be replaced to the whole property with new grey uPVC due to the original ones being beyond their original design life.

Material consideration

The materials proposed for the walls will be faced brickwork which will match as close to the existing as possible, it is likely that a close match can be sourced.

The roof tiles will be interlocking concrete tiles with a plan to utilise as many from one side as possible such that the elevation nearer to the end of the Cul-De-Sac will show the existing weathered tiles. All other elements will be traditional and to match the existing property. The porch roof will include a single roof light to project natural light into the hallway.

Summary

The proposed extension will have minimal impact on any other properties in Guildford Drive and will not, in our opinion have any detrimental effect on the existing structure or neighbouring properties.

The actual footprint of the development will be minimal but will help to balance the internal space and in particular the fifth bedroom.